



Zoning & Platting Commission

July 5, 2016 @ 6:00 P.M.

City Hall – Council Chambers

301 W. 2nd Street

Austin, TX 78701

AGENDA

Ana Aguirre
Dustin Breithaupt
Ann Denkler – Parliamentarian
Bruce Evans
Yvette Flores
Betsy Greenberg

Susan Harris
Jolene Kiolbassa – Secretary
Sunil Lavani
Gabriel Rojas – Vice - Chair
Thomas Weber - Chair

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes from June 21, 2016.

C. PUBLIC HEARINGS

- 1. Zoning:** [C814-2015-0074 - The Grove at Shoal Creek PUD; District 10](#)
Location: 4205 Bull Creek Road, Shoal Creek Watershed
Owner/Applicant: ARG Bull Creek, Ltd. (Garrett Martin)
Agent: Thrower Design (A. Ron Thrower)
Request: Unzoned to PUD
Staff Rec.: **Recommended, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 2. Rezoning:** [C814-04-0187.02.SH - Goodnight Ranch PUD - 2nd Amendment; District 2](#)
Location: East side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch L.P. (David C. Mahn)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: PUD to PUD, to change conditions of zoning
Staff Rec.: **Request for indefinite postponement by the Applicant**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. Rezoning:** [C14-2015-0163 - Wey Tract Rezoning; District 5](#)
Location: 900 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Yuh-Jan and Yecu-Chyn Wey
Agent: Coats Rose (John Joseph)
Request: DR to SF-6
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 4. Rezoning:** [C14-2015-0083 - River Place; Districts 6 and 10](#)
Location: Milky Way Drive, West Bull Creek Watershed
Owner/Applicant: Berta Bradley
Agent: McLean & Howard LLP
Request: DR to SF-2
Staff Rec.: **Pending; Postponement request by the Staff to September 20, 2016**
Staff: [Victoria Haase](#), 512-974-7691
Planning and Zoning Department
- 5. Rezoning:** [C14-2015-0084 - River Place - Autism Center; Districts 6 and 10](#)
Location: River Place Boulevard, West Bull Creek Watershed
Owner/Applicant: Berta Bradley
Agent: McLean & Howard LLP
Request: DR to GO-CO
Staff Rec.: **Pending; Postponement request by the Staff to September 20, 2016**
Staff: [Victoria Haase](#), 512-974-7691
Planning and Zoning Department

6. **Resubdivision with variances:** [**C8J-2015-0176.0A - Milligan Plat; District 10**](#)
 Location: 6608 Cuesta Trail, West Bull Creek Watershed
 Owner/Applicant: Christopher and Gina Milligan
 Agent: I.T. Gonzalez Engineers (Bill Graham)
 Request: Approval of the resubdivision of Lot 1 and a portion of Lot 2, Park 22-Phase "A", and variances to LDC 30-5-281(B) and LDC 30-5-281(C)(1)(a).
 Staff Rec.: **Recommended**
 Staff: [Steve Hopkins](#), 512-974-3175
 Development Services Department
7. **Resubdivision:** [**C8J-2015-0118.0A - Neuse Subdivision, Resubdivision of Lot 2, Park 22 Phase A; District 10**](#)
 Location: 8507 Cuesta Court, West Bull Creek Watershed
 Owner/Applicant: Douglas M. Neuse & Patricia A. Lee
 Agent: I.T. Gonzalez Engineering (I.T. Gonzalez)
 Request: Approval of the resubdivision of an existing lot into a one lot subdivision on 2.105 acres
 Staff Rec.: **Recommended**
 Staff: [Cesar Zavala](#), 512-974-3404
 Development Services Department
8. **Site Plan Conditional Use Permit:** [**SPC-2016-0140A - William's Community School; District 6**](#)
 Location: 5209 Duval Road, Walnut Creek Watershed
 Owner/Applicant: First Church of God of Austin (Count Fuller)
 Agent: Green Civil Design (Kerri Pena)
 Request: Conditional Use Permit to permit a private primary education facility, within an existing building, in an SF-3 zoning district
 Staff Rec.: **Recommended**
 Staff: [Scott Grantham](#), 512-974-2942
 Development Services Department
9. **Final Plat:** [**C8-2015-0133.2A - The Cottages at Beaver Creek, Phase 2; District 7**](#)
 Location: 801 Well Branch Parkway, Harris Branch Watershed
 Owner/Applicant: KB Home Lone Star, Inc. (John Zinsmeyer)
 Agent: Garrett-Inhen Engineers (Norma Raven)
 Request: Approval of the final plat composed of 92 lots on 12.75 acres
 Staff Rec.: **Recommended**
 Staff: [Cesar Zavala](#), 512-974-3404
 Development Services Department

- 10. Preliminary Plan:** [C8-2016-0127 - Gracy Woods; District 7](#)
 Location: 1601-1/2 Kathy Lynn Court, Walnut Creek Watershed
 Owner/Applicant: Sycamore Court LLC (Ken Blaker)
 Agent: Texas Engineering Solutions (James Hagen)
 Request: Approval of Gracy Woods composed of 26 lots on 5.51 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 11. Final Plat with Replat:** [C8-2016-0122.0A - Techridge Section 2, Replat of Lot 2, Block A; District 7](#)
 Location: 401 Center Ridge Drive, Walnut Creek Watershed
 Owner/Applicant: Live Oak Gottesman (Brent Ramirez)
 Agent: Stantec Consulting Services Inc. (Jonah Mankovsky)
 Request: Approval of Techridge Section 2, Replat of Lot 2, Block A composed of 2 lots on 11.07 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 12. Preliminary Plan:** [C8J-2016-0120 - Stoney Ridge Highlands; District 2](#)
 Location: 7527 Elroy Road, Dry Creek East Watershed
 Owner/Applicant: M C Joint Venture (Bill Gurasich)
 Agent: Carlson, Brigance and Doering, Inc. (Bill Couch)
 Request: Approval of Stoney Ridge Highlands subdivision, composed of 543 lots on 224.51 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat:** [C8-2016-0118.0A - Starline Arbors; District 10](#)
 Location: 3511 Starline Drive, Shoal Creek Watershed
 Owner/Applicant: BDB Ventures LLC (Dale Thornton) and Y&P Design and Build (Ryan Perry)
 Agent: Prossner and Associates (Kurt M. Prossner)
 Request: Approval of Starline Arbors subdivision, composed of 3 lots on 0.86 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat - Resubdivision:** [C8-2016-0119.0A - Lot 2, Block A Replat of a portion of Lot 8 Tom F. Dunnahoo; District 2](#)
 Location: 166 West Slaughter Lane, Onion Creek Watershed
 Owner/Applicant: Retail Pad Sites LLC (Richard Flaten)
 Agent: Leon Capital Group (Ethan Prescott)
 Request: The request is for approval of the resubdivision of Lot 2, Block A, Replat of a portion of Lot 8 Tom F. Dunnahoo. The proposed plat is composed of 3 lots on 5.42 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

15. **Final Plat with Preliminary:** [C8J-05-0236.03.5A - Cantarra IX](#)
Location: Gregg Lane, Gilleland Creek Watershed
Owner/Applicant: Continental Homes of Texas L.P. (Ian Cude)
Agent: Carlson, Brigance and Doering, Inc. (Geoff Guerrero)
Request: Approval of the Cantarra IX Subdivision composed of 58 lots on 33.79 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat:** [C8J-03-0146.10A - Austin's Colony Section 11](#)
Location: Hunters Road Bend, Elm Creek Watershed
Owner/Applicant: Qualico AC (Vera Massaro)
Agent: Carlson, Brigance and Doering, Inc. (Bill Couch)
Request: Approval of Austin's Colony Section 11 composed of 81 lots on 19.37 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Final Plat:** [C8J-03-0146.9A - Austin's Colony Section 10A](#)
Location: Hunters Road Bend, Elm Creek Watershed
Owner/Applicant: Qualico AC (Vera Massaro)
Agent: Carlson, Brigance and Doering, Inc. (Bill Couch)
Request: Approval of Austin's Colony Section 10A composed of 54 lots on 9.98 acres
Staff Rec.: **Disapproval**
Staff: Jennifer Bennett-Reumuth, 512-854-1434, jennifer.bennetreumuth@traviscounty.gov
Travis County/City of Austin Single Office
18. **Final Plat with Preliminary:** [C8J-2015-0255.SH.2A - East Park Section 2B-Phase 1](#)
Location: 7901 Colton Bluff Springs Road, Cottonmouth Creek Watershed
Owner/Applicant: Carma Easton LLC (Chad Matheson)
Agent: Peloton Land Solutions (Ousmane Traore)
Request: The request is for approval of the East Park Section 2B Phase 1 Subdivision. The proposed plat is composed of 160 lots on 170.99 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Final Plat - Resubdivision:** [C8-2016-0128.0A - Chick-fil-A Maconda Park; District 6](#)
Location: 13201 North FM 620 Road Northbound Unit 208, Lake Creek Watershed
Owner/Applicant: Lowes Home Centers (Gary Wyatt) and Chick-fil-A, Inc. (Gregg Lollis)
Agent: Bury, Inc. (Megan Meyer)
Request: Approval of the Chick-fil-A Maconda Park Subdivision composed of 2 lots on 18.48 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

E. ITEMS FROM THE COMMISSION

F. COMMITTEE REPORTS

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please call Jerry Rusthoven at the Planning and Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.