



Zoning & Platting Commission
November 15, 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 November 1, 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.: **Recommendation of SF-1-CO**
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.: **Recommendation of GO-CO**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 3. Rezoning:** [C14-2016-0092 - Tech Ridge Residences; District 1](#)
Location: 12200 Jourdan Crossing Boulevard, Walnut Creek Watershed
Owner/Applicant: Guefen Development Company (David Kulkarni)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: DR to MF-3
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 4. 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.: **Recommendation of GO-MU-CO**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 5. Zoning:** [C14-2016-0107 - Avery Ranch and Pearson Ranch Rezoning; District 6](#)
Location: 9413-1/2 Pearson Ranch Road, South Brushy Creek Watershed
Owner/Applicant: England Ranch NE Limited Partnership (Joe F. England)
Agent: Stantec Consulting (Stephen Rye)
Request: I-RR to GO-MU-CO
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

6. **Rezoning:** [C14-2016-0109 - Bratton Lane; District 7](#)
Location: 16401 Bratton Lane, Gilleland Creek Watershed
Owner/Applicant: Ramming Land, LLC (John Ramming)
Agent: Land Use Solutions, LLC (Michele Hausmann)
Request: SF-2 to LI
Staff Rec.: **Recommended**
Staff: [Sherry Sirwaitis](#), 512-974-3057
Planning and Zoning Department
7. **Site Plan Conditional Use Permit:** [SPC-2016-0231C - Cantarra Amenity Center North; District 1](#)
Location: 3100 Crystal Bend Drive, Gilleland Creek Watershed
Owner/Applicant: DRH, Inv. Controlled DISB
Agent: Carlson Brigrance & Doering, Inc. (Geoff Guerrero)
Request: To approve a CUP for a Community Recreation (Private) use in SF-4A zoning
Staff Rec.: **Recommended**
Staff: [Lynda Courtney](#), 512-974-2810
Development Services Department
8. **Variances, LDC Sections 25-8-341 and 25-8-342 for Cut and Fill above 4' in the CWQZ:** [SP-2015-0454D - 609 River Road](#)
Location: 609 River Road, Lake Austin Watershed
Owner/Applicant: Forza Holdings Lake LLC
Agent: Bruce Aupperle, PE
Request: To approve two environmental variances to LDC Sections 25-8-341 and 25-8-342 for cut and fill over 4' in the CWQZ
Staff Rec.: **Recommended**
Staff: [Lynda Courtney](#), 512-974-2810
Development Services Department
9. **Final Plat with Preliminary Plan:** [C8-06-0232.01.3A - Bellingham Meadows, Section 3; District 1](#)
Location: 6805 Boyce Lane, Gilleland Creek Watershed
Owner/Applicant: CADG Bellingham (Brian Saathoff)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approval of Bellingham Meadows, Section 3; comprised of 96 lots on 39.84 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

10. **Final Plat:** [C8-2016-0082.0A - Pleasant Hill Subdivision; District 2](#)
Location: 6709 Circle S Road, Williamson Creek Watershed
Owner/Applicant: Pleasant Hill Baptist Church (Chris Cassell)
Agent: KBGE (Jennifer Garcia)
Request: Approval of the final plat composed of two lots on 3.371 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
11. **Final Plat:** [C8J-2015-0134.1A - Preston Park Section One \(A Small Lot Subdivision\)](#)
Location: Grand Avenue Parkway, Gilleland Creek Watershed
Owner/Applicant: Pulte Homes of Texas, LP
Agent: Thrower Design (R. Thrower)
Request: Approval of Preston Park Section One (A Small Lot Subdivision) consisting of 100 lots on 21.669 acres. Water and wastewater will be provided by the City of Austin
Staff Rec.: **Recommended**
Staff: [Jennifer Bennett-Reumuth](#), 512-854-1434
Single Office
12. **Final Plat with Preliminary Plan:** [C8J-05-0236.03.6A - Cantarra Crossing; District 1](#)
Location: East Howard Lane, Harris Branch Watershed
Owner/Applicant: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
Agent: Unity Five Investment LLC (Nasruddin Mahesania)
Request: Approval of Cantarra Crossing composed of 1 lot on 2.39 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat:** [C8J-2016-0204.0A - Breen Subdivision](#)
Location: 8014 North Lake Drive, Decker Creek Watershed
Owner/Applicant: Atianna LLC (Atianna Saint Breen)
Agent: Genesis 1 Engineering (George Gonzalez)
Request: Approval of the Breen Subdivision composed of 1 lot on 0.33 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Final Plat with Replat:** [C8J-2016-0205.0A - Final Plat of Paradigm Metals](#)
Location: 15811 Vision Drive, Gilleland Creek Watershed
Owner/Applicant: Peripheral Investments (Daniel Chew)
Agent: Garrett-Ihnen Civil Engineers (Norma Divine)
Request: Approval of Final Plat of Paradigm Metals composed of 2 lots on 9.04 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

15. **Final Plat - Resubdivision:** [C8J-2016-0213.0A - Noieam Subdivision](#)
Location: 17097 Pearce Lane, Dry Creek East Watershed
Owner/Applicant: Anuruk & Sangdaun Noieam & Parichart Laochaloenvanich
Agent: I.T. Gonzalez Engineers (I.T. Gonzalez)
Request: Approval of Noieam Subdivision composed of 1 lot on 4.33 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat - Resubdivision:** [C8-2016-0218.0A - Redler Oaks; District 5](#)
Location: 1928 Miles Avenue, Williamson Creek Watershed
Owner/Applicant: Zach Redler
Agent: Alaska Engineering (Kamal Amer)
Request: Approval of Redler Oaks composed of 3 lots on 1.03 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Final Plat - Resubdivision:** [C8-2016-0216.0A - Allen Terrace Subdivision; District 8](#)
Location: 1401 Allen Road, Eanes Creek Watershed
Owner/Applicant: John Dan McMahan III and Artemis Land Partners, LLC
Agent: Rivera Engineering
Request: Approval of the Allen Terrace Subdivision composed of 5 lots on 1.98 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Preliminary Plan:** [C8-2016-0215 - Villas at Vinson Oak Preliminary Plan; District 3](#)
Location: 4511 Vinson Drive, Williamson Creek Watershed
Owner/Applicant: Notigius, LLC (Antonio Gustino)
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approval of the Villas at Vinson Oak Preliminary Plan composed of 9 lots on 1.90 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Final Plat - Resubdivision:** [C8-2016-0219.0A.SH - Cameron Industrial Park Resubdivision; District 1](#)
Location: 9201 Cameron Road, Little Walnut Creek Watershed
Owner/Applicant: FSI Cameron Crossing LP (Steve Eller)
Agent: BGE Inc. (Steven Buffum, P.E.)
Request: Approval of the Cameron Industrial Park Resubdivision composed of 2 lots on 12.08 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

20. **Final Plat - Resubdivision:** [C8-2016-0220.0A - Domain Lot D11 Subdivision; District 7](#)
 Location: 11901-11925 Alterra Parkway, Walnut Creek Watershed
 Owner/Applicant: TIER REIT; TR DOMAIN, LLC (Greg Brooke)
 Agent: Stantec Consulting Services, Inc. (Allison Lehman)
 Request: Approval of the Domain Lot D11 Subdivision composed of 2 lots on 55.58 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
21. **Final Plat - Resubdivision:** [C8-2016-0217.0A - Maconda Park 620/183, 4; District 6](#)
 Location: 13231 North FM 620 Road Northbound, Lake Creek Watershed
 Owner/Applicant: MBTP I, LLC (Mark McKay)
 Agent: Dunaway-Assoc (Dan Caballero)
 Request: Approval of Maconda Park 620/183, 4 composed of 2 lots on 1.625 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
22. **Final Plat with Preliminary Plan:** [C8J-2010-0139.5A - Greyrock Ridge Phase 5](#)
 Location: South Mopac Expressway Southbound, Slaughter Creek Watershed-Barton Springs Zone
 Owner/Applicant: HM GREY ROCK RIDGE DEVELOPMENT INC. (Blake Magee)
 Agent: LJA Engineering & Surveying (Daniel Ryan)
 Request: Approval of Greyrock Ridge Phase 5 composed of 97 lots on 40.12 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
23. **Final Plat:** [C8J-2016-0210.0A - Moontower Subdivision](#)
 Location: 10335 Old Manchaca Road, Slaughter Creek Watershed
 Owner/Applicant: Joshua Bumb
 Agent: Prossner and Assoc. (Kurt Prossner)
 Request: Approval of the Moontower Subdivision composed of 1 lot on 6.16 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
24. **Final Plat with Preliminary Plan:** [C8J-2008-0048.5A - Eastwood Section 2](#)
 Location: South FM 973 Road, Gilleland/Wilbarger Creek Watersheds
 Owner/Applicant: Cyclone Development, Inc.
 Agent: Randall Jones & Associates Engineering Inc. (Ashley S. Hanson, P.E.)
 Request: Approval of Eastwood Section 2 composed of 91 lots on 16.27 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

25. **Final Plat - Amended Plat:** [C8J-2016-0214.0A - Seven Oaks, Section 5, Block B, Amended Plat of Lot 16, Lot 17 & Lot 18](#)
 Location: 9121 Camelback Drive, Cuernavaca Creek Watershed
 Owner/Applicant: Lawrence O'Connor
 Agent: Bec-Lin Engineering, L.P. (Kelly Kilber, P.E.)
 Request: Approval of Seven Oaks, Section 5, Block B, Amended Plat of Lot 16, Lot 17 & Lot 18 composed of 2 lots on 3.41 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
26. **Final Plat with Preliminary Plan:** [C8-2014-0251.2A - Heritage Point at Wildhorse Ranch Section 2; District 1](#)
 Location: Old Highway 20, Gilleland Creek Watershed
 Owner/Applicant: Titan Texas Development, LLC, dba, HOM Titan Development, LLC (William A. Peruzzi)
 Agent: Kimley-Horn (Robert Smith)
 Request: Approval of Heritage Point at Wildhorse Ranch Section 2 composed of 106 lots on 42.95 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

D. NEW BUSINESS

1. Discussion and adoption of the Zoning and Platting Commission meeting schedule for calendar year 2017.

E. ITEMS FROM THE COMMISSION

1. Discussion and possible recommendation of a resolution to forward to Mayor, Council, City Clerk, and City Attorney in support of training on Robert's Rules of Order.

(Sponsor: Commissioner Betsy Greenberg; Co-Sponsors: Commissioners Ana Aguirre and Jolene Kiolbassa)

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.

Facilitator: [Heather Chaffin](#), 512-974-2122
 City Attorney: [David Sorola](#), 512-974-2175