



**Zoning & Platting Commission
August 20, 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 August 6, 2013.

C. PUBLIC HEARINGS

- 1. Briefing:** **Drinking Water Protection Zone (DWPZ)**
Discussion and possible Action:
Request: Briefing possible discussion and action on Austin Water Utility presentation and update on new Drinking Water Protection Zone (DWPZ) Capital Improvement Projects (CIP).
Staff: Kristi Fenton, 512-972-0178, kristi.fenton@austintexas.gov; Brian Long, 512-972-0177, Brian.Long@austintexas.gov; Austin Water Utility
- 2. Rezoning:** **C14-2013-0082 - Ellis Oaks**
Location: 7208 Cooper Lane, South Boggy Creek Watershed
Owner/Applicant: Thomas Ellis
Agent: Jim Bennett Consulting (Jim Bennett)
Request: DR to SF-3
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 3. Zoning:** **C14-2013-0061 - Simpson Tract**
Location: South Chisholm Trail, 4,800 feet south of its intersection with West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Floyd Earl Simpson, Sr.; Calvin Wesley Simpson, Sr. (Sandra Simpson)
Agent: McLean & Howard, LLP (Jeffrey S. Howard)
Request: I-RR to SF-6
Staff Rec.: **Pending**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 4. PUD Amendment:** **C814-00-2063.04 - Wildhorse PUD Amendment**
Location: 10001 E. US 290 Highway EB, Gilleland Creek Watershed
Owner/Applicant: BFI Waste Services of North America (Lee Kuhn)
Agent: Winstead PC (John Donisi)
Request: Indefinite Postponement request by the Applicant
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

Facilitator: Nikki Hoelter, 512-2863

City Attorney: Ross Crow, 512-974-2159; Jennifer Ferri, 512-974-4732

5. **Zoning:** **C14-2013-0015 - Republic Services Operations Center**
Location: 10001 E. US 290 Highway EB, Decker Lake and Gilleland Creek Watersheds
Owner/Applicant: BFI Waste Services of North America (Lee Kuhn)
Agent: Winstead PC (John Donisi)
Request: Indefinite Postponement request by the Applicant
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
6. **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; Planning and Development Review Department
7. **Env. Variances Only:** **SP-2013-0018C - Spicewood Springs Plaza Office Project**
Location: 4714 Spicewood Springs Road, Bull Creek Watershed
Owner/Applicant: Brueckl Norman E.J., Trustee of the Brueckl Trust
Agent: Longaro and Clarke
Request: To allow construction of a driveway on slopes in excess of 15% [LDC 25-8-301(A)], To allow construction of a building on slopes in excess of 25% [LDC 25-8-302(A)(1)], To allow construction of 0.14 acres of a building on slopes from 15 to 25% [LDC 25-8-302(B)(1)], To allow cut to exceed 4 feet [LDC 25-8-341(A)], To allow fill to exceed 4 feet [LDC 25-8-342(A)], To reduce a CEF setback [LDC 25-8-281(C)(1)(a)].
Staff Rec.: **Recommended with Conditions; Postponement request by the Staff to September 3, 2013**
Staff: Mike McDougal, EV Reviewer, 512-974-6380, mike.mcdougal@austintexas.gov; Brad Jackson, Case Manager, 512-974-3410, brad.jackson@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.: **Recommended with Conditions**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
Planning and Development Review Department
- 9. Preliminary Plan: C8-2013-0032 - Retreat at Tech Ridge**
Location: 12422 Dessau Road, Harris Branch, Walnut Creek Watersheds
Owner/Applicant: Oertli Family Partnership (Robin Elaine Oertli Heine, Brenda Lee Oertli, Joy Lyn Offield, Linda Oertli)
Agent: KB Homes Lone Star, LP (John Zinsmeyer)
Request: Approval of the Retreat at Tech Ridge composed of 461 lots on 68.61 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov;
Planning and Development Review Department
- 10. Preliminary Plan: C8-2013-0022 - Circle C Ranch Tract 8A**
Location: SH 45 Eastbound, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Standard Pacific Homes (Jay Byler)
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
Request: Approval of the Circle C Ranch Tract 8A Preliminary Plan composed of 38 lots on 18.335 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov;
Planning and Development Review Department
- 11. Final Plat w/Preliminary: C8-2013-0022.1A - Circle C Ranch Tract 8A**
Location: SH 45 Eastbound, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Standard Pacific Homes (Jay Byler)
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
Request: Approval of the Circle C Ranch Tract 8A Final Plat composed of 38 lots on 18.335 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov;
Planning and Development Review Department

Facilitator: Nikki Hoelter, 512-2863

City Attorney: Ross Crow, 512-974-2159; Jennifer Ferri, 512-974-4732

- 12. Restrictive Covenant Termination:** **C8F-79-067(RCT) - Rob Roy Phase 2 Restrictive Covenant Termination**
Location: 5 Humboldt Lane, Lake Austin Watershed
Owner/Applicant: Maureen Alexander
Agent: Braum & Gresham, PLLC (David Braun)
Request: To approve the termination of a restrictive covenant C8F-79-067 associated with the Rob Roy Phase 2 subdivision.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Liz Johnston, Environmental Review, 512-974-1218, Liz.Johnston@austintexas.gov;
Planning and Development Review Department
- 13. Final Plat Resubdivision:** **C8-2013-0064.0A - Walden Park; Resubdivision**
Location: SH 45 Eastbound, Lake Creek Watershed
Owner/Applicant: CBL Walden Park, LLC (Kenneth Wittler)
Agent: Bury & Partners, Inc. (Jonathan Neslund)
Request: The approval of the Walden Park; Resubdivision composed of 6 lots on 47.415 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov;
Planning and Development Review Department
- 14. Plat Vacation:** **C8-05-0201.0A(VAC) - The Arnold Subdivision at Walden Park A Portion Being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Sec 1**
Location: SH 45 Eastbound, Lake Creek Watershed
Owner/Applicant: CBL Walden Park, LLC (Kenneth Wittler)
Agent: Bury & Partners, Inc. (Jonathan Neslund)
Request: Approval of a partial vacation which would vacate Lot 1
Staff Rec.: **Recommended**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov;
Planning and Development Review Department

- 15. Final Plat w/Preliminary:** **C8J-2010-0058.2AX - Pearson Ranch Section Two Final Plat**
Location: Pearson Ranch Road and Neenah Avenue, South Brushy Creek, Lake Creek Watersheds
Owner/Applicant: Round Rock I.S.D.
Agent: Cunningham, Coneway & Allen
Request: Approval of Pearson Ranch Section Two Final Plat composed of 1 lot and R.O.W on 89.968 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department
- 16. Final Plat w/Preliminary:** **C8-2009-0118.10A.SH - Bradshaw Crossing Section Seven**
Location: Zachary Scott Street, Rinnard Creek Watershed
Owner/Applicant: Lennar Buffington Zachary Scott, L.P. (Ryan Mattox)
Agent: Lakeside Engineering (Chris Ruiz)
Request: Approve a final plat out of an approved preliminary composed of 76 lots on 14.051 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department
- 17. Final Plat Resubdivision:** **C8-2013-0052.0A - Resubdivision of Stone Creek Ranch Section Two**
Location: 515 E. Slaughter Lane, Onion Creek Watershed
Owner/Applicant: Westwood Residential 48 LP (Jeff Lindsey)
Agent: Jones & Carter, Inc. (Shawn Graham)
Request: Approve the resubdivision of one lot into two lots on 22.730 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department
- 18. Plat Vacation:** **C8F-79-127(VAC) - Bluff Springs Estates**
Location: Bluff Springs Road, South Boggy Creek Watershed
Owner/Applicant: Kalogridis & Kalogridis Development (Mitchell Kalogridis)
Agent: Urban Design Group (J Segura)
Request: Approval of the Total Vacation of Bluff Springs Estates consisting of 11 lots on 13.03 acres originally approved on the 12th of December 1979.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@co.travis.tx.us; Single-Office: Travis County/City of Austin

- 19. Preliminary Plan:** **C8-2013-0134 - 3710 Cima Serena**
Location: 3710 Cima Serena, Shoal Creek Watershed
Owner/Applicant: PSW Real Estate (Ryan Diepenbrock)
Agent: PSW HOMES LLC (Jarred Corbell)
Request: Approval of 3710 Cima Serena composed of 9 lots on 2.48 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 20. Final Plat** **C8-2013-0130.0A - Resubdivision; Shoalmont Addition**
Resubdivision:
Location: 5415 Woodview Avenue, Shoal Creek Watershed
Owner/Applicant: Robert May
Agent: Madison Homes (Brian Peschke)
Request: Approval of the Resubdivision; Shoalmont Addition composed of 2 lots on 0.460 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 21. Final Plat;** **C8-2013-0132.0A - Wells Branch Technology Park, Lots 1 & 4;**
Resubdivision: **Resubdivision**
Location: 4616 West Howard Lane, Walnut Creek Watershed
Owner/Applicant: NorthTech 7 & 8, LP & Northtech Nine LP (Andy Thomas)
Agent: Hanrahan Pritchard Engineering Inc. (Ron Pritchard)
Request: Approval of the Wells Branch Technology Park, Lots 1 & 4; Resubdivision composed of 3 lots on 19.67 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.