



**Zoning & Platting Commission**

**October 18, 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 October 4, 2016.

## C. PUBLIC HEARINGS

1. **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; Staff Postponement to November 15, 2016**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
  
2. **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; Staff Postponement request to November 15, 2016**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
  
3. **Rezoning:** [C14-2016-0096 - 7901 Ranch Road 2222, District 10](#)  
Location: 7901 Ranch Road 2222, West Bull Creek Watershed  
Owner/Applicant: Malamae/Dentastic, LP (James V. Potter)  
Agent: John Stinson  
Request: LO-CO to GO-MU  
Staff Rec.: **No action required; Postponed to November 1, 2016 due to notification error.**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
  
4. **Rezoning:** [C14-2016-0101 - 3900 Pearce Road](#)  
Location: 3900 Pearce Road, Lake Austin  
Owner/Applicant: Luxor Custom Homes (Blair Drenner)  
Agent: Luxor Custom Homes (Denise Ferry)  
Request: RR to SF-1  
Staff Rec.: **Recommendation of SF-1-CO**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department
  
5. **Rezoning:** [C14-2016-0102 - 3906 Pearce Road](#)  
Location: 3906 Pearce Road, Lake Austin  
Owner/Applicant: Luxor Custom Homes (Blair Drenner)  
Agent: Luxor Custom Homes (Denise Ferry)  
Request: DR to SF-1  
Staff Rec.: **Recommendation of SF-1-CO**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department

6. **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.: **Recommended with conditions**  
 Staff: [Andrew Moore](#), 512-974-7604  
 Planning and Zoning Department
7. **Final Plat - Resubdivision:** [C8J-2015-0178.0A - Solorzano Subdivision a Partial Resubdivision of Plain View Estates Lot 7](#)  
 Location: 4805 Clear View Drive, Elm Creek Watershed  
 Owner/Applicant: Jose Solorzano  
 Agent: Macias & Associates (Paul Guerrero)  
 Request: Approval of the Solorzano Subdivision consisting of 1 lot on 1.00 acre. Water will be provided by Hornsby Bend Utility Company and wastewater by on site septic system.  
 Staff Rec.: **Recommended**  
 Staff: [Sarah Sumner](#), 512-854-7687  
 Single Office
8. **Final Plat - Vacation:** [C8S-80-099\(VAC\) - Triplett Hideaway](#)  
 Location: 9205 and 9033 Blocker Lane, Dry Creek East Watershed  
 Owner/Applicant: Fifth Generation (Bert B Beverage)  
 Agent: Stantec (Craig Chonko)  
 Request: Approval of the total vacation of the Triplett Hideaway subdivision consisting of 2 lots on 41.37 acres approved by Commission August 6, 1980.  
 Staff Rec.: **Recommended**  
 Staff: [Sarah Sumner](#), 512-854-7687  
 Single Office
9. **Preliminary Plan:** [C8J-2015-0271 - Malone Tract Preliminary Plan \(A Small Lot Subdivision\)](#)  
 Location: 10109 Slaughter Creek Drive, Slaughter Creek Watershed  
 Owner/Applicant: David and Diane Malone  
 Agent: LJA Engineering (John Clark)  
 Request: Approval of Malone Tract Preliminary Plan (A Small Lot Subdivision) consisting of 170 lots on 40.483 acres. Water and wastewater will be provided by the City of Austin.  
 Staff Rec.: **Recommended**  
 Staff: [Jennifer Bennett-Reumuth](#), 512-854-1434  
 Single Office

- 10. 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: The applicant is proposing to construct an office with associated improvements. Office use is a Conditional Use per Ordinance No. 20150402-033. The applicant is requesting approval of a Variance Request to reduce Critical Environmental Feature buffers (LDC 25-8-281(C)(1)(a)) The site is also within the Moderate Intensity area of the Hill Country Roadway Corridor of Loop 360.
- Staff Rec.: **Recommended**  
 Staff: [Christine Barton-Holmes](#), 512-974-2788  
 Development Services Department
- 11. Final Plat:** [C8-2013-0092.02.1A - Springfield Multifamily; District 2](#)
- Location: 7106 Janes Ranch Road, Marble Creek Watershed  
 Owner/Applicant: RKS Texas Investments (Rick Sheldon)  
 Agent: Pape-Dawson Engineers (Terry Reynolds)  
 Request: Approval of Springfield Multifamily composed of 1 lot on 20.36 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 12. Final Plat:** [C8-2016-0193.0A - Meridian Village; District 8](#)
- Location: 11511 FM 1826 Road, Slaughter Creek Watershed  
 Owner/Applicant: Jon Andrus  
 Agent: Big Red Dog (Mike Reyes)  
 Request: Approval of the Meridian Village composed of 3 lots on 15.82 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 13. Preliminary Plan:** [C8-2016-0197 - The Grove at Shoal Creek; District 10](#)
- Location: 4205 Bull Creek Road, Shoal Creek Watershed  
 Owner/Applicant: ARG Bull Creek, Ltd. (Steve Walkup)  
 Agent: Brown & Gay Engineers (Brian Williams)  
 Request: Approval of The Grove at Shoal Creek composed of 4 lots on 75.75 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 14. Final Plat:** [C8-2016-0199.0A - Amended Plat of Lots A, B, D, of Main Event Subdivision; District 6](#)  
 Location: 13301 North U.S. 183 Highway Northbound, Lake Creek Watershed  
 Owner/Applicant: H&S Horizons (Neil Hupfauer)  
 Agent: Austin Civil Engineering (Gracie Luna)  
 Request: Approval of the Amended Plat of Lots A, B, D of Main Event Subdivision composed of 4 lots on 11.53 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 15. Final Plat:** [C8-2016-0200.0A - The Reserve at Southpark Meadow II, Phase 3B & 3C; District 5](#)  
 Location: 9000 Alex Lane, Slaughter Creek Watershed  
 Owner/Applicant: DRH Land Opportunities I, Inc. (Ian Cude)  
 Agent: Pape-Dawson Engineers Inc. (Terry Reynolds)  
 Request: Approval of The Reserve at Southpark Meadow II, Phase 3B & 3C composed of 75 lots on 12.92 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

#### **D. NEW BUSINESS**

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

Discuss and consider forming a working group to prepare recommendations for enhancing backup materials provided to the Zoning and Platting Commission on matters associated with subdivision proposals (preliminary plans, final plats, re-subdivision, re-platting, and related applications). (Sponsor: Chair Thomas Weber, Co-Sponsor Commissioner Ann Denkler)

#### **F. COMMITTEE REPORTS**

Codes and Ordinances Joint Committee

Comprehensive Plan Joint Committee

Small Area Planning Joint Committee

#### **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.

Facilitator: Danielle Morin, 512-974-1605  
 City Attorney: Patricia Link, 512-974-2173