



**Zoning & Platting Commission**

**November 1, 2016 @ 6:00 P.M.**

City Hall – Council Chambers

301 W. 2<sup>nd</sup> 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 October 18, 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 December 6, 2016**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 2. Rezoning:** [C14-2016-0096 - 7901 Ranch Road 2222; District 10](#)  
Location: 7901 Ranch Road 2222, West Bull Creek Watershed  
Owner/Applicant: Malamae/Dentastic, LP (James V. Potter)  
Agent: John Stinson  
Request: LO-CO to GO-MU  
Staff Rec.: **Recommendation of GO-MU-CO**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 3. Rezoning:** [C814-2014-0120 - Austin Oaks PUD; District 10](#)  
Location: 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, 3737 Executive Center Drive; 7601, 7718 and 7719 Wood Hollow Drive, Shoal Creek Watershed  
Owner/Applicant: Twelve Lakes, LLC (Jon Ruff)  
Agent: Graves Dougherty Hearon & Moody (Michael Whellan)  
Request: LR, GR, LO, SF-3 to PUD  
Staff Rec.: **Recommended with conditions**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department
- 4. Final Plat with Preliminary:** [C8J-04-0160.8A - Gilbert Lane Phase Three-A](#)  
Location: Gilbert Road, Decker Creek Watershed  
Owner/Applicant: Gilbert Lane Investments (John Lloyd)  
Agent: Murfee Engineering (Ronee Gilbert)  
Request: Approval of Gilbert Lane Phase Three-A composed of 11 lots on 2.75 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

5. **Final Plat with Preliminary:** [C8J-04-0160.7A - Gilbert Lane Phase Two-A](#)  
 Location: Gilbert Road, Decker Creek Watershed  
 Owner/Applicant: Gilbert Lane Investments (John Lloyd)  
 Agent: Murfee Engineering (Ronee Gilbert)  
 Request: Approval of Gilbert Lane Phase Two-A composed of 8 lots on 2.08 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
6. **Final Plat with Preliminary:** [C8J-95-0193.01.2A - Bratton Hill Section 4](#)  
 Location: 3212-1/2 Grand Avenue Parkway, Gilleland Creek Watershed  
 Owner/Applicant: RSI Communities-Texas(Angelica Anderson)  
 Agent: Mark Dickey  
 Request: Approval of Bratton Hill Section 4 composed of 56 lots on 9.45 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
7. **Final Plat with Preliminary:** [C8J-06-0232.2A - Bellingham Meadows Phase II, Section 1](#)  
 Location: Farmhaven Road, Harris Branch Watershed  
 Owner/Applicant: CADG Bellingham Meadows LLC (Mehrdad Moayed)i  
 Agent: Cunningham-Allen, Inc. (Curtis Morriss)  
 Request: Approval of Bellingham Meadows Phase II, Section 1 composed of 93 lots on 23.43 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
8. **Preliminary:** [C8J-06-0232\(R2\) - Bellingham Meadows Phases I & II \(A Small Lot Subdivision\)](#)  
 Location: Farmhaven Road, Gilleland Creek Watershed  
 Owner/Applicant: CADG Bellingham Meadows LLC (Mehrdad Moayed)i  
 Agent: Cunningham-Allen, Inc. (Curtis Morriss)  
 Request: Approval of Bellingham Meadows Phases I & II (A Small Lot Subdivision) composed of 14 lots on 50.82 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
9. **Final Plat with Preliminary:** [C8J-2009-0142.5A - Estancia Hill Country Subdivision - Phase 5; District 5](#)  
 Location: 12110-1/2 South IH 35 Service Road Southbound, Onion Creek Watershed  
 Owner/Applicant: SLF III-Onion Creek, L.P. (Ocie Vest)  
 Agent: Stantec (Michael Giannetta)  
 Request: Approval of Estancia Hill Country Subdivision - Phase 5 composed of 1 lot on 16.09 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

## **D. NEW BUSINESS**

## **E. ITEMS FROM THE COMMISSION**

## **F. COMMITTEE REPORTS**

## **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.