



Zoning & Platting Commission

October 4, 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 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.: **Postponement request by Staff to October 18th, 2016**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 2. 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 November 1, 2016**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. Rezoning:** [C14-2016-0086 - La Mexicana Supermercado Rezoning; District 2](#)
Location: 2004 East William Cannon Drive, Williamson Creek Watershed
Owner/Applicant: TATI Investments (Zulfiqar Maknojia)
Agent: Cuatro Consultants, Ltd. (Mario Saldana Castillo)
Request: LR; MF-3 to LR for Tract 1 and MF-3 for Tract 2, to increase the acreage of LR zoning and decrease the acreage of MF-3 zoning
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 4. Rezoning:** [C14-2016-0068 - 1308 E. Braker Lane Rezoning; District 1](#)
Location: 1308 E. Braker Lane, Walnut Creek Watershed
Owner/Applicant: Sinh Trong Le
Agent: Thrower Design (Ron Thrower)
Request: SF-2 to MF-4
Staff Rec.: **Recommendation of MF-2**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 5. Rezoning:** [C14-2016-0078 - 1114 Kramer Lane Rezoning, District 4](#)
Location: 1114 Kramer Lane and 11107 & 11109 Plains Trail, Little Walnut Creek Watershed
Owner/Applicant: Octavian Herescu
Agent: Land Answers, Inc. (Jim Wittliff)
Request: LR-CO, NO to MF-3
Staff Rec.: **Recommendation of MF-3-CO**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Facilitator: Michael Simmons-Smith, 512-974-1225

City Attorney: Melissa Vidal, 512-974-1071

6. **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
7. **Preliminary Plan:** [C8J-2015-0097 - Upper East End Preliminary Plan](#)
 Location: 3010 East Howard Lane, Gilleland Creek Watershed
 Owner/Applicant: MMK Properties, LLC (Saeed Minhas)
 Agent: Cuatro Consultants, LTD (Hugo Elizondo)
 Request: Approve the Upper East End Preliminary Plan consisting of 101 lots on 29.07 acres.
 Staff Rec.: **Recommended**
 Staff: [Sarah Sumner](#), 512-854-7687
 Single Office
8. **Final Plat:** [C8J-2007-0135.01.3A - Stoney Ridge Phase C-Section 2B; District 2](#)
 Location: Stoney Ridge Bend, Dry Creek East Watershed
 Owner/Applicant: KB Home Lone Star, Inc. (John Zinsmeyer)
 Agent: Doucet & Associates (Davood Salek)
 Request: Approval of a final plat consisting of 17 lots on 2.631 acres
 Staff Rec.: **Recommended**
 Staff: [Jose Luis Arriaga](#), 512-854-7562
 Travis County/COA Single Office
9. **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

- 10. Final Plat:** [C8-2016-0109.1A - Pioneer Crossing East, Section 3A; District 1](#)
Location: Dessau Road (Cameron Road, Sprinkle Cutoff Road), Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas (Ian Cude)
Agent: Longaro Clarke, LP (Walter Hoysa)
Request: Approve a final plat consisting of 41 lots on 10.22 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 11. Final Plat:** [C8-20160109.2A - Pioneer Crossing East Section 3B; District 1](#)
Location: Dessau Road (Cameron Road, Sprinkle Cutoff Road), Walnut Creek Watershed
Owner/Applicant: DR Horton (Kevin Pape)
Agent: Longaro Clarke, LP (Walter Hoysa)
Request: Approve a final plat consisting of 105 lots on 23.88 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 12. 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 18, 2016 and re-noticed
Staff Rec.: **Postponement request by the Staff to October 18th, 2016**
Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department
- 13. Final Plat:** [C8-2016-0190.0A - Pioneer Crossing East Section 4B; District 1](#)
Location: 11502-1/2 Samsung Blvd., Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas (Kevin Pape)
Agent: DR Horton (Kevin Pape)
Request: Approval of the Pioneer Crossing East Section 4B composed of 1 lot on 0.63 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 14. Final Plat:** [C8-2016-0185.0A - Dittmar Office Park; District 5](#)
Location: 8701 Manchaca Road, South Boggy Creek Watershed
Owner/Applicant: KC 5 Dittmar LLC (John Cummings)
Agent: Rachel Orta
Request: Approval of the Dittmar Office Park composed of 2 lots on 5.8 acres.
Staff Rec.: **Disapproval**
Facilitator: Michael Simmons-Smith, 512-974-1225
City Attorney: Melissa Vidal, 512-974-1071

Staff: Development Services Department

- 15. Final Plat:** [C8-2016-0182.0A - Oak Ranch Section 2; District 2](#)
Location: 5412-5615 Ross Road, Onion Creek Watershed
Owner/Applicant: Deerwood MHC LLC (Scott Roberts)
Agent: Big Red Dog (Jerrett Daw)
Request: Approval of Oak Ranch Section 2 composed of 1 lot on 150.98 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 16. Final Plat - Revised Preliminary:** [C8-2016-0183.0A - 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 177 lots on 43.69 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 17. Final Plat:** [C8-2016-0187.0A - Mariposa Flats; District 3](#)
Location: 1901 Mariposa Drive, Lady Bird Lake Watershed
Owner/Applicant: Richard Bruggeman
Agent: LJA Engineering, Inc. (Danny Miller)
Request: Approval of the Mariposa Flats composed of 1 lot on 1.0036 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 18. Final Plat with Replat:** [C8J-2016-0192.0A - Canyon Rim](#)
Location: 203 Canyon Rim Drive, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: William Parkhouse
Agent: Civiltude, LLC (Nhat Ho)
Request: Approval of Canyon Rim composed of 1 lot on 9.88 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

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.