



Zoning & Platting Commission

August 2, 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 the Special Called Meeting July 14, 2016.
2. Approval of minutes from July 19, 2016.

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2016-0013 - Foremost Partners, Ltd.; District 2](#)
Location: 135 Foremost Drive, South Boggy Creek Watershed
Owner/Applicant: Foremost Partners, Ltd. (John McCormack)
Agent: Coats Rose (John M. Joseph)
Request: GR to MF-4
Staff Rec.: **Recommendation of MF-4-CO**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Rezoning:** [C14-2016-0017 - Driveway Austin; District 1](#)
Location: 8400 and 8401 Delwau Lane, Colorado River Watershed and Walnut Creek Watershed
Owner/Applicant: Interest Partners LLC (William Dollahite)
Agent: Coats Rose (John M. Joseph)
Request: GO to GR, as amended
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 3. Rezoning:** [C14-2016-0038 - ATCIC Braker; District 1](#)
Location: 1120 East Braker Lane, Colorado River Watershed
Owner/Applicant: Tran Group LLC (David Tran)
Agent: Southwest Strategies Group (Lawson Pedder)
Request: SF-6 to GO
Staff Rec.: **Postponement to September 20, 2016 requested by Neighborhood**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 4. Rezoning:** [C14-2016-0074 - Element Hotel; District 7](#)
Location: 10728 Domain Drive, Walnut Creek Watershed
Owner/Applicant: DBG Austin Domain, LLC
Agent: Bennett Consulting (Rodney Bennett)
Request: MI-PDA to MI-PDA, to change a condition of zoning
Staff Rec.: **Pulled, Re-noticed for the August 9, 2016 Planning Commission meeting**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 5. Final Plat Subdivision:** [C8-2015-0238.0A.SH - LaMadrid Apartments Subdivision, District 5](#)
Location: 11320 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: LAMADRID APARTMENTS, LLC
Agent: KBGE (Bryant Bell)
Request: Approve the subdivision of 6.025 acres into one lot.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

6. **Hill Country Roadway Site Plan:** [SPC-2015-0493D - Construction Site Plan for Utilities to Vaught Ranch Road Commercial; District 10](#)
 Location: 6720-1/2 Vaught Ranch Road, West Bull Creek Watershed
 Owner/Applicant: GSVR 2222 LLC (Adam B. Boenig)
 Agent: Garrett-Ihnen Civil Engineers (Norma Raven Divine)
 Request: Install a water and wastewater line on a Hill Country Roadway.
 Staff Rec.: **Recommended**
 Staff: [Scott Grantham](#), 512-974-2942
 Development Services Department
7. **Final with Preliminary:** [C8-2015-0093.01.1A.SH - Bradshaw Crossing Subdivision Section Twelve, District 2](#)
 Location: Bradshaw Road at Zachary Scott Street, Onion Creek Watershed
 Owner/Applicant: Lennar Buffington/Zachary Scott L.P. (Ryan Mattox)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approve a final plat out of an approved preliminary plan for 146 lots on 66.07 acres.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department
8. **Final Plat - Resubdivision:** [C8-2016-0147.0A - Three Points Common, Replat of Lot 1D, Block A, Resubdivision of Lots 1 & 7 Resubdivision of 1, 6, 7; District 7](#)
 Location: 15118 FM 1825 Road, Walnut Creek Watershed
 Owner/Applicant: University Federal Credit Union (Yung V. Tran, Exec VP)
 Agent: Catalyst Engineering Group, TBPE Firm No 13275 (Timothy John Moltz, PE)
 Request: Approve the Three Points Common, Replat of Lot 1D, Block A, Resubdivision of Lots 1 & 7 Resubdivision of 1, 6, and 7, composed of 2 lots on 3.337 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
9. **Preliminary Plan:** [C8-2016-0145 - Parker Creek Ranch; District 1](#)
 Location: 7620 Decker Lane, Decker Creek Watershed
 Owner/Applicant: Russell & Jeanne Parker (Rusty Parker)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of the Parker Creek Ranch Subdivision, composed of 388 lots on 138.49 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

10. **Final Plat - Resubdivision:** [C8-2016-0142.0A - Jung Addition Section One Resubdivision of Lot 4 & part of vacated Perry Lane; District 7](#)
Location: 4615 Bull Creek Road, Shoal Creek Watershed
Owner/Applicant: JD Hunt Construction (Jason Hunt)
Agent: Hector L. Avila
Request: Approval of the Jung Addition Section One, Resubdivision of Lot 4 & part of vacated Perry Lane, composed of 2 lots on 0.337 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat - Resubdivision:** [C8-2016-0152.0A - Commerce Park at Harris Branch Retail Section 4; Resubdivision; District 1](#)
Location: 12300 Harris Branch Parkway, Harris Branch Watershed
Owner/Applicant: Big Diamond Inc. (Debbie Avery)
Agent: Pape-Dawson Engineers Inc. (Terry Reynolds)
Request: Approval of Commerce Park at Harris Branch Retail Section 4; Resubdivision of composed of 2 lots on 5.00 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat - Resubdivision:** [C8-2016-0148.0A - Highland Village Section 2 Part 1; District 10](#)
Location: 5021 West Frances Place, Shoal Creek Watershed
Owner/Applicant: Najib Wehbe
Agent: Hector L. Avila
Request: Approval of Highland Village Section 2 Part 1 composed of 3 lots on 0.483 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat with Preliminary:** [C8-06-0133.02.5A.SH - Goodnight Ranch Subdivision Phase One section Six Final Plat; District 2](#)
Location: East Slaughter Lane, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch (Myra Geopp)
Agent: Civile (Greg Fortman)
Request: Approval of the Goodnight Ranch Subdivision Phase One Section Six Final Plat composed of 5 lots on 22.36 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Preliminary Plan:** [C8-2016-0146 - Park 183; District 2](#)
Location: 8219 Burluson Road, Onion Creek Watershed
Owner/Applicant: Joan Elaine Smith, et al.
Agent: Jones & Carter, Inc.
Request: Approval of the Park 183 composed of 9 lots on 95.05 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. Discussion and possible action to approve the Annual Internal Review of the Zoning and Platting Commission.
2. 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.