



Zoning & Platting Commission

July 19, 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 July 5, 2016.

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2016-0057 - Ross Road Homes; District 2](#)
Location: 6101 Ross Road, Dry Creek East Watershed
Owner/Applicant: Najib F. Wehbe
Agent: Alice Glasco Consulting (Alice Glasco)
Request: DR to MH
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
- 2. Rezoning:** [C14-2016-0055 - Gateway to Tech Ridge; District 7](#)
Location: 14125-1/2 The Lakes Boulevard, Harris Branch Watershed
Owner/Applicant: Lichter Equities, L. P. (Bob Lichter)
Agent: Land Strategies (Erin Welch)
Request: MF-2-CO to GR
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department
- 3. Zoning:** [C14-2016-0062 - Goddard School of Avery Ranch; District 6](#)
Location: 9409-1/2 Pearson Ranch Road, South Brushy Creek Watershed
Owner/Applicant: England Ranch NE Limited Partnership
Agent: Drenner Group (Amanda Swor)
Request: I-RR to LO
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department
- 4. Rezoning:** [C14-2016-0060 - 2801 Hancock Dr; District 10](#)
Location: 2801 Hancock Drive, Shoal Creek Watershed
Owner/Applicant: Robert P. Stern Trust
Agent: Texas Design Interests, LLC (Jeff Shindler)
Request: CS to CS-MU
Staff Rec.: **Recommended**
Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov
Planning and Zoning Department
- 5. Resubdivision:** [C8-2015-0213.0A - Walmart 1129; District 6](#)
Location: 10014-1/2 Lake Creek Parkway, Lake Creek Watershed
Owner/Applicant: Wal-Mart Real Estate Business Trust
Agent: Southwest Engineers (Miguel Gonzales)
Request: Resubdivision of a portion of Lot 2, Block A of Maconda Park, comprised of one lot on 0.956 acre.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

6. **Preliminary Plan Subdivision:** [C8-2015-0183.SH - Interport; District 2](#)
 Location: E SH Hwy 71 WB at Falwell Lane, Colorado River, Onion Creek Watersheds
 Owner/Applicant: GRCE/TX Auatin (James Goveia)
 Agent: Urban Design Group (Katie Draughton)
 Request: Approve a preliminary subdivision for 2 lots and right of way on 39.561 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
 Development Services Department
7. **Final out of Preliminary Plan:** [C8-2015-0183.1A.SH - Riverbend West 1; District 2](#)
 Location: E SH Hwy 71 WB at Falwell Lane, Colorado River, Onion Creek Watersheds
 Owner/Applicant: GRCE/TX Auatin (James Goveia)
 Agent: Urban Design Group (Katie Draughton)
 Request: Approve a final plat out of a preliminary subdivision for 2 lots and right-of-way on 39.561 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
 Development Services Department
8. **Final Plat:** [C8-2015-0248.0A - Sheldon 230 Bumpstead Subdivision; District 2](#)
 Location: 6218 Bumpstead Drive, Onion Creek Watershed
 Owner/Applicant: Castillo Life Estate (Deleon Beatriz)
 Agent: Southwest Engineers (Miguel Gonzales)
 Request: Approve a final plat comprised of 6 lots on 1.02 acres
 Staff Rec.: **Recommended**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
 Development Services Department
9. **Site Plan - Hill Country Roadway:** [SPC-2015-0471C - Canyon Ridge Lot 6; District 10](#)
 Location: 8110 FM 2222 Road, West Bull Creek Watershed
 Owner/Applicant: CSGM LP
 Agent: Cunningham Allen (Sharon Teague)
 Request: Approval of condominium construction on 5.23 acres within the Low Intensity Zone of FM 2222 Hill Country Roadway
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
 Development Services Department

- 10. Final Plat:** [C8J-2016-0131.0A - Schmidt Acres](#)
 Location: 9723 FM 1625 Road, South Fork Dry Creek Watershed
 Owner/Applicant: Robert Schmidt
 Agent: Thrower Design (A. Ron Thrower)
 Request: Approval of the subdivision of Schmidt Acres, comprised of 3 lots on 22.24 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 11. Final Plat - Resubdivision:** [C8J-2016-0133.0A - Resubdivision of Lot 2, Cedar Bluff Research Park Section One](#)
 Location: 10549 West SH 71, Barton Creek Watershed-Barton Springs Zone
 Owner/Applicant: AustinSeventyOne LTD (John Boswell)
 Agent: Perales Engineering LLC (Jerry Perales)
 Request: Approval of the resubdivision of Lot 2, Cedar Bluff Research Park Section One comprised of 5 lots on 39.935 acres
 Staff Rec.: **Disapproval**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
 Development Services Department
- 12. Final Plat with Preliminary:** [C8-2014-0147.1A - Harris Branch Tract E-68 Section One; District 1](#)
 Location: East Howard Lane, Harris Branch Watershed
 Owner/Applicant: Austin HB Residential Properties LTD (John McCullough)
 Agent: CSF Civil Group, LLC (Christine Potts)
 Request: Approval of the subdivision of Harris Branch Tract E-68 Section One, comprised of 82 lots on 18.71 acres.
 Staff Rec.: **Disapproval**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
 Development Services Department
- 13. Final Plat:** [C8J-2016-0136.0A - Adam Tai Subdivision](#)
 Location: 1416 North Weston Lane, Lake Austin Watershed
 Owner/Applicant: Bing Tai
 Agent: The Moore Group (Ed Moore)
 Request: Approval of Adam Tai Subdivision composed of 1 lot on 4.78 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat:** [C8J-2016-0135.0A - James Subdivision](#)
 Location: 11604 Aus Tex Acres Lane, Gilleland Creek Watershed
 Owner/Applicant: Jaimes Iris
 Agent: FNF CAD Services (Fred Fuentes)
 Request: Approval of James Subdivision composed of 1 lot on 2.827 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 15. Preliminary Plan Subdivision:** [C8J-2016-0137 - Big Valley Subdivision](#)
 Location: 2211 West FM 1626 Road, Williamson Creek Watershed
 Owner/Applicant: Leroy & Joybe Young
 Agent: Peloton Land Solutions (Jenilee Mead)
 Request: Approval of the Big Valley Subdivision composed 18 lots on 107.10 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 16. Final Plat - Amended Plat:** [C8J-2016-0139.0A - Amended Plat of Lots 15C & 15D, Resubdivision of Lot 15 Triple 'R' Ranchettes](#)
 Location: North Turnersville Road, Plum Creek Watershed
 Owner/Applicant: Pablo G. & Claudia A. Hernandez
 Agent: Eleuterio Leos
 Request: Approval of the Amended Plat of Lots 15C & 15D, Resubdivision of Lot 15 Triple 'R' Ranchettes composed of 2 lots on 9.43 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

D. BRIEFING

1. Briefing by members of the [Flood Mitigation Task Force](#) regarding findings and recommendations with a focus on land use issues.

E. NEW BUSINESS

1. Discussion and possible action to amend the Zoning and Platting Commission Rules and Regulations. (Co-Sponsors: Chair Thomas Weber and Commissioner Dustin Breithaupt)

F. ITEMS FROM THE COMMISSION

G. 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.