



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, July 5, 2016

The Zoning & Platting Commission convened in a regular meeting on July 5, 2016 @ 301 W. 2nd Street, Austin, TX 78701

Vice-Chair Gabriel Rojas called the Commission Meeting to order at 6:04 p.m.

Commission Members in Attendance:

**Ana Aguirre
Dustin Breithaupt
Ann Denkler - Parliamentarian
Bruce Evans
Yvette Flores
Betsy Greenberg
Susan Harris
Jolene Kiolbassa – Secretary
Sunil Lavani
Gabriel Rojas – Vice-Chair**

Absent:

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: GENERAL

B. APPROVAL OF MINUTES

1. Approval of minutes from June 21, 2016.

The motion to approve the minutes from June 21, 2016 was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Susan Harris on a unanimous vote. Chair Thomas Weber absent.

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

Motion by Commissioner Susan Harris, seconded by Commissioner Bruce Evans to continue the public hearing of C814-2015-0074 - The Grove at Shoal Creek PUD to July 14, 2016 was approved on a unanimous vote. Chair Thomas Weber absent.

Zoning and Platting Commission Note: Vice-Chair Gabriel Rojas announced a Special Called meeting to be held on July 14, 2016 at City Hall Council Chambers at 6:00 p.m. (Co-Sponsors per bylaws were: Commissioners Bruce Evans, Susan Harris, and Sunil Lavani)

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

The motion to grant the Applicant's request for indefinite postponement of this item was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Susan Harris on a unanimous vote. Chair Thomas Weber absent.

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

Public Hearing closed.

Motion by Commissioner Susan Harris, seconded by Commissioner Bruce Evans to grant staff's recommendation with a Public Restrictive Covenant to prohibit the use of gated access on the property, was approved on a unanimous vote. Chair Thomas Weber absent.

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

The motion to grant staff's request for postponement of this item to September 20, 2016 was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Susan Harris on a unanimous vote. Chair Thomas Weber absent.

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

The motion to grant staff's request for postponement of this item to September 20, 2016 was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Susan Harris on a unanimous vote. Chair Thomas Weber absent.

- 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

Public Hearing closed.

The motion to grant staff's recommendation for C8J-2015-0176.0A - Milligan Plat located at 6608 Cuesta Trail was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Susan Harris on a unanimous vote. Chair Thomas Weber absent.

- 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

Public Hearing closed.

The motion to grant staff's recommendation for C8J-2015-0118.0A - Neuse Subdivision, Resubdivision of Lot 2, Park 22 Phase A located at 8507 Cuesta Court was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Susan Harris on a unanimous vote. Chair Thomas Weber absent.

- 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

Public Hearing closed.

The motion to grant staff's recommendation for SPC-2016-0140A - William's Community School located at 5209 Duval Road was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Susan Harris on a unanimous vote. Chair Thomas Weber absent.

- 9. Final Plat:** [C8-2015-0133.2A - The Cottages at Beaver Creek, Phase 2; District 7](#)
- Location: 801 Wells 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

Public Hearing closed.

The motion to grant staff's recommendation for C8-2015-0133.2A - The Cottages at Beaver Creek located at 801 Wells Branch Parkway was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Susan Harris on a unanimous vote. Chair Thomas Weber absent.

- 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

Public Hearings closed.

The motion to disapprove Items #10-19 was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Susan Harris on a unanimous vote. Chair Thomas Weber absent.

D. NEW BUSINESS

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

ADJOURNMENT

Vice-Chair Gabriel Rojas adjourned the meeting without objection on Tuesday, July 5, 2016 at 6:32 p.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.