



Zoning & Platting Commission

May 17, 2016 @ 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 April 26, 2016.

C. PUBLIC HEARINGS

- 1. Zoning:** [C14-2016-0002 - Rinard Substation; District 2](#)
Location: 11125 Bradshaw Road, Onion Creek and Rinard Creek Watersheds
Owner/Applicant: City of Austin, Austin Energy (Linda Hampton)
Agent: Civil Land Group, LLC (Greg Ulcak)
Request: I-RR to P
Staff Rec.: **Recommendation Pending; Indefinite Postponement request by the Applicant**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Rezoning:** [C14-2015-0160 - Champions Tract 3; District 10](#)
Location: 6409 City Park Road, West Bull Creek Watershed
Owner/Applicant: Champion Assets LTD & Champion-Meier & Champion Legacy Partners LP
Agent: Armbrust & Brown, PLLC (Richard Suttle)
Request: GO-CO to GO-MU-CO
Staff Rec.: **Recommended**
Staff: [Victoria Haase](#), 512-974-7691
Planning and Zoning Department
- 3. Rezoning:** [C14-2016-0016 - Loma Vista; District 1](#)
Location: Hidden West Boulevard, Walnut Creek and Elm Creek Watersheds
Owner/Applicant: Roberts Resorts (Scott Roberts)
Agent: Conley Engineering (Carl Conley)
Request: LI-CO to MH
Staff Rec.: **Recommendation of MH-CO**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 4. Rezoning:** [C14-2016-0023.SH - Elysium Park; District 7](#)
Location: 3300 Oak Creek Drive, Walnut Creek Watershed
Owner/Applicant: Two-Way Land, L.P. (John K. Condon)
Agent: Waeltz & Prete, Inc. (Antonio A. Prete)
Request: IP-CO, RR to MF-4-CO
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 5. Zoning:** [C14-2016-0045 - Austin River Oaks Apartments; District 5](#)
Location: 6607 Brodie Lane, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: CPF River Oaks Austin, LLC (John R. Wooten)
Agent: Graves, Dougherty, Hearon & Moody, P.C. (Peter J. Cesaro)
Request: I-RR to MF-2
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Facilitator: [Danielle Morin](#), 512-974-1605

City Attorney: [Alecia Mayberry Mosadomi](#), 512-974-2370

6. **Zoning:** [C814-2015-0074 - The Grove at Shoal Creek PUD; District 10](#)
 Location: 4205 Bull Creek Road, Shoal Creek Watershed
 Owner/Applicant: ARG Bull Creek, Ltd. (Garrett Martin)
 Agent: Throrer Design (A. Ron Throrer)
 Request: Unzoned to PUD
 Staff Rec.: **Recommendation Pending**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department
7. **Site Plan - Conditional Use Permit:** [SPC-2015-0427C - Mariposa Montessori School; District 5](#)
 Location: 3338 Paisano Trail, Williamson Creek Watershed-Barton Springs Zone
 Owner/Applicant: Mariposa Real Estate (John Falcon)
 Agent: LandDev Consulting (Kevin Sawtelle)
 Request: Approval of a Conditional Use Site Plan Permit for a Day Care Services (Commercial) and Private Primary Education Facility land uses within a SF-2 zoning district.
 Staff Rec.: **Recommended**
 Staff: [Rosemary Avila](#), 512-974-2784
 Development Services Department
8. **Final with Preliminary:** [C8J-2013-0226.1A - Ring Tract, Phase 1](#)
 Location: South FM 1626 Road @ Bob Johnson Road, Bear and Little Bear Creek Watersheds
 Owner/Applicant: 2013 Investments LLC (Mark Thicker)
 Agent: Brown and Gray Engineers Inc. (Brian Grace, P. E.)
 Request: Approval of a final plat composed of 144 single family lots on 48.43 acres
 Staff Rec.: **Recommended**
 Staff: [Jose Luis Arriaga](#), Supervisor, 512-854-7562
 Single-Office: City of Austin-Travis County
9. **Resubdivision:** [C8-2015-0098.0A - Stratford Heights; District 8](#)
 Location: 2707 Stratford Dive, Town Lake (Lady Bird Lake) Watershed
 Owner/Applicant: CSanders Holdings, LLC (Chris Sanders)
 Agent: KBGE Engineering (Armando Portillo)
 Request: Approve the resubdivision of one lot into 2 lots on 0.68 acres.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department
10. **Preliminary Plan:** [C8J-2012-0161.01 – Addison](#)
 Location: South U.S. 183 Highway, Cottonmouth Creek Watershed
 Owner/Applicant: Carma Poperties Westport LLC (Chad Matheson)
 Agent: Peloton Land Solutions (Ousmane Traore)
 Request: Approval of Addison composed of 326 lots on a 121.08 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 11. Final Plat with Preliminary:** [C8J-2015-0255.SH.1A - Easton Park Section 2B - Phase 1; District 2](#)
Location: 7901 Colton Bluff Springs Road, Cottonmouth Creek Watershed
Owner/Applicant: Carma Easton LLC (Logan Kimble)
Agent: Peloton Land Solutions (Ousmane Traore)
Request: Approval of Easton Park Section 2B - Phase 1 composed of 152 lots on a 170.99 acres
Staff Rec.: **Disapproval**
Staff: [Michael Hettenhausen](#),
Development Services Department
- 12. Final Plat with Preliminary:** [C8-2013-0092.01.3A - Springfield Section 5; District 2](#)
Location: East William Cannon Drive, Marble Creek Watershed
Owner/Applicant: KB Home Lone Star, Inc. (John Zinsmeyer)
Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)
Request: Approval of Springfield Section 5 composed of 75 lots on a 14.049 acres
Staff Rec.: **Disapproval**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
- 13. Final Plat:** [C8J-2016-0084.0A - Southern Oaks Church of Christ](#)
Location: 2411 Frate Barker Road, Bear Creek Watershed
Owner/Applicant: Southern Oaks Church of Christ (Mark Bounds)
Agent: RPS Espey (Keith Moody)
Request: Approval of Southern Oaks Church of Christ Subdivision composed of 1 lot on 3.56 acres
Staff Rec.: **Disapproval**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 14. Final Plat:** [C8J-2016-0086 - Cardinal Hills Estates, Unit 14](#)
Location: 2505 North F.M. 620, Running Deer Creek Watershed
Owner/Applicant: LG Lakeway Storage LLC (Jake Walker)
Agent: JAB Engineering, LLC (Josh Baran)
Request: Approval of Cardinal Hills Estates, Unit 14 composed of 1 lot on 8.12 acres
Staff Rec.: **Disapproval**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
- 15. Final Plat:** [C8J-2016-0093.0A - Pearson Place Section Seven; District 6](#)
Location: 14424 Iveans Way, Lake Creek Watershed
Owner/Applicant: Century Land Holdings II, LLC (Adib Khoury)
Agent: CSF Civil Group, LLC (Christine Potts)
Request: Approval of Pearson Place Section Seven composed of 8 lots on 1.62 acres
Staff Rec.: **Disapproval**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Development Services Department

16. Final Plat with Preliminary: [C8-06-0133.SH.5A - Goodnight Ranch Phase 1 Section 5; District 2](#)
Location: East Slaughter Lane, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch GP, LLC (Myra Goepp)
Agent: LandDev Consulting, LLC
Request: Approval of Goodnight Ranch Phase 1 Section 5 composed of 1 lot on 14.70 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

17. Final Plat: [C8-2016-0082.0A - Pleasant Hill Subdivision; District 2](#)
Location: 6709 Circle S Road, Williamson Creek Watershed
Owner/Applicant: Pleasant Hill Baptist Church
Agent: KBGE (Jennifer Garcia)
Request: Approval of the Pleasant Hill Subdivision composed of 2 lots on 4.333 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. ITEMS FROM COMMISSION

1. Discussion and possible recommendation of a resolution to forward to Mayor and Council in support of Mobility Priorities. (Chair Thomas Weber, Commissioner Betsy Greenberg and Commissioner Sunil Lavani)

E. PRESENTATIONS & POSSIBLE RECOMMENDATION

1. [Review of Austin Water Capital Improvement Projects](#)

Review of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone to boards and commissions for review and recommendation for approval to include in Austin Water 5-year capital spending plan.

Staff: [Kristi Fenton](#), Utility Finance Manager, 972-0178
Austin Water Utility

F. COMMITTEE REPORTS

Committee on the Comprehensive Plan

Small Area Planning Joint Committee

G. 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 Jerry Rusthoven at the Planning and Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.