



**Zoning & Platting Commission
April 16, 2013 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

Betty Baker – Chair
Cynthia Banks – Secretary
Sean Compton
Rahm McDaniel

Jason Meeker – Assist. Secretary
Gabriel Rojas - Parliamentarian
Patricia Seeger – Vice-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 March 19, 2013.
2. Approval of minutes from April 2, 2013.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2012-0162 - Riddle Road Retail Center**
Location: 2301 Riddle Road, Slaughter Creek Watershed
Owner/Applicant: Manchaca Volunteer Fire Department, Inc. (Warren Hassinger)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: SF-2 to LO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department
- 2. Zoning:** **C14-2013-0024 - Onion Creek Greenway**
Location: 4439-B East SH 71, Onion Creek Watershed
Owner/Applicant: City of Austin
Agent: Parks and Recreation Department (Gregory Montes)
Request: I-RR to P
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department
- 3. Rezoning:** **C14-2013-0011 - Restaurant**
Location: 11800 Arabian Trail, Walnut Creek Watershed
Owner/Applicant: Xue Yun Tang
Agent: Shaw Hamilton Consultants (Shaw Hamilton)
Request: SF-2 to GR
Staff Rec.: **Not Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
- 4. Zoning:** **C14-2013-0026 - Springdale Business Center**
Location: 8301 Springdale Road, Walnut Creek Watershed
Owner/Applicant: Springdale Business Center, Ltd. (EJ Bomer)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: I-RR to LI
Staff Rec.: **Recommendation of LI-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

5. **Rezoning:** **C14-2013-0030 - Roddick Tennis and Learning Center**
Location: 8509 FM 969 Road, Walnut Creek Watershed
Owner/Applicant: MF Austin Ridge, LLC (Manny Farahani)
Agent: Thonhoff Consulting Engineers, Inc. (Robert Thonholff, Jr., P.E.)
Request: SF-3, GO-CO to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
6. **Rezoning:** **C14-2013-0036 - Paloma Ridge**
Location: 13620-13700 North FM 620 Road, Lake Creek Watershed
Owner/Applicant: Koontz McCombs, Remington, Ltd. (Troves Gilbert, Jr.)
Agent: Bury & Partners, Inc. (Melissa Neslund)
Request: MF-3, GO-MU-CO to GR-MU
Staff Rec.: **Recommendation of GR-MU-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
7. **Zoning:** **C14-2013-0038 - Dilley 2.5**
Location: 10811 D-K Ranch Road, Bull Creek Watershed
Owner/Applicant: Dilley Investment, LLC (Nash Mahensania)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: I-SF-2 to SF-2
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
8. **Zoning:** **C814-2012-0085 - Estancia Hill Country Planned Unit Development**
Location: 12814 Interstate Highway 35 South, FM 1327 (Puryear Road) at South 1H
35 Southbound Service Road, Onion Creek Watershed
Owner/Applicant: Sevingreen One LTD; Quartersage II LTD; Reverde Three LTD; IV
Capitol Pointe LTD; Stone Pointe Five LTD; Saladia VI LTD; Paol
Grande Seven, LTD; High Point Green VIII LTD; Golondrina Nine LTD;
X Cordoniz LTD; Ciero Eleven LTD; Zagan XII LTD; Thirteen Canard
LTD; Ruisse XIV LTD; Dindon Fifteen LTD; Bois de Chene XVI LTD;
Etourneau Seventeen LTD; Moineau XVIII LTD; SLF III – Onion Creek
LP (The Stratford Company) (Ocie Vest)
Agent: Metcalfe Wolff Stuart & Williams LLP (Michele Rogerson Lynch)
Request: Unzoned to PUD
Staff Rec.: **Recommended with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

- 9. Site Plan - Variance only: SP-2012-0175D - Steiner Ranch MU-11**
Location: 4200 Steiner Ranch Blvd., Bear Creek West Watershed
Owner/Applicant: TWC/Steiner Ranch (Michael Slack)
Agent: Hanrahan-Pritchard Eng. (Stephen Jamison)
Request: The applicant has requested variances from LDC 25-8-341 to allow cut up to a maximum of 16 feet and LDC 25-8-342 to allow fill up to a maximum of 14 feet for construction of 55 townhomes.
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, (512) 974-2863, nikki.hoelter@austintexas.gov;
Brad Jackson, 974-3410, brad.jackson@austintexas.gov;
Planning and Development Review Department
- 10. Site Plan - Appeal: SP-2012-0276C - Waters at Willow Run**
Location: 15433 FM 1325 Road, Walnut Creek, Rattan Creek Watersheds
Owner/Applicant: Waters at Willow Run LP (Michael N. Nguyen)
Agent: Vickrey & Associates, Inc. (Steven G. Frost)
Request: Appeal of an administratively approved 180-day extension to application update deadline.
Staff Rec.: **Not Recommended**
Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov;
Planning and Development Review Department
- 11. Site Plan - Extension: SP-2008-0251C (XT2) - Southpark Meadows II Luby's**
Location: 415 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Luby's Fuddruckers Restaurants, LLC (Michael Rokas)
Agent: Cunningham-Allen, Inc (Ruben Lopez Jr, PE)
Request: Extension of a previously-approved site plan to construct a Luby's/Fuddruckers.
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 974-2788, christine.barton-holmes@austintexas.gov;
Planning and Development Review Department

- 12. Site Plan - SP-2012-0350C - Dessau Retail Center**
Variances only:
Location: 11800 Dessau Rd., Walnut Creek Watershed
Owner/Applicant: MITA Enterprises (Rahim Marediya)
Agent: Moncada Consulting (Phil Moncada)
Request: Approval of EV Variances: 25-8-281C(1) a; 25-8-302A(2); 25-8-302B(1); 25-8-342
Staff Rec.: **Recommended with conditions**
Staff: Lynda Courtney, (512) 974-2810, lynda.courtney@austintexas.gov;
Jim Dymkowski, (974) 2707, jim.dymkowski@austintexas.gov;
Planning and Development Review Department
- 13. Final Plat C8-2012-0154.0A - Red Bird Subdivision**
Resubdivision:
Location: 710 Cardinal Lane, West Bouldin Creek Watershed
Owner/Applicant: Moore Tate Projects & Design (Dawn Moore)
Agent: McClendon & Associates Development Consulting LLC (Carl McClendon)
Request: Approval of the Red Bird Subdivision composed of 4 lots on 0.9496 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov;
Planning and Development Review Department
- 14. Final Plat: C8J-2013-0054.0A - Howard Subdivision**
Location: 3119 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Peter Pham
Agent: Stansberry Engineering (Blayne Stansberry)
Request: Approval of the Howard Subdivision composed of 3 lots on 10 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 15. Final Plat: C8-2013-0053.0A - Northwest Skyline**
Location: 3511 Starline Drive, Shoal Creek Watershed
Owner/Applicant: Y&P Design & Build, LLC
Agent: Stansberry Engineering (Blayne Stansberry)
Request: Approval of Northwest Skyline composed of 3 lots on 0.9 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 16. Final Plat w/Replat:** **C8-2013-0056.0A - Nexus Subdivision**
Location: 2440 Wickersham Lane, Country Club East Watershed
Owner/Applicant: Joycevus Inc. (Mark Knutson)
Agent: Vaughn & Associates, Inc. (Rick Vaughn)
Request: Approval of the Nexus Subdivision composed of 1 lot on 2.037 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 17. Final Plat w/Replat:** **C8-2013-0048.0A - Las Casas Verdes**
Location: 3118 Sacbe Cove, South Boggy Creek Watershed
Owner/Applicant: Martin-Ayers Development (David Martin)
Agent: LOC Consultants, LLP (Sergio Lozano)
Request: Approval of Las Casas Verdes composed of 18 lots on 2.744 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 18. Final Plat Resubdivision:** **C8-2013-0058.0A - Fort Dessau**
Location: 13826 Dessau Road, Harris Branch Watershed
Owner/Applicant: John Fish
Agent: DR Horton (Kevin Pape)
Request: Approval of Fort Dessau composed of 173 lots on 111 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 19. Final Plat Resubdivision:** **C8-2013-0051.0A - Raymond H. Stewart Lot B**
Location: 2013 Bluebonnet Lane, West Bouldin Creek Watershed
Owner/Applicant: Denis G. Breining
Agent: Hector Avila
Request: Approval of Raymond H. Stewart Lot B composed of 2 lots on 0.78 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 20. Final Plat Resubdivision:** **C8-2013-0047.0A - Park at Aspen Lake Block A Lot 1**
Location: 13805 North US 183 Highway, Lake Creek Watershed
Owner/Applicant: 13809 Research Blvd, LLC (Michael E. Nicholls)
Agent: Bury + Partners, Inc. (Jonathan E. McKee, P.E.)
Request: Approval of Park at Aspen Lake Block A Lot 1 composed of 2 lots on 7.428 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 21. Final Plat-Resubdivision:** **C8J-2013-0060.0A - Barton Valley Subdivision Lot 2; Resubdivision**
Location: 802 Crystal Creek Drive, Barton Creek Watershed – Barton Springs Zone
Owner/Applicant: Andrew & Carmel Wakefield
Agent: Aupperle Company (Bruce Aupperle)
Request: Approval of the Barton Valley Subdivision Lot 2; Resubdivision composed of 2 lots on 5.2774 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 22. Final Plat-Resubdivision:** **C8-2013-0059.0A - Balcones Oaks Section II**
Location: 7305 Kapok Lane, Bull Creek Watershed
Owner/Applicant: Roy Whitaker
Agent: ATS Engineers (Andrew Evans)
Request: Approval of Balcones Oaks Section II composed of 2 lots on 0.5556 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 23. Final Plat-Amended Plat:** **C8J-2013-0055.0A - McAngus Road Subdivision (C85-2009-0054.0A)**
Location: 7711 McAngus Road, Dry Creek East Watershed
Owner/Applicant: Damaso E & Damaso A Rojo
Agent: Nash Gonzales
Request: Approval of the McAngus Road Subdivision (C85-2009-0054.0A) composed of 8 lots on 15.05 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 24. Final Plat-Resubdivision:** **C8-2013-0052.0A - Stone Creek Ranch Section Two; Resubdivision**
Location: 515 East Slaughter Lane, Onion Creek Watershed
Owner/Applicant: Westwood Residential 48 LP (Jeff Lindsey)
Agent: Jones & Carter, Inc (Shawn Graham, PE)
Request: Approval of Stone Creek Ranch Section Two; Resubdivision composed of 2 lots on 22.730 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 25. Final Plat-Resubdivision:** **C8-2013-0050.0A - Tech Ridge Section 2**
Location: 600 Center Ridge Drive, Walnut Creek Watershed
Owner/Applicant: Centerstate 99 Ltd (Steve Mattingly); HID Global Corp (Chris Milford)
Agent: Bury & Partners, Inc. (Kristi English)
Request: Approval of Tech Ridge Section 2 composed of 3 lots on 54.895 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on approving the 2012 Annual Report and Work Plan for 2013.

E. 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 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.