



**Zoning & Platting Commission**  
**September 20, 2016 @ 6:00 P.M.**  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> 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 September 20, 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; Postponement to October 4th, 2016**

Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov  
Planning and Zoning Department

### 2. 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 (Jeff Howard)

Request: DR to SF-2

Staff Rec.: **Pending; Postponement to October 18th, 2016**

Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department

### 3. 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 (Jeff Howard)

Request: DR to GO-CO

Staff Rec.: **Pending; Postponement to October 18th, 2016**

Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
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, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department

5. **Site Plan - Conditional Use Permit:** [SPC-2015-0504C - The Village on Triangle Avenue; District 9](#)  
Location: 4517 Triangle Avenue, Waller Creek Watershed  
Owner/Applicant: SV Triangle LP (Brad Garner)  
Agent: Stantec (Daniel M. Mahoney P.E.)  
Request: Approval of a Conditional Use Permit for a congregate living facility in an MF-6-CO district  
Staff Rec.: **Recommended**  
Staff: Scott Grantham, 512-974-2942, scott.grantham@austintexas.gov  
Development Services Department
6. **Site Plan - Environmental Variance:** [SP-2015-0328D - Bob Johnson Gas Station](#)  
Location: 2501 West FM 1626 Road, Bear Creek Watershed  
Owner/Applicant: Lee Exa L. Estate  
Agent: Moncada Enterprises, LLC (Phil Moncada)  
Request: Approval of construction of a driveway with a gradient of more than 15% (LDC 25-8-301)  
Staff Rec.: **Not Recommended**  
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov  
Development Services Department
7. **Site Plan - Conditional Use Permit and Environmental Variance:** [SPC-2015-0317C - Overlook at Spicewood Springs; District 10](#)  
Location: 4920 Spicewood Springs Rd, Bull Creek Watershed  
Owner/Applicant: Jos. Binford & R. Haberman Trust  
Agent: CivilE, LLC (Michael Carter, Jr)  
Request: Due to a noticing error, this item must be postponed to October 4, 2016 and re-noticed  
Staff Rec.: **Postponement to October 4th, 2016**  
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov  
Development Services Department

8. **Final Plat:** [C8-2016-0180.0A - Tech Ridge 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 the Tech Ridge Section 2, Replat of Lot 2 Block A composed of 2 lots on 11.07 acres  
Staff Rec.: **Disapproval**  
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
Development Services Department
9. **Final Plat:** [C8-2016-0177.0A - Northridge Park Section Two Phase A-2; Amended Plat; District 1](#)  
Location: 7627 Rio Pass, Walnut Creek Watershed  
Owner/Applicant: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Agent: KB Home Lone Star, L.P. (John Zinsmeyer)  
Request: Approval of the Northridge Park Section Two Phase A-2; Amended Plat of composed of 2 lots on 0.31 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
10. **Final Plat:** [C8-2016-0176.0A - Northridge Park Section Two Phase A-1; Amended Plat; District 1](#)  
Location: 7708 Lazy Creek Drive, Walnut Creek Watershed  
Owner/Applicant: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Agent: KB Home Lone Star, L.P. (John Zinsmeyer)  
Request: Approval of the Northridge Park Section Two Phase A-1; Amended Plat of composed of 4 lots on 0.74 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
11. **Final Plat:** [C8J-2016-0171.0A - Wells Branch Center Subdivision](#)  
Location: 1700-1833 Cheddar Loop, Walnut Creek Watershed  
Owner/Applicant: Dhirubhai Patel  
Agent: JAB Engineering (Joshua A. Baran)  
Request: Approval of the Wells Branch Center Subdivision composed of 1 lot on 2.719 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

12. **Preliminary Plan; Revised Preliminary:** [C8-2013-0092.02 - Revised Springfield Sections 2, 3, 4, 5, 10 & 11 Preliminary Plan; District 2](#)  
Location: East William Cannon Drive, Cottonwood Creek Watershed  
Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)  
Agent: Pape-Dawson Engineers (Dustin Goss)  
Request: Approval of the Revised Springfield Sections 2, 3, 4, 5, 10 & 11 Preliminary Plan composed of 1 lot on 20.15 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
13. **Preliminary Plan:** [C8-2016-0181 - Ballantyne Subdivision; District 7](#)  
Location: 800-1/2 West Wells Branch Parkway, Harris Branch Watershed  
Owner/Applicant: Finley Company (Tim Finley)  
Agent: Jamison Civil Engineering (Stephen Jamison)  
Request: Approval of the Ballantyne Subdivision composed of 161 lots on 43.69 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
14. **Final Plat with Preliminary:** [C8J-2015-0255.SH.4A - Easton Park Section 2B Phase 3; District 2](#)  
Location: 7901 Colton Bluff Springs Road, Cottonmouth Creek Watershed  
Owner/Applicant: Carma Easton LLC (Logan Kimble)  
Agent: Peloton Land Solutions (Jonathan Fleming)  
Request: Approval of the Easton Park Section 2B Phase 3 composed of 191 lots on 48.7 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
15. **Final Plat - Previously Unplatted:** [C8J-2016-0172.0A - Addison Section 4](#)  
Location: 8226-1/2 Dee Gabriel Collins Road, Cottonmouth Creek Watershed  
Owner/Applicant: Carma Properties Westport (Chad Matheson)  
Agent: Peloton Land Solutions (Paula Misi)  
Request: Approval of the Addison Section 4 composed of 167 lots on 27.4 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

## **E. ITEMS FROM THE COMMISSION**

### **1. Discussion and possible adoption of a resolution requesting Council 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)

### **2. Discussion and possible adoption of a resolution regarding Imagine Austin.**

(Vice-Chair Gabriel Rojas and Commissioner Betsy Greenberg)

## **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.