



## **Zoning & Platting Commission**

**May 16, 2017 @ 6:00 P.M.**

City Hall  
301 W. 2<sup>nd</sup> 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

Stephanie Trinh

### **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 May 2, 2017.

## C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2017-0002 - Strub Residential; District 7](#)  
Location: 2401 Hancock Drive, Shoal Creek Watershed  
Owner/Applicant: Moose and Pony Property, LLC-Series Hancock (Mark Strub)  
Agent: Drenner Group (Jewels Nickells)  
Request: SF-3 to NO-MU  
Staff Rec.: **Not recommended; Postponement request by the Applicant to June 20, 2017**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 2. Rezoning:** [C14-2017-0040 - Creastle .46; District 5](#)  
Location: 9618 Manchaca Road, Slaughter Creek Watershed  
Owner/Applicant: Creastle Enterprise, Inc. (Syed Sadruddin; Rahim Sadruddin)  
Agent: Bennett Consulting (Rodney Bennett)  
Request: SF-2 to GR-CO  
Staff Rec.: **Recommendation of LR-CO, with conditions**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 3. Rezoning:** [C14-2017-0043 - Onion Creek Greenbelt; District 2](#)  
Location: West of South Pleasant Valley Road near the intersection of Springville Lane, Onion Creek Watershed  
Owner/Applicant: City of Austin  
Agent: Parks and Recreation Department (Gregory Montes)  
Request: SF-2 to P  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 4. Zoning and Rezoning:** [C14-2017-0044 - Onion Creek Metro Park - Greenbelt; District 2](#)  
Location: 7004 Onion Creek Drive and 8652 Nuckols Crossing Road, Onion Creek and South Boggy Creek Watersheds  
Owner/Applicant: City of Austin  
Agent: Parks and Recreation Department (Gregory Montes)  
Request: I-RR; SF-3; MH; MH-CO; GR; W/LO-CO; P to P  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

5. **Rezoning:** [C14-2017-0029 - Great Hills Country Club; District 10](#)  
Location: 5914 Lost Horizon Drive, Bull Creek Watershed  
Owner/Applicant: Great Hills Golf Club of Austin, Inc. (Hayden Stewart)  
Agent: Thrower Design (A. Ron Thrower)  
Request: Tract 1: SF-2 and GR-CO to CR; Tract 2: GR-CO to CS-1  
Staff Rec.: **Recommended with conditions**  
Staff: [Sherri Sirwaitis](#), (512) 974-3057  
Planning and Zoning Department
6. **Rezoning:** [C14-2017-0004 - Lease Preparations of 704 Sandpiper; District 7](#)  
Location: 704 Sandpiper Avenue, Walnut Creek Watershed  
Owner/Applicant: Cloud Richards  
Agent: Jennifer Powell  
Request: LO to GR  
Staff Rec.: **Not recommended**  
Staff: [Sherri Sirwaitis](#), (512) 974-3057  
Planning and Zoning Department
7. **Zoning:** [C14-2017-0035 - Cantarra Two; District 1](#)  
Location: 4604 and 4608 East Howard Lane, Harris Branch Watershed  
Owner/Applicant: Continental Homes of Texas, LP (Ian Cude)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: I-SF-4A to SF-4A  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), (512) 974-3057  
Planning and Zoning Department
8. **Rezoning:** [C14-2017-0056 - Howard Lane Tract, Part 2; District 1](#)  
Location: 13000 Block of East Howard Lane and 13414 Harris Glenn Drive, Harris Branch Watershed  
Owner/Applicant: Ridge Investors Limited (Robert C. Wilson, III)  
Agent: City of Austin-Planning and Zoning Department (Sherri Sirwaitis)  
Request: LO-CO to SF-4A  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), (512) 974-3057  
Planning and Zoning Department
9. **Rezoning:** [C14-2017-0032 - 5810 Steiner Ranch Blvd; District 6](#)  
Location: 5810 Steiner Ranch Boulevard, Bear Creek West Watershed  
Owner/Applicant: MU 13 Investments, LTD (Gerald Kucera)  
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
Request: LR-CO to GR-CO  
Staff Rec.: **Recommended**  
Staff: [Scott Grantham](#), 512-974-3574  
Planning and Zoning Department

10. **Final Plat with Approved Preliminary:** [C8-06-0133.02.3A.SH - Goodnight Ranch Phase One Section Three; District 2](#)  
Location: E. Slaughter Lane (at Vertex Boulevard), Onion Creek Watershed  
Owner/Applicant: Austin Goodnight Ranch GP, LLC (Myra Goepp)  
Agent: Civile LLC (Larry Hanrahan)  
Request: Approve a final plat out of an approved preliminary plan consisting of 118 lots on 58.586 acres.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department
11. **Final Plat - Resubdivision:** [C8-2017-0093.0A - Foremost; District 2](#)  
Location: 135 Foremost Drive, South Boggy Creek Watershed  
Owner/Applicant: Sela Ralty LLC-Realty Partner  
Agent: Jones and Carter (Ross Corder)  
Request: Approval of Foremost composed of 1 lot on 14.61 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
12. **Final Plat - Resubdivision:** [C8-2017-0088.0A - Resubdivision of Lots 1A & 2A of the Resubdivision of Lot 1, RIV; District 6](#)  
Location: 10801-1/2 FM 2222 Road, Panther Hollow Creek Watershed  
Owner/Applicant: United Heritage Credit Union (Buddy Schroeder)  
Agent: Jones & Carter (Ryan LaMarre)  
Request: Approval of Resubdivision of Lots 1A & 2A of the Resubdivision of Lot 1, RIV composed of 1 lot on 1.97 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
13. **Final Plat:** [C8-2017-0091.0A - Pago Subdivision; District 1](#)  
Location: 1600 Dungan Lane, Little Walnut Creek Watershed  
Owner/Applicant: Pago Interests Dungan Lane, Ltd.  
Agent: Binkley & Barfield, Inc. (Nicholas Sandlin)  
Request: Approval of Pago Subdivision composed of 1 lot on 2.82 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
14. **Final Plat with Preliminary:** [C8J-03-0146.13A - Austin's Colony Section 9](#)  
Location: Hunters Bend Road, Elm Creek Watershed  
Owner/Applicant: Qualico, AC, LP (Vera Massaro)  
Agent: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)  
Request: Approval of the Austin's Colony Sec. 9 composed of 3 lots on 32.78 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 15. Preliminary Plan:** [C8J-2017-0097 - Easton Park Section 1B-Lot 4 Preliminary Plan; District 2](#)  
Location: 7325 McKinney Falls Parkway, Cottonmouth Creek Watershed  
Owner/Applicant: Carma Properties Westport (Chad Matheson)  
Agent: Stantec Consulting Services (Jose A. Martinez)  
Request: Approval of the Easton Park Section 1B-Lot 4 Preliminary Plan composed of 5 lots on 92.65 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 16. Final Plat with Preliminary:** [C8J-2017-0097.1A - Resubdivision of Lot 4A of Amended Easton Park Section 1B Final Plat; District 2](#)  
Location: 7325 McKinney Falls Parkway, Cottonmouth Creek Watershed  
Owner/Applicant: Carma Properties Westport (Chad Matheson)  
Agent: Stantec Consulting Services (Jose A. Martinez)  
Request: Approval of the Resubdivision of Lot 4A of Amended Easton Park Section 1B Final Plat  
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 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.

## **SPEAKER TESTIMONY TIME ALLOCATION**

### **PUBLIC HEARING**

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

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Speakers Favoring Postponement</b>	3	3 min. each
<b>Speakers Opposing Postponement</b>	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