



Zoning & Platting Commission

August 16, 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 August 2, 2016.

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2016-0021 - Double Creek Residences; District 5](#)
Location: 420 East FM 1626 Road, Onion Creek Watershed
Owner/Applicant: Riddell Family Limited Partnership (Jim Henry)
Agent: Walters Southwest (Amanda Swor)
Request: CS-CO; CS-MU-CO; GR-CO to CS-MU-CO
Staff Rec.: **Postponement request by the Staff to September 20, 2016**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Rezoning:** [C14-2016-0037 - Scofield Apartments; District 7](#)
Location: 13121, 13125, 13133, 13139, 13145, 13147 FM 1325 and 3001 Scofield Farms Drive, Walnut Creek Watershed
Owner/Applicant: Ringgold Partners II, LP (John Bultman, III)
Agent: Drenner Group (Amanda Swor)
Request: GR to GR-MU
Staff Rec.: **Recommendation Pending**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 3. Preliminary Plan:** [C8J-2015-0110 - Breakwater Preliminary Plan](#)
Location: 11825 Rim Rock Trail, Bear Creek Watershed
Owner/Applicant: Jonathan Cheng
Agent: Cuatro Consultants (Hugo Elizondo)
Request: Approval of the Breakwater Preliminary Plan, comprised of 23 lots on 26.88 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 4. Preliminary Plan:** [C8J-2015-0143 - Wolf Creek Subdivision Preliminary Plan](#)
Location: Wolf Lane, Maha Creek / Dry Creek Watersheds
Owner/Applicant: Silvermine Partners, LLC (Robert McDonald)
Agent: Vigil & Associates (Hermann Vigil)
Request: Approval of the Wolf Creek Subdivision Preliminary Plan consisting of 174 total lots on 153.94 acres.
Staff Rec.: **Recommended**
Staff: [Sue Welch](#), (512) 854-7637
Travis County/City of Austin Single Office

5. **Final out of Preliminary:** [C8-2013-0092.01.3A - Springfield Section 5, District 2](#)
 Location: McKinney Falls Pkwy at Colton Bluff Springs Rd, Marble Creek Watershed
 Owner/Applicant: KB Home Lone Star, Inc. (John Zinsmeyer)
 Agent: Pape-Dawson Engineer, Inc. (Dustin Goss)
 Request: Approve a final plat out of an approved preliminary consisting of 75 lots on 14.055 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
 Development Services Department
6. **Final Plat:** [C8J-2016-0155.0A - Isaiah Subdivision](#)
 Location: 8321 Burluson Manor Road, Colorado River Watershed
 Owner/Applicant: Feliciano and Dolores Mendoza
 Agent: IT Gonzalez Engineers (I.T. Gonzales)
 Request: Approval of Isaiah Subdivision, composed of 1 lot on 1 acre.
 Staff Rec.: **Disapproval**
 Staff: Sue Welch, (512) 854-7637, Sue.Welch@traviscountytexas.gov
 Travis County/City of Austin Single Office
7. **Final Plat:** [C8-2016-0156.0A - Oak Ranch Section 2; District 2](#)
 Location: 5412-1/2 Ross Road, Onion Creek Watershed
 Owner/Applicant: Deerwood MHC LLC (Scott Roberts)
 Agent: Big Red Dog Engineering (Jerrett Daw)
 Request: Approval of Oak Ranch Section 2, composed of 1 lot on 150.98 acres.
 Staff Rec.: **Disapproval**
 Staff: [David Wahlgren](#), (512) 974-6455
 Development Services Department
8. **Final Plat:** [C8-2016-2210.0A - Barton Creek Section N Block B Lot 4 Resubdivision](#)
 Location: 7624 Tecoma Circle, Barton Creek Watershed-Barton Springs Zone
 Owner/Applicant: LJA Engineering & Surveying, Inc. (Danny Miller)
 Agent: LJA Engineering & Surveying, Inc. (Danny Miller)
 Request: Approval of Barton Creek Section N Block B Lot 4 Resubdivision, composed of 4 lots on 44.888 acres.
 Staff Rec.: **Disapproval**
 Staff: David Wahlgren, (512) 974-6455, david.wahlgren@austintexas.gov
 Development Services Department
9. **Final Plat - Resubdivision:** [C8J-2016-0160.0A - Country View Estates - Resubdivision of Tract 10](#)
 Location: 15909 FM 812 Road, Maha Creek Watershed
 Owner/Applicant: Laura N, Jafdyn D Vallejo & Maria R Nieto
 Agent: Joe Alfred Jimenez
 Request: Approval of Country View Estates - Resubdivision of Tract 10 composed of 2 lots on 2.62 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 10. Final Plat with Preliminary:** [C8J-2008-0048.4A - Eastwood Section 1 \(Final Plat\)](#)
- Location: South FM 973 Road, Gilleland Creek / Wilbarger Creek Watersheds
- Owner/Applicant: Cyclone Development, Inc.
- Agent: Randall Jones & Associates Engineering, Inc. (Andrew Chanis, P.E.)
- Request: Approval of the Eastwood Section 1 (Final Plat) composed of 81 lots on 35.61 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

D. 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)

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 Andrew Rivera at the Planning and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.