



Zoning & Platting Commission
December 20, 2016 @ 6:00 P.M.
City Hall – Board and Commission 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 December 6, 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.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 3. Zoning:** [C14-2016-0119 - 3119 E Howard Lane; District 1](#)
Location: 3119 East Howard Lane, Harris Branch Creek Watershed
Owner/Applicant: Peter Pham Phuong
Agent: Jeffrey Ashorn
Request: I-RR to LI
Staff Rec.: **Recommendation of W/LO**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 4. Zoning:** [C14-2016-0123 - 6914 McNeil Dr, District 6](#)
Location: 6914 McNeil Drive, Rattan Creek Watershed
Owner/Applicant: Douglas L. Reynolds
Agent: Thrower Design (A. Ron Thrower)
Request: I-RR to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

5. **Site Plan - Conditional Use Permit:** [SPC-2016-0212C - Reserve at McKinney Falls Amenity Center; District 2](#)
 Location: 6717 Janes Ranch Road, Onion Creek Watershed
 Owner/Applicant: Continental Homes of Texas
 Agent: Pape-Dawson Engineers, Inc. (Terry Reynolds)
 Request: Approve a conditional use permit to allow a Community Recreation (Private) amenity center on 0.61-acre site, to serve residents of the adjoining single-family residential development.
 Staff Rec.: **Recommended**
 Staff: [Michael Simmons-Smith](#), 512-974-1225
 Development Services Department
6. **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
7. **Final Plat with Preliminary:** [C8-2016-0025.1A - Knox Preserve; District 10](#)
 Location: 7304 Knox Lane, Shoal Creek Watershed
 Owner/Applicant: Cabot-Chase, Ltd. (Jimmy Nassour)
 Agent: Texas Engineering Solutions, LLC (Connor Overby)
 Request: Approval of Knox Preserve composed of 14 lots on 5.83 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
8. **Final Plat:** [C8J-2016-0237.0A - Chambers Acres](#)
 Location: 11601 Morningsun Drive, Bear Creek Watershed
 Owner/Applicant: Kevin & Tammy Chambers
 Agent: Moncada Enterprises (Phil Moncada) & Texas Engineering Solutions (Judy Anderson)
 Request: Approval of Chambers Acres composed of 1 lot on 5.35 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

9. **Final Plat - Previously unplatted:** [C8-2016-0236.0A - 4201 Alexandria Drive; District 8](#)
Location: 4201 Alexandria Drive, Williamson Creek Watershed
Owner/Applicant: Adrian DeLeon
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approval of 4201 Alexandria Drive final plat composed of 1 lot on 1.015 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

10. **Final Plat with Preliminary:** [C8J-00-2251.01.8A - Forest Bluff Section 7](#)
Location: Delta Post Drive, Decker Creek Watershed
Owner/Applicant: JB DI Development (John Lloyd)
Agent: Randall Jones & Associates Engineering, Inc. (Ashley S. Hanson, P.E.)
Request: Approval of Forest Bluff Section 7 final plat composed of 82 lots on 15.28 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

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.

SPEAKER TESTIMONY TIME ALLOCATION

PUBLIC HEARING

Speaker	Number	Time Allocated	Total Time Allocated
Applicant / Agent	1	6 min.	12min. (w/donated time; including 3min. rebuttal)
Primary Speaker Opposed	1	6 min.	9 min. (w/ donated time)
All other Speakers	unlimited	3 min.	6 min. (w/ donated time)

All speakers are limited to 3 minutes of donated time from a speaker present during the Public Hearing of the item.

POSTPONEMENT

Speaker	Number	Time Allocated
Speakers Favoring Postponement	3	3 min. each
Speakers Opposing Postponement	3	3 min. each

Donation of time is prohibited and speakers should only convey the reason for favoring or opposing the postponement and not discuss the merits of the case.

2017 ZONING AND PLATTING COMMISSION MEETING SCHEDULE

January 3, 2017	June 20, 2017
January 17, 2017	July 18, 2017
February 7, 2017	August 1, 2017
February 21, 2017	August 15, 2017
March 7, 2017	September 5, 2017
March 21, 2017	September 19, 2017
April 4, 2017	October 3, 2017
April 18, 2017	October 17, 2017
May 2, 2017	November 7, 2017
May 16, 2017	December 5, 2017
June 6, 2017	December 19 2017