



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, June 21, 2016

The Zoning & Platting Commission convened in a regular meeting on June 21, 2016 @ 301 W. 2nd Street, Austin, TX 78701

Chair Thomas Weber called the Commission Meeting to order at 6:04 p.m.

Commission Members in Attendance:

**Ana Aguirre
Dustin Breithaupt
Ann Denkler
Bruce Evans
Yvette Flores
Betsy Greenberg
Susan Harris
Jolene Kiolbassa
Sunil Lavani
Gabriel Rojas
Thomas Weber**

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: GENERAL

B. APPROVAL OF MINUTES

1. Approval of minutes from June 7, 2016.

The motion to approve the minutes from June 7, 2016 was approved on the consent agenda by Commissioner Ann Denkler, seconded by Vice-Chair Gabriel Rojas on a unanimous vote.

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: [Sherry Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Motion by Commissioner Susan Harris, seconded by Commissioner Bruce Evans to deny staff's request for postponement.

The substitute motion to hold the public hearing, and continue the public hearing with deliberation and recommendation tabled to July 5, 2016 failed on Commissioner Ann Denkler's motion, seconded by Commissioner Betsy Greenberg on a vote of 4-7. Those voting aye were: Commissioner Ana Aguirre, Commissioner Ann Denkler, Commissioner Betsy Greenberg, and Commissioner Jolene Kiolbassa. Those voting nay were: Commissioner Dustin Breithaupt, Commissioner Bruce Evans, Commissioner Yvette Flores, Commissioner Susan Harris, Commissioner Sunil Lavani, Vice-Chair Gabriel Rojas and Chair Thomas Weber.

The motion by Commissioner Susan Harris, seconded by Commissioner Bruce Evans to deny staff's request for postponement prevailed on a vote of 6-5. Those voting aye were: Commissioner Bruce Evans, Commissioner Yvette Flores, Commissioner Susan Harris, Commissioner Sunil Lavani, Vice-Chair Gabriel Rojas and Chair Thomas Weber. Those voting nay were Commissioner Ana Aguirre, Commissioner Dustin Breithaupt, Commissioner Ann Denkler, Commissioner Betsy Greenberg, and Commissioner Jolene Kiolbassa.

Public Hearing opened.

Motion by Vice-Chair Gabriel Rojas, seconded by Commissioner Ann Denkler to continue the public hearing to July 5, 2016 with the understanding a Special Called meeting shall be announced to continue the public hearing on July 14, 2016. The motion prevailed on an affirmative vote of 11-0.

Zoning and Platting Commission Note: Special Called meeting to be announced on July 5, 2016 to continue hearing case C814-2015-0074 - The Grove at Shoal Creek PUD. City Hall Council Chambers reserved for the meeting to be held on July 14, 2016 at 6:00 p.m.

[Comment Cards/ Speakers For](#)
[Comment Cards/ Speakers Against](#)
[Comment Cards/ Speakers Against \(Speakers continued to July 14, 2016\)](#)
[Comment Cards/ Speakers Neutral](#)

2. **Rezoning:** [C14-2016-0036 - Abhyas Kendra 1 Inc.; District 10](#)
Location: 12636 Research Boulevard, Suite C-108, Walnut Creek Watershed
Owner/Applicant: Hsu Realty Company, Inc. (Chi-Kao Hsu)
Agent: Abhyas Kendra 1 Inc. (Venkataramana Gudipalli)
Request: LO to LR
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of LR district zoning for C14-2016-0036 - Abhyas Kendra 1 Inc. located at 12636 Research Boulevard was approved on the consent agenda by Commissioner Ann Denkler, seconded by Vice-Chair Gabriel Rojas on a unanimous vote.

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.: **Postponement request by the Staff to July 5, 2016**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to July 5, 2016 was approved on the consent agenda by Commissioner Ann Denkler, seconded by Vice-Chair Gabriel Rojas on a unanimous vote.

4. **Rezoning:** [C14-2016-0047 - 6709 Circle S Road Rezoning; District 2](#)
Location: 6709 Circle S Road, Williamson Creek Watershed
Owner/Applicant: Pleasant Hill Baptist Church Austin (Chris Cassell; John Ellis)
Agent: Armbrust & Brown, PLLC (Lynn Ann Carley)
Request: SF-3; MF-3 to GR-MU
Staff Rec.: **Recommendation of GR-MU-CO**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of GR-MU-CO combining district zoning for C14-2016-0047 - 6709 Circle S Road Rezoning located at 6709 Circle S Road was approved on the consent agenda by Commissioner Ann Denkler, seconded by Vice-Chair Gabriel Rojas on a unanimous vote.

5. **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; Postponement request by Staff to July 5, 2016**
- Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

The motion to grant staff's request for postponement of this item to July 5, 2016 was approved on the consent agenda by Commissioner Ann Denkler, seconded by Vice-Chair Gabriel Rojas on a unanimous vote.

6. **Final Plat:** [C8J-2011-0065.5A - Avana Phase 1, Section 5; District 8](#)
- Location: Escarpment Boulevard, Bear Creek and Slaughter Creek Watersheds- Barton Springs Zone
- Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)
- Agent: LJA Engineering & Surveying (John Clark)
- Request: Approval of Avana Phase 1, Section 5 final plat composed of 19 lots on 4.37 acres.
- Staff Rec.: **Recommended**
- Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for C8J-2011-0065.5A - Avana Phase 1, Section 5 located on Escarpment Boulevard was approved on the consent agenda by Commissioner Ann Denkler, seconded by Vice-Chair Gabriel Rojas on a unanimous vote.

7. **Total Plat Vacation:** [C8J-2014-0132.0A\(VAC\) - Resubdivision of Lot 1, Block A of the State Farm Section 5](#)
- Location: 9205 Amberglen Boulevard, Lake Creek Watershed
- Owner/Applicant: Austin Jack, LLC
- Agent: LJA Engineering & Surveying (Danny Miller)

Request: Approval of the total vacation of the Resubdivision of Lot 1, Block A of the State Farm Section 5 subdivision. The applicant proposed to vacate three lots back into the original 1 lot.

Staff Rec.: **Recommended**

Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation C8J-2014-0132.0A(VAC) - Resubdivision of Lot 1, Block A of the State Farm Section 5 subdivision located at 9205 Amberglenn Boulevard was approved on the consent agenda by Commissioner Ann Denkler, seconded by Vice-Chair Gabriel Rojas on a unanimous vote.

8. Final Plat: [C8-2016-0116.0A - McCoy Oaks, District 2](#)

Location: 7016 Circle S Road, South Boggy Creek Watershed

Owner/Applicant: Hector Avila

Agent: Bush Surveying (Holt Carson)

Request: Approval of McCoy Oaks composed of 2 lots on 0.359 acres.

Staff Rec.: **Disapproval**

Staff: [David Wahlgren](#), 512-974-6455
Development Services Department

Public Hearings closed.

Motion by Commissioner Betsy Greenberg, seconded by Commissioner Ann Denkler to disapprove C8-2016-0116.0A - McCoy Oaks located at 7016 Circle S Road was approved on a unanimous vote.

9. Final Plat: [C8J-2016-0115.0A - Lynd at Lake Travis](#)

Location: 2306 North FM 620 Road, Running Deer Creek Watershed

Owner/Applicant: 1968 Sunridge Ranch, LLC, 1024 Sunridge, LLC, and 2010 Sunridge, LLC (Nina Radojevich-Kelley)

Agent: Big Red Dog Engineering / Consulting

Request: Approval of Lynd at Lake Travis composed of 1 lot on 37.43 acres.

Staff Rec.: **Disapproval**

Staff: [David Wahlgren](#), 512-974-6455
Development Services Department

10. Final Plat with Preliminary: [C8-2016-0109.4A - Pioneer Crossing East Section 15](#)

Location: Dessau Road, Walnut Creek Watershed

Owner/Applicant: Pioneer 40, LLC and Nonerg, Inc. c/o Tom Capital Associates, Inc. (Bernard Grenon)

Agent: Continental Homes of Texas, LP (Kevin Pape)

Request: Approval of the Pioneer Crossing East Section 15 subdivision. The proposed plat is composed of 26 lots on 6.46 acres.

- Staff Rec.: **Disapproval**
 Staff: [Cesar Zavala](#), 512-974-3404
 Development Services Department
- 11. Final Plat with Preliminary:** [**C8-2016-0109.5A - Pioneer Crossing East Section 16**](#)
 Location: Dessau Road, Walnut Creek Watershed
 Owner/Applicant: Pioneer 40, LLC and Nonerg, Inc. c/o Tom Capital Associates, Inc. (Bernard Grenon)
 Agent: Continental Homes of Texas, LP (Kevin Pape)
 Request: Approval of the Pioneer Crossing East Section 16 subdivision. The proposed plat is composed of 25 lots on 14.86 acres.
 Staff Rec.: **Disapproval**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department
- 12. Final Plat with Preliminary:** [**C8-06-0232.01.3A - Bellingham Meadows Section 3**](#)
 Location: Farmhaven Road, Gilleland Creek Watershed
 Owner/Applicant: CADG Bellingham Meadows, LLC (Mehrdad Moayedi)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approval of Bellingham Meadows Section 3 composed of 95 lots on 38.16 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Preliminary Plan:** [**C8J-2016-0112 - Stoney Ridge C-3 \(SFAR\) Residential Preliminary Plan \(Withdraw / Resubmittal of C8J-2015-0067\); District 2**](#)
 Location: 7110 Heine Farm Road, Dry Creek East Watershed
 Agent: Carlson, Brigance, and Doering, Inc. (Bill Couch)
 Request: Approval of Stoney Ridge C-3 (SFAR) Residential Preliminary Plan (Withdraw / Resubmittal of C8J-2015-0067) composed of 104 lots on 16.51 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat with Preliminary:** [**C8-2016-0109.6A - Pioneer Crossing East Section 18**](#)
 Location: Dessau Road, Walnut Creek Watershed
 Owner/Applicant: Pioneer 40, LLC and Nonerg, Inc. c/o Tom Capital Associates, Inc. (Bernard Grenon)
 Agent: Continental Homes of Texas, LP (Kevin Pape)
 Request: Approval of the Pioneer Crossing East Section 18 subdivision. The proposed plat is composed of 168 lots on 32.16 acres.
 Staff Rec.: **Disapproval**

Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

- 15. Final Plat with Preliminary:** [C8J-2014-0058.1A - Heritage Oaks At Pearson Ranch East](#)
Location: Pearson Ranch Road, South Brushy Creek Watershed
Owner/Applicant: England Ranch NE, LP. (Joseph England, Sr.)
Agent: Big Red Dog Engineering (Bailey Harrington)
Request: Approval of the Heritage Oaks at Pearson Ranch East composed of 1 lot on a 41.42 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 16. Final Plat:** [C8-2016-0114.0A - Town & Country Village Addition Sec. 3, Block A, Lot 3; District 6](#)
Location: 12860 North U.S. Highway 183, Rattan Creek Watershed
Owner/Applicant: Neiman Properties (Darcy Shorman)
Agent: Cunningham-Allen Inc. (Sharon Teague, P.E.)
Request: Approval of the Town & Country Village Addition Section 3 Lot 3, Block A composed of 5 lots on 5.795 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 17. Final Plat:** [C8-2016-0113.0A - 5600 Driftwood Drive; District 10](#)
Location: 5600 Driftwood Drive, Bull Creek Watershed
Owner/Applicant: King David Investments, LP (Patrick Easter)
Agent: Texas Engineering Solutions, LLC (Justin Lange)
Request: Approval of 5600 Driftwood Drive composed 2 lots on 0.43 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearings closed.

The motion to disapprove Items #9-17 was approved on the consent agenda by Commissioner Ann Denkler, seconded by Vice-Chair Gabriel Rojas on a unanimous vote.

D. NEW BUSINESS

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

ADJOURNMENT

Chair Thomas Weber adjourned the meeting without objection on Wednesday, June 22, 2016 at 2:56 a.m.

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 4 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.