



Zoning & Platting Commission

April 4, 2017 @ 6:00 P.M.

City Hall – Council Chambers

301 W. 2nd Street

Austin, TX 78701

AGENDA

Ana Aguirre – Secretary

Dustin Breithaupt

Ann Denkler

Jim Duncan – Vice-Chair

Bruce Evans

Yvette Flores

Betsy Greenberg - Parliamentarian

David King

Jolene Kiolbassa - Chair

Sunil Lavani

Vacant

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 March 21, 2017.

C. PUBLIC HEARINGS

- 1. Zoning:** [**C14-2017-0009 - 11444 Manchaca Road; District 5**](#)
Location: 11444 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: 720 Lamar Place L. C. (Guy Oliver)
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: I-RR to GR
Staff Rec.: **Pending; Postponement request by Staff to April 18, 2017**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Rezoning:** [**C14-2017-0007 - 7300 South Congress Avenue Rezoning; District 2**](#)
Location: 7300 South Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: Elwyn Carol Williams, Jr.
Agent: Thrower Design (Ron Thrower)
Request: DR to SF-6
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
- 3. Zoning:** [**C14-2016-0134 - Pioneer at Walnut Creek; District 1**](#)
Location: 11126 Sprinkle Cutoff Road, Walnut Creek Watershed
Owner/Applicant: Nirav Amin
Agent: Vincent Gerard & Associates (Vincent G. Huebinger)
Request: I-RR to MF-2
Staff Rec.: **Recommendation of SF-6**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 4. Rezoning:** [**C14-2016-0125 - 13007 Cantarra; District 1**](#)
Location: 13007 Cantarra Drive, Harris Branch Watershed
Owner/Applicant: Unity Five Investment, LLC (Nasruddin Mahesania)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: LR-MU-CO to LR-MU-CO, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 5. Zoning:** [**C14-2017-0003 - Krisland Property; District 6**](#)
Location: 13033 Pond Springs Road, Lake Creek Watershed
Owner/Applicant: Krisland Property of Texas, LLC (Johan Rahardjo)
Agent: Vincent Gerard & Associates (Vincent G. Huebinger)
Request: I-RR to GR
Staff Rec.: **Recommendation of GR-MU**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

6. **Final Plat:** [C8-2014-0238.01.1A - Ballantyne, Section 1](#)
Location: 800 1/2 W. Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: Wells Branch Apt, LLC (David Blackburn)
Agent: Jamison Civil Engineering, LLC (Steve Jamison)
Request: The request is for the approval of the final plat for Ballantyne, Section 1, comprised of 94 single family lots, one multi-family lot, one amenity center lot, one commercial lot, and 6 drainage/landscape lots on 33.01 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
7. **Final Plat - Resubdivision:** [C8-2016-0148.0A - Highland Village Section 2; District 10](#)
Location: 5019 and 5021 West Frances Place, Shoal Creek Watershed
Owner/Applicant: Najib Wehbe
Agent: Hector Avila
Request: Approval of Highland Village Section 2, a resubdivision of 2 lots into 3 lots for residential use.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
8. **Final Plat with Preliminary:** [C8J-2014-0138.2A - Cantarra II, Phase 2; District 1](#)
Location: 4608 East Howard Lane, Gilleland Creek Watershed
Owner/Applicant: Cantarra Ventures II, LTD (Brett Corwin)
Agent: RPS Group (Josh Henke)
Request: Approval of Cantarra II, Phase 2, a final plat comprised of 70 lots on 14.71 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
9. **Final Plat – Amended Plat:** [C8J-2017-0046.0A - Amended Plat of Stoney Ridge Phase C Section 2B; District 2](#)
Location: 12300 Stoney Ridge Bend, Dry Creek East Watershed
Owner/Applicant: KB Home
Agent: Doucet and Associates, Inc. (Davood Salek)
Request: The request is for approval of the Amended Plat of Stoney Ridge Phase C Section 2B. The proposed plat is composed of 15 lots on 2.63 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 10. Final Plat with Preliminary:** [C8J-2017-0040.1A - Preserve at Oak Hill](#)
Location: 10304 Circle Drive, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: John Kuhn
Agent: Jamison Civil Engineering LLC (Stephen R. Jamison, P.E.)
Request: The request is for approval of the Preserve at Oak Hill. The proposed plat is composed of 20 lots on 32.89 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 11. Final Plat with Preliminary:** [C8J-2015-0271.1A - Malone Subdivision Section 1](#)
Location: 10109 Slaughter Creek Drive, Slaughter Creek Watershed
Owner/Applicant: CalAtlantic Homes
Agent: LJA Engineering & Surveying, Inc. (Laurel Powell)
Request: The request is for approval of Malone Subdivision, Section One. The proposed plat is composed of 93 lots on 40.48 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 12. Final Plat:** [C8-2017-0054.0A - Long Champ Court Subdivision; District 10](#)
Location: 6000 Long Champ Court, Lake Austin Watershed
Owner/Applicant: David Nelson
Agent: Hutson Land Planners (Charles Dunn)
Request: Approval of the Long Champ Court Subdivision composed of 3 lots on 5.392 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 13. Final Plat with Preliminary:** [C8J-2013-0236.1A - Prado Ranch Section 2](#)
Location: South FM 973 Road, Colorado River Watershed
Owner/Applicant: Angelica Anderson
Agent: Carlson, Brigrance & Doering, Inc. (Lauren Gemain)
Request: Approval of Prado Ranch Section 2 composed of 126 lots on 25.71 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 14. Final Plat:** [C8J-2017-0047.0A - Amended Easton Park Section 1B Final Plat; District 2](#)
Location: 7325 McKinney Falls Parkway, Williamson Creek Watershed
Owner/Applicant: Carma Easton, LLC
Agent: Stantec Consulting Services (Joe Farias)
Request: Approval of the Amended Easton Park Section 1B Final Plat composed of 5 lots on a 92.65 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. [Discussion and possible action to direct staff to initiate a rezoning application for the property located at 13000 Block of East Howard Lane and 13414 Harris Glenn Drive.](#)
2. Nomination and election of Zoning and Platting Commission officers.

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 Kiolbassa, Vice-Chair Duncan)

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.