



Zoning & Platting Commission
December 6, 2016 @ 6:00 P.M.
City Hall – Boards and Commissions Room
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 and November 15, 2016.

C. PUBLIC HEARINGS

- 1. 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 December 20, 2016**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Resubdivision:** [C8-2016-0053.0A - Golemon Subdivision; District 8](#)
Location: 3607 Pinnacle Rd, Eanes Creek Watershed
Owner/Applicant: R. Kinnan and Jaqueline Golemon
Agent: Urban Design Group (Don Samson)
Request: Approval of the resubdivision of Lot 4, Pinnacle Oaks Subdivision, with a flag lot variance, comprised of two lots on 3.49 acres.

Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175,
Development Services Department
- 3. Final Plat with Preliminary Plan:** [C8-2014-0251.1A - Wildhorse Ranch Subdivision; District 7](#)
Location: Northwest corner of N SH 130 and E Parmer Lane, Gilliland Creek Watershed

Owner/Applicant: Heart of Manor, LP
Agent: Kimley-Horn & Associates (Kevin Burks)
Request: Approval of Wildhorse Ranch, Section 1, comprised of 118 lots on 37.8 acres

Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 4. Variance only:** [C8-2016-0074.0A - Channel Rd.; District 10](#)
Location: 1750 Channel Rd, Lake Austin Watershed
Owner/Applicant: Red Bud Partners, LP (Tom Davis, Jr.)
Agent: Noble Surveying & Engineering Works, LLC (Ryan Irion)
Request: Approval of a variance from LDC 25-8-453(B), minimum lot size in the Uplands Zone of a Water Supply Rural Watershed.

Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

5. **Resubdivision:** [C8-2016-0113.0A - Resubdivision of Lot 29, Block B, Lakewood Village; District 10](#)
 Location: 5600 Driftwood Drive, Bull Creek Watershed
 Owner/Applicant: Carson Construction (Casey Carson)
 Agent: Texas Engineering Solutions (Justin Lange)
 Request: Approve the resubdivision of one lot into 2 lots on 0.428 acres.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department
6. **Preliminary Plan:** [C8J-2015-0228 - Creeks Edge Preliminary Plan](#)
 Location: 6813 Cuadill Lane, Little Barton Creek Watershed
 Owner/Applicant: Creeks Edge Ltd. (Roger Aufieri)
 Agent: LJA Engineering (Dan Ryan)
 Request: Approval of the Creeks Edge Preliminary Plan consisting of 38 lots and associated right-of-way on 58.7 acres.
 Staff Rec.: **Recommended**
 Staff: [Don Perryman](#), 512-974-2786
 Development Services Department
7. **Final Plat with Preliminary Plan:** [C8-2015-0092.1A - The Enclave at Arch Hill Subdivision; District 6](#)
 Location: 11914 Archhill Drive, Bull Creek Watershed
 Owner/Applicant: Haven Blue Development (Andrea Mangan)
 Agent: Site Specifics, Inc. (B.J. Cornelius)
 Request: Approval of the Enclave at Arch Hill Subdivision final plat composed of 19 lots on 5.96 acres.
 Staff Rec.: **Recommended**
 Staff: [Cesar Zavala](#), 512-974-3404
 Development Services Department
8. **Resubdivision:** [C8-2016-0152.0A - Commerce Park at Harris Branch Retail Section 4; District 1](#)
 Location: 12300 Harris Branch Parkway, Harris Branch Watershed
 Owner/Applicant: Big Diamond Inc. (Debbie Avery)
 Agent: Pape-Dawson Engineering Inc. (Terry Reynolds)
 Request: Approval of the resubdivision of one lot into a two lot subdivision on 5 acres.
 Staff Rec.: **Recommended**
 Staff: [Cesar Zavala](#), 512-974-3404
 Development Services Department

9. **Final Plat - Resubdivision:** [C8J-2016-0221.0A - Strobo Subdivision; District 10](#)
 Location: 4509 City Park Road, Coldwater Creek Watershed
 Owner/Applicant: Robert Strobo
 Agent: Texas Engineering Solutions (Connor Overby)
 Request: Approval of Strobo Subdivision composed of 1 lot on 4.62 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
10. **Final Plat with Preliminary Plan:** [C8J-2015-0021.2A - Easton Park Section 1C Phase 2; District 2](#)
 Location: 7708 Colton Bluff Springs Road, Cottonmouth Creek Watershed
 Owner/Applicant: Carma Easton LLC (Luke Gosda)
 Agent: Peloton Land Solutions (Sarah Putz)
 Request: Approval of Easton Park Section 1C Phase 2 composed of 132 lots on 8 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
11. **Final Plat:** [C8J-2016-0229.0A - Goebler Addition \(Withdraw / Resubmittal of C8J-2015-0245.0A\)](#)
 Location: 12927 Lowden Lane, Bear Creek Watershed
 Owner/Applicant: Goebler Properties Inc
 Agent: Carlson, Brigrance & Doering, Inc. (Joann Eagle)
 Request: Approval of Goebler Addition (Withdraw / Resubmittal of C8J-2015-0245.0A) composed of 1 lot on 4.94 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
12. **Final Plat:** [C8-2016-0231.0A - Overlook at Spicewood Springs; District 10](#)
 Location: 4920 Spicewood Springs Road, Bull Creek Watershed
 Owner/Applicant: Jos. Binford & R Haberman Trust (Danny Haberman, Trustee)
 Agent: Civile LLC (Lawrence M. Hanrahan)
 Request: Approval of Overlook at Spicewood Springs composed of 2 lots on 24.14 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
13. **Final Plat - Amended Plat:** [C8-2016-0223.0A - Amended Plat of Lot 8 Crestview Station; District 7](#)
 Location: 7500 North Lamar Boulevard, Waller Creek Watershed
 Owner/Applicant: Crestview Station LLR Land (James Matoushek, VP)
 Agent: LJA Engineering (Paul Viktorin)
 Request: Approval of the Amended Plat of Lot 8 Crestview Station composed of 1 lot on 0.54 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

14. **Final Plat with Preliminary Plan:** [C8J-2011-0065.6A - Avana Phase One Section Six; District 8](#)
 Location: Escarpment Boulevard, Bear Creek Watershed
 Owner/Applicant: Calatlantic Homes of Texas Inc.
 Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
 Request: Approval of Avana Phase One Section Six composed of 73 lots on 16.0123 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
15. **Final Plat - Previously Unplatted:** [C8J-2016-0222.0A - 973 Subdivision](#)
 Location: 9120 South FM 973 Road, Maha Creek Watershed
 Owner/Applicant: Joe & Larry Real Estate
 Agent: APEC, LLC (Matt Phelps, P.E.)
 Request: Approval of the 973 Subdivision composed of 3 lots on 3 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
16. **Final Plat - Previously Unplatted:** [C8J-2016-0225.0A - Jaimes Subdivision](#)
 Location: 11604 Aus Tex Acres Lane, Gilleland Creek Watershed
 Owner/Applicant: Jaimes Iris
 Agent: Capitol Drafting & Design (Albert Alaniz)
 Request: Approval of the Jaimes Subdivision composed of 2.83 lots on 3 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
17. **Preliminary Plan:** [C8J-2016-0228 - Live Oak Springs](#)
 Location: 9406 Morninghill Drive, Slaughter Creek Watershed
 Owner/Applicant: David Knapp
 Agent: Land Strategies (Paul Linehan)
 Request: Approval of Live Oak Springs composed of 91 lots on 164.60 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
18. **Final Plat - Amended Plat:** [C8J-2016-0232.0A - Rob Roy 360; District 10](#)
 Location: 800 North Capital of Texas Highway, Bee Creek Watershed
 Owner/Applicant: 360 Development (Shelly Rosales)
 Agent: Civile LLC (Lawrence M. Hanrahan)
 Request: Approval of the Rob Roy 360 Final Plat composed of 1 lot on 16.82 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

19. Final Plat with Preliminary Plan: [C8J-2008-0168.1A - Entrada Phase 1](#)
Location: Dessau Road, Gilleland Creek Watershed
Owner/Applicant: Lennar Homes of Texas Land & Construction, Ltd.
Agent: Carlson, Brigrance & Doering, Inc. (Bill E. Couch)
Request: Approval of the Entrada Phase 1 Final Plat composed of 156 lots on 54.8 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

20. Final Plat with Preliminary Plan: [C8-2015-0183.2A.SH - The Riverbend West 1; District 2](#)
Location: East SH 71 Westbound, Colorado River Watershed
Owner/Applicant: Stoneridge (Mitchell Wong) and GRCE/TX Austin (James Goveia)
Agent: Urban Design Group / John Noell P.E. (June Routh)
Request: Approval of the Riverbend West 1 Final Plat composed of 1 lot on 39.56 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling. (Chair Thomas Weber, Vice-Chair Gabriel Rojas)

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.