



Zoning & Platting Commission

March 21, 2017 @ 6:00 P.M.

City Hall – Boards and Commissions Room

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 7, 2017.

C. PUBLIC HEARINGS

- 1. 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 Pending; Postponement request by the Staff to April 4, 2017**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 2. Zoning:** [C14-2017-0012 - South Austin Regional WWTP Electrical Substation No. 1 Replacement; District 2](#)
Location: 1017 and 1103 Fallwell Lane, and 1101 Fallwell Lane; Colorado River; Onion Creek Watersheds
Owner/Applicant: Austin Water (Brent Bassett); Austin Energy (Pamela England)
Agent: Austin Water (Eric Sermeno)
Request: I-RR to P
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. 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
- 4. Site Plan Conditional Use Permit:** [SPC-2016-0287C - Austin Onion Creek Fire and EMS Station, District 5](#)
Location: 11112 Old San Antonio Road, Onion Creek Watershed
Owner/Applicant: City of Austin, Public Works Department (Craig Russell)
Agent: Chan and Partners Engineering (John King)
Request: Request approval of a CUP for construction over 1 acre in P-Public zoning.
Staff Rec.: **Recommended**
Staff: [Lynda Courtney](#), 512-974-2810
Development Services Department

5. **Final Plat with Preliminary:** [C8-2016-0109.3A - Pioneer Crossing East, Section 17; District 1](#)
Location: 10800-½ Sprinkle Cutoff Road, Walnut Creek Watershed
Owner/Applicant: DR Horton
Agent: Longaro & Clarke, LP (Walter Hoysa)
Request: Approval of Pioneer Crossing East, Section 17, comprised of 130 lots 30.46 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
6. **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 the 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
7. **Final Plat - Resubdivision:** [C8-2016-0180.0A - Tech Ridge Section 2, Resubdivision of Lot 2, Block A; District 7](#)
Location: 401 Center Ridge Drive, Walnut Creek Watershed
Owner/Applicant: Brent Ramirez (Live Oak Gottesman, LLC)
Agent: Jonah Mankovsky (Stantec)
Request: Approval of the Resubdivision of Tech Ridge Section 2, Lot 2, Block A, a resubdivision of 1 lot into 2 lots.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
8. **Final Plat with Preliminary:** [C8J-2010-0139.5A - Greyrock Ridge Phase 5; District 8](#)
Location: South Mo-Pac Expressway Southbound, Slaughter Creek Watershed- Barton Springs Zone
Owner/Applicant: Blake Magee, (HM Greyrock Ridge Development Inc.)
Agent: Dan Ryan, (LJA Engineering)
Request: Approval of the Greyrock Ridge Phase 5 final plat consisting of 97 lots on 40.21 acres.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

9. **Preliminary Plan - Revised:** [C8J-2007-0135.02 - Stoney Ridge Phase C Preliminary Revision 3](#)
Location: Ross Road and Heine Farm Road, Dry Creek East Watershed
Owner/Applicant: KB Home Lone Star, Inc. (John Zinsmeyer)
Agent: Doucet & Associates, Inc. (Davood Salek)
Request: The applicant is amending a previously approved preliminary plan to remove FEMA Floodplain lines that affected Section 2B per approved LOMR.
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat - Previously Unplatted:** [C8-2017-0037.0A - Presidio II; District 6](#)
Location: 10424-1/2 Lakeline Mall Drive, Lake Creek Watershed
Owner/Applicant: Austin 129, LLC (Don Cape)
Agent: Jones and Carter, Inc. (Ross Corder)
Request: The applicant is proposing a two lot subdivision for a multifamily development.
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Preliminary Plan:** [C8-2017-0038 - Enclave at Harris Ridge Preliminary Plan; District 7](#)
Location: 13328-1/2 Harrisglenn Drive, Harris Branch Watershed
Owner/Applicant: Ridge Investors Ltd. (Robert Wilson)
Agent: LJA Engineering, Inc. (Brian Faltsek)
Request: The applicant is proposing to build single family homes with associated improvements.
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat with Preliminary:** [C8J-2015-0134.2A - Preston Park Subdivision Preliminary](#)
Location: 16140 Bratton Lane, Gilleland Creek Watershed
Owner/Applicant: Pulte Homes of Texas (Stephen Ashlock)
Agent: CSF Civil Group, LLC (Christine Potts)
Request: Approval of Preston Park Subdivision Preliminary composed of 76 lots on 23.12 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 13. Final Plat with Preliminary:** [C8-2016-0197.1A - The Grove at Shoal Creek; District 10](#)
Location: 4205 Bull Creek Road, Shoal Creek Watershed
Owner/Applicant: ARG Bull Creek, LTD (Garrett Martin) & State of Texas Department of Highways
Agent: BGE (Brian Grace)
Request: Approval of The Grove at Shoal Creek composed of 14 lots on 75.75 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 14. Final Plat - Resubdivision:** [C8J-2017-0045.0A - Subdivision of the Alfred Overton Estates](#)
Location: 10200-10319 Lava Lane, Gilleland Creek Watershed
Owner/Applicant: Rosa Alvarado
Agent: Bec-Lin Engineering (Kelly Kilber, P.E.)
Request: Approval of the Subdivision of the Alfred Overton Estates composed of 3 lots on 3.98 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 15. Final Plat:** [C8-2017-0043.0A - Creekview Village; District 1](#)
Location: 7701-1/2 Old Manor Road, Walnut Creek Watershed
Owner/Applicant: KDKB (Katon Labai)
Agent: Urband Design Group (Vanessa Mendez)
Request: Approval of Creekview Village composed of 1 lot on 13.03 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 16. Preliminary Plan:** [C8J-2017-0040 - Preserve at Oak Hill](#)
Location: 10304 Circle Drive, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Jamison Civil Engineering (Stephen R. Jamison, P.E.)
Agent: Jamison Civil Engineering (Stephen R. Jamison, P.E.)
Request: Approval of the Preserve at Oak Hill composed of 20 lots on 32.89 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 17. Final Plat with Preliminary:** [C8J-06-0232.02.3A - Bellingham Meadows Phases 1 & II; District 1](#)
Location: Farmhaven Road, Gilleland Creek Watershed
Owner/Applicant: RSI Communities Texas (Angelica Anderson)
Agent: Cunningham-Allen (Curtis Morriss)
Request: Approval of Bellingham Meadows Phases I & II composed of 74 lots on 12.15 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

18. **Final Plat - Resubdivision:** [C8J-2017-0036.0A - Coldwater, Section 2, Phase D, Resubdivision of Lot 9 Block A](#)
Location: 7334 Coldwater Canyon Drive, Coldwater Creek Watershed
Owner/Applicant: Richard Garriott
Agent: Advanced Consulting Engineers, Inc. (Ash Ahsanullah)
Request: Approval of Coldwater, Section 2, Phase D, Resubdivision of Lot 9 Block A Final Plat, composed of 2 lots on 3.107 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Preliminary Plan - Revised:** [C8J-2013-0236.01 - Prado Ranch Revised Preliminary](#)
Location: South FM 973 Road, Colorado River Watershed
Owner/Applicant: RSI Prado, LLC (Angelica Anderson)
Agent: Carlson, Brigrance & Doering, Inc. (Lauren St. Germain)
Request: Approval of the Prado Ranch Revised Preliminary Plan composed of 362 lots on 73.84 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
20. **Final Plat with Preliminary:** [C8J-2015-0091.2A - Indian Hills Corporate Parks; District 1](#)
Location: 5601 North FM 973 Road, Decker Creek Watershed
Owner/Applicant: Club Deal 116 Indian Hills TX, LP (Douglas Gilliland)
Agent: Big Red Dog - Austin LLC (Ricardo De Camps, P.E.)
Request: Approval of the Indian Hills Corporate Parks Final Plat composed of 1 lot on 9.24 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 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.