



**Zoning & Platting Commission  
August 6, 2013 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> 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 July 16, 2013.

## C. PUBLIC HEARINGS

- 1. Resubdivision:** **C8-2012-0152.0A - Shoalmont Addition, Block 3, Lot 12; Resubdivision**

Location: 5409 Shoalwood, Shoal Creek Watershed

Owner/Applicant: Mark Alan Canada Investments, Inc. (Mark A. Canada)

Agent: Doucet & Associates (Jennifer Simmons)

Request: Approve the resubdivision of an existing lot into a two lot subdivision on 0.46 acres.

Staff Rec.: **Recommended - This is a continued case from the June 4, 2013 commission meeting.**

Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Planning and Development Review Department
  
- 2. Restrictive Covenant Amendment:** **C14-85-149.100 (RCA) - Scofield Farms Phase 3 Section 2**

Location: 13103 Wingate Way, Walnut Creek Watershed

Owner/Applicant: James E. McCarn

Agent: Coats Rose Yale Ryman & Lee, PC (John M. Joseph)

Request: To amend the public restrictive covenant associated with zoning case C14-85-149, the North Lamar Area Study, to amend Paragraph 1 as it refers to the conceptual land use plan to allow for a total density of 46 single-family residential units instead of 42 residential units and to amend Paragraph 5(e) to remove Area 11 from this section so that they can comply with standard subdivision requirement of the City for a minimum lot width of 50 feet.

Staff Rec.: **Recommended**

Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department
  
- 3. Rezoning:** **C14-2013-0064 - Limerick Center**

Location: 12412 Limerick Avenue, Walnut Creek Watershed

Owner/Applicant: First Network Realty (Son Thai)

Request: NO to GO

Staff Rec.: **Recommendation of LO-MU-CO**

Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department

4. **Rezoning:** **C14-2013-0074 - Ozone Technology Inc.**  
Location: 2610 1/2 South Lakeline Boulevard, Buttercup Creek Watershed  
Owner/Applicant: Thomas J. Wolf, Jr.  
Agent: Pohl Partners (Jennie Braasch)  
Request: SF-6 to GR  
Staff Rec.: **Recommendation of LR**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
5. **Rezoning:** **C14-2013-0079 - Summit Oaks Lot C Block B Resubdivision**  
Location: 11720 Bell Avenue, Walnut Creek Watershed  
Owner/Applicant: Amouzandeh Family Trust  
Agent: I.T. Gonzalez Engineers (Bill Graham)  
Request: SF-2 to SF-3  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
6. **Rezoning:** **C14-2013-0077.SH - Garden Terrace Phase 3**  
Location: 1015 West William Cannon Drive, South Boggy Creek; Williamson Creek Watersheds  
Owner/Applicant: Garden Terrace Housing Corporation (Vicki McDonald)  
Agent: Austin Community Design and Development Center (Michael Gatto)  
Request: MF-2-CO to MF-2-CO, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
7. **Rezoning:** **C14-2013-0076 - Rogers Juice Bar**  
Location: 5201 Rogers Lane, Walnut Creek Watershed  
Owner/Applicant: Auspicious Investments, LLC. (Jason Jagoda)  
Request: SF-2 to LR  
Staff Rec.: **Recommendation of LR-MU-CO**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
Planning and Development Review Department

- 8. Site Plan - Extension:** **SP-93-0419D(XT2) - Westlake Bible Church**  
Location: 9300 FM 2244 Road, Lake Austin Watershed  
Owner/Applicant: Coats, Rose, Yale, Ryman & Lee (John M. Joseph)  
Agent: Urban Design Group (Don Sansom)  
Request: 25-year extension to a previously approved site plan to continue construction of a religious assembly complex  
Staff Rec.: **10-Year Extension Recommended**  
Staff: Christine Barton-Holmes, 512-974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov);  
Planning and Development Review Department
- 9. Final Plat; Previously Unplatted:** **C8J-2013-0128.0A - Aguilera Subdivision**  
Location: 15709 FM 812 Road, Maha Creek Watershed  
Owner/Applicant: Maria Elena Aguilera  
Agent: Hector Avila  
Request: Approval of the Aguilera Subdivision composed of 6 lots on 14 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 10. Final Plat without a Preliminary:** **C8J-2013-0125.0A - Eastbourne Crossing (Withdrawal & Resubdivision of C8J-2012-0100.0A)**  
Location: East SH 71, Onion Creek, Colorado River Watershed  
Owner/Applicant: Eastbourne Crossing Limited Partnership (Frank Egan)  
Agent: Bury & Partners, Inc. (Jonathan Fleming)  
Request: Approval of the Eastbourne Crossing (Withdrawal & Resubdivision of C8J-2012-0100.0A) composed of 1 lot on 389.447 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 11. Preliminary Plan:** **C8-2012-0019.01 - Reserve at SPM II Preliminary Plan**  
Location: Sout 1st Street, Slaughter Creek Watershed  
Owner/Applicant: PH SMP2B, LP (Chris Fields)  
Agent: Cunningham-Allen Inc. (Jana Rice)  
Request: Approval of the Reserve at SPM II Preliminary Plan composed of 151 lots on 26.145 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 12. Final Plat w/Preliminary:** **C8-2012-0019.01.1A - Reserve at SPM II Phase 2A/3A**  
Location: South 1st Street, Slaughter Creek Watershed  
Owner/Applicant: PH SMP2B, LP (Chris Fields)  
Agent: Cunningham-Allen Inc. (Jana Rice)  
Request: Approval of the Reserve at SPM II Phase 2A/3A composed of 76 lots on 13.223 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 13. Final Plat-Resubdivision:** **C8J-2013-0126.0A - East Travis Hills Lot 2; Resubdivision**  
Location: 16805 High Noon, Maha Creek Watershed  
Owner/Applicant: Sommai Frenzel  
Agent: IT Gonzalez Engineers (Ismael Gonzalez)  
Request: Approval of the East Travis Hills Lot 2; Resubdivision composed of 1 lot on 1.02 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Final Plat w/Preliminary:** **C8J-06-0141.2A - Ridgeview Phase II**  
Location: South View Road, Slaughter/Williamson Creek Watersheds  
Owner/Applicant: Ashton Austin Residential, LLC (Keith Pearson)  
Agent: LJA Engineering & Surveying, Inc (Dan Ryan)  
Request: Approval of the Ridgeview Phase II composed of 78 lots on 31.857 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 15. Final Plat:** **C8J-2013-0123.0A – Elpampero**  
Location: 14115 Gregg Manor Road, Gilleland/Wilbarger Creek Watersheds  
Owner/Applicant: Daniel Larocca  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: Approval of Elpampero composed of 2 lots on 24.87 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 16. Final Plat w/Preliminary:** **C8-07-0043.02.3A - Avery Station Section II-A**  
Location: North Lakeline Boulevard, South Brushy Creek Watershed  
Owner/Applicant: Northwoods Avery Ranch LLC (Gary L. Newman)  
Agent: Bury & Partners, Inc. (David Miller, P.E.)  
Request: Approval of the Avery Station Section 11-A composed of 91 lots on a 29.817 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

#### **D. NEW BUSINESS**

#### **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.