



Zoning & Platting Commission

January 17, 2017 @ 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 January 3, 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 February 7, 2017**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
2. **Rezoning:** [C14-2015-0083 - River Place; Districts 6 & 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
3. **Rezoning:** [C14-2015-0084 - River Place - Autism Center; Districts 6 & 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
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. **Final Plat with Preliminary:** [C8-2016-0109.4A - Pioneer Crossing East, Section 15; District 1](#)
Location: Samsung Blvd. & Sprinkle Cutoff Rd., Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas (Ian Cude)
Agent: Longaro Clarke, LP (Walter Hoysa)
Request: Approve a final plat consisting of 25 lots on 6.463 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

6. **Final Plat:** [C8J-2016-0255.0A - Rayan Subdivision \(Withdraw / Resubmittal of C8J-2015-0261.0A\)](#)
Location: 4829 South US 183 Highway Northbound, Onion Creek Watershed
Owner/Applicant: Sundberg Family (John Schneider)
Agent: Professional Strucivil Engineers, Inc. (Mirza Baig)
Request: Approval of Rayan Subdivision (Withdraw / Resubmittal of C8J-2015-0261.0A) composed of 1 lot on 2.9 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
7. **Final Plat - Previously Unplatted:** [C8-2016-0252.0A - 3804 McNeil Drive \(Withdraw / Resubmittal of C8-2015-0270.0A\); District 7](#)
Location: 3804 McNeil Drive, Walnut Creek Watershed
Owner/Applicant: SAM Builders, LLC (Saeed Minhas)
Agent: Cuatro Consultants, LTD. (Hugo Elizondo Jr)
Request: Approval of the 3804 McNeil Drive (Withdraw / Resubmittal of C8-2015-0270.0A) final plat composed of 8 lots on 9.52 acres
Staff Rec.: **Disapproval**
Staff: Ramon Rezvanipour, 512-974-3124
Development Services Department
8. **Final Plat:** [C8-2017-0004.0A - 5005 Spricewood Springs Road; District 10](#)
Location: 5005 Spricewood Springs Road, Bull Creek Watershed
Owner/Applicant: Douglas Gibbins
Agent: Big Red Dog Engineering (Mike Reyes)
Request: Approval of the 5005 Spricewood Springs Road final plat composed of 1 lot on 2.37 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
9. **Final Plat - Resubdivision:** [C8J-2016-0250.0A - North Park Section Four, Resubdivision of Lot 1 Block B](#)
Location: 1717 Grand Avenue Parkway, Gilleland Creek Watershed
Owner/Applicant: FBM Gypsum Supply LLC (Ruben Mendoza)
Agent: LJA Engineering, Inc. (Danny Miller)
Request: Approval of the North Park Section Four, Resubdivision of Lot 1 Block B final plat composed of 2 lots on 12.64 acres
Staff Rec.: **Disapproval**
Staff: Ramon Rezvanipour, 512-974-3124
Development Services Department

- 10. Final Plat:** [C8J-2017-0002.0A - 11604 Aus Tex Acres Lane](#)
Location: 11604 Aus Tex Acres Lane, Gilleland Creek Watershed
Owner/Applicant: Jaimes Iris
Agent: Capitol Drafting & Design (Albert Alaniz)
Request: Approval of the 11604 Aus Tex Acres Lane final plat composed of 1 lot on 2.83 acres
Staff Rec.: **Disapproval**
Staff: Joe Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov
Development Services Department
- 11. Final Plat with Preliminary:** [C8-06-0232.3A - Bellingham Meadows Phase II Section II](#)
Location: 7001 Boyce Lane, Gilleland Creek Watershed
Owner/Applicant: CADG Bellingham Meadows, LLC (Mehrdad Moayedi)
Agent: Cunningham-Allen, Inc. (Curtis Morriss)
Request: Approval of Bellingham Meadows Phase II Section II composed of 90 lots on 15.13 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

E. ITEMS FROM THE COMMISSION

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)

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: Andrew Moore, 512-974-7604

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