



Zoning & Platting Commission
September 6, 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 16, 2016.

C. PUBLIC HEARINGS

- 1. Rezoning:** [C814-2014-0120 - Austin Oaks PUD; District 10](#)
Location: 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, 3737 Executive Center Drive; 7601, 7718 and 7719 Wood Hollow Drive, Shoal Creek Watershed
Owner/Applicant: Twelve Lakes, LLC (Jon Ruff)
Agent: Graves Dougherty Hearon & Moody (Michael Whellan)
Request: LR, GR, LO, SF-3 to PUD
Staff Rec.: **Pending**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 2. Rezoning:** [C14-2016-0064 - 8311 South 1st; District 2](#)
Location: 8311 South 1st Street, South Boggy Creek Watershed
Owner/Applicant: Tommy R. Coats and Rogene K. Buhrdorf
Request: SF-2 to LR-MU
Staff Rec.: **Recommendation of GO-MU**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. Rezoning:** [C14-2016-0076 - 7605 Wynne Lane Rezoning; District 5](#)
Location: 7605 Wynne Lane, South Boggy Creek Watershed
Owner/Applicant: Jimmy Salas and Violeta Orduna
Request: MH to SF-3
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 4. 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.: **Recommended with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 5. 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.: **Withdrawn by Applicant**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

6. **Environmental Variance:** [SP-2016-0185DS - Kristin Boat Dock; District 10](#)
 Location: 3811 Westlake Drive, Lake Austin Watershed
 Owner/Applicant: Mark Kristin
 Agent: Rick Rasberry Environmental Consulting (Rick Rasberry)
 Request: Construct a boat dock within a 150 foot Critical Environmental Feature buffer (Canyon Rimrock). [LDC Section 25-8-281 (C)(2)(b)]
 Staff Rec.: **Recommended**
 Staff: [Scott Grantham](#), 512-974-2942
 Development Services Department
7. **Preliminary Subdivision:** [C8-2016-0109 - Pioneer Crossing East, District 1](#)
 Location: Dessau Road (Cameron Road, Sprinkle Cutoff Road), Walnut Creek Watershed
 Owner/Applicant: Pioneer 40, LLC & NONERG, INC (Berniw Grenon)
 Agent: Longaro Clarke, LP (Walter Hoysa)
 Request: Approve a preliminary subdivision plan for 461 lots on 122.93 acres.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department
8. **Final Plat:** [C8J-2012-0161.01.3A - Addison Section 3](#)
 Location: Kara Drive, Onion Creek and Cottonmouth Creek Watersheds
 Owner/Applicant: Brookfield Residential
 Agent: Peloton Land Solutions (Jonathan Fleming)
 Request: Approval of a final plat out of a preliminary plan consisting 137 lots on 60.57 acres.
 Staff Rec.: **Recommendation Pending**
 Staff: [Jose Luis Arriaga](#), 512-854-7562
 Travis County/City of Austin Single Office
9. **Final Plat:** [C8J-2015-0191.1A - Travesia Subdivision](#)
 Location: Grand Avenue Parkway, Walnut Creek Watershed
 Owner/Applicant: CARMA Properties Westport LLC
 Agent: Jones & Carter (Josh Miksch)
 Request: Approval of a final plat out of a preliminary plan consisting 84 lots on 17.5 acres.
 Staff Rec.: **Recommended**
 Staff: [Jose Luis Arriaga](#), 512-854-7562
 Travis County/City of Austin Single Office

- 10. Preliminary Plan:** [C8J-2016-0163 - Whisper Valley, Village 1 – Phase 2](#)
 Location: East Braker Lane, Gilleland Creek Watershed
 Owner/Applicant: Club Deal 120 (Doug Gilliland)
 Agent: LandDev Consulting, LLC (Russell Kotara)
 Request: Approval of the Whisper Valley, Village 1 – Phase 2 Subdivision, composed of 264 lot on 68.46 acres.
 Staff Rec.: **Disapproval**
 Staff: [Sue Welch](#), 512-854-7637
 Development Services Department
- 11. Final Plat:** [C8J-2016-0146.1A - Park 183 Phase 1](#)
 Location: 8219 Bursleson Road, Onion Creek Watershed
 Owner/Applicant: Joan Elaine Smith, et al
 Agent: Jones & Carter (Gemsong Ryan)
 Request: Approval of the Park 183 Phase 1 Subdivision, composed of 5 lots on 95.05 acres.
 Staff Rec.: **Disapproval**
 Staff: [Steve Hopkins](#), 512-974-3175
 Development Services Department
- 12. Final Plat:** [C8J-2016-0161.0A - Leija Subdivision](#)
 Location: 10823 Old Lockhart Road, Marble Creek Watershed
 Owner/Applicant: The Lunaire Group, LP
 Agent: 4cuatro Consultants, Ltd. (Hugo Elizondo, Jr. PE)
 Request: Approval of the Leija Subdivision, composed of 5 lots on 10.1 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Preliminary Plan:** [C8J-2016-0169 - Woods of Greenshores Section Two \(withdraw & resubmittal of C8J-2015-0156\)](#)
 Location: Pearce Road, Lake Austin Watershed
 Owner/Applicant: Woods of Greenshores (Russell Eppright)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of the Woods of Greenshores Section Two (withdraw & resubmittal of C8J-2015-0156) composed of 50 lots on 48.094 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat with Preliminary:** [C8J-2015-0255.SH.3A - Easton Park Section 2B - Phase 2](#)
 Location: 7901 Colton Bluff Springs Road, Cottonmouth Creek Watershed
 Owner/Applicant: Carma Easton LLC (Luke Gosda)
 Agent: Peloton Land Solutions (Jonathan Fleming)
 Request: Approval of Easton Park Section 2B - Phase 2 composed of 169 lots on 43.22 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

15. **Final Plat - Amended Plat:** [C8J-2016-0167.0A - Triple "R" Ranchettes Lot 15 Resubdivision](#)
 Location: North Turnersville Road, Plum Creek Watershed
 Owner/Applicant: Pablo G. & Claudia A. Hernandez
 Agent: Eleuterio Leos
 Request: Approval of Triple "R" Ranchettes Lot 15 Resubdivision composed of 2 lots on 9.43 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
16. **Final Plat:** [C8J-2016-0170.0A - Gilbert Lane Subdivision](#)
 Location: 13103 FM 969 Road, Decker Creek Watershed
 Owner/Applicant: Stewart AJ & Dorothea; Najib Wehbe
 Agent: PSCE (Mirza Baig)
 Request: Approval of the Gilbert Lane Subdivision composed of 1 lot on 2.05 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
17. **Final Plat:** [C8-2016-0165.0A - England Tract Lot 1](#)
 Location: 9400-9525 Pearson Ranch Road, South Brushy Creek Watershed
 Owner/Applicant: England Ranch NE Limited Partnership (Joe F. England)
 Agent: Big Red Dog Engineering Consulting (Bailey Harrington)
 Request: Approval of the England Tract Lot 1 composed of 1 lot on 2.26 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
18. **Final Plat:** [C8J-2016-0164.0A - 9810 Rancho La Escondida](#)
 Location: 9810 Thaxton Road, Marble Creek and Cottonmouth Creek Watersheds
 Owner/Applicant: Ampelio Carreno
 Agent: Lenworth Consulting (Nash Gonzales, Jr.)
 Request: Approval of 9810 Rancho La Escondida composed of 4 lots on 4 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

D. NEW BUSINESS

1. [Marbridge Farms – Project Cosent Agreement](#)
 Discussion and possible action on a recommendation regarding a proposed Project Consent Agreement for property located at 2636 Bliss Spillar Road and 12501 Hewitt Lane.
 Staff: Andrew Linseisen, Acting Assistant Director, 512-974-2239
 Development Services Department
2. [Discussion and possible action to nominate a Member of the Zoning and Platting Commission for Council consideration of appointment to the Bond Election Advisory Task Force.](#)

E. ITEMS FROM THE COMMISSION

- 1.** Discussion and possible action on a recommendation to Council to initiate a code amendment that would allow the Land Use Commissions to use an alternative format for public hearings.
(Commissioner Betsy Greenberg and Commissioner Ana Aguirre)

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.