



**Zoning & Platting Commission  
November 5, 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 October 15, 2013.

## C. PUBLIC HEARINGS

- 1. Rezoning: C14-2013-0123 - Onion Creek Fire Station**  
Location: 11112 Old San Antonio Road, Onion Creek Watershed  
Owner/Applicant: Riddell Family Limited Partnership, by WJR GP LLC, its General Partner (James Henry)  
Agent: City of Austin - Public Works Department (Craig Russell)  
Request: GR-MU-CO to P  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
  
- 2. Zoning: C14-2013-0125 - Sawmill Rezoning**  
Location: 4010 Sawmill Drive, Slaughter Creek Watershed-Barton Springs Zone  
Owner/Applicant: Atlas Cook, IV  
Agent: Frie Planning, Development & Construction  
Request: I-RR to SF-2  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
  
- 3. Rezoning: C14-2013-0109 - Riverplace Center**  
Location: 10817 FM 2222 Road, Bull Creek/Panther Hollow Watersheds  
Owner/Applicant: Capella Commercial-Riverplace, L.L.C. (Todd Dailey)  
Agent: Jones & Carter, Inc. (Darren Webber)  
Request: GR & LO to GR  
Staff Rec.: **Recommendation of GR-CO**  
Staff: Clark Patterson, 512-974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov);  
Planning and Development Review Department
  
- 4. Zoning: C14-2013-0114 - 2439 SH 71 East Rezoning**  
Location: 2439 East State Highway 71 Westbound, Colorado River Watershed  
Owner/Applicant: William E. Kunz  
Agent: Thrower Design (Ron Thrower)  
Request: I-SF-2 to CS  
Staff Rec.: **Recommendation of CS-CO**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department

5. **Zoning:** **C14-2013-0115 - 2415 SH 71 East Rezoning**  
Location: 2415 East State Highway 71 Westbound, Colorado River Watershed  
Owner/Applicant: Byrdson Ramsey, Ltd. (Tim Ramsey)  
Agent: Thrower Design (Ron Thrower)  
Request: I-RR to CS  
Staff Rec.: **Recommendation of CS-CO**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
6. **Zoning:** **C14-2013-0128 - Planet K**  
Location: 10730 South IH 35 Service Road Southbound, Onion Creek Watershed  
Owner/Applicant: AusPro Enterprises, LP (Michael Kleinman)  
Agent: Moncada Consulting (Phil Moncada)  
Request: I-RR; SF-2 to CS-MU  
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:** **C14-2013-0124 - Oaks at Techridge, Lot 4B**  
Location: 14400 The Lakes Boulevard, Walnut Creek/Harris Branch Watersheds  
Owner/Applicant: Tech Ridge Spectrum B.C., L.P.  
Agent: Smith, Robertson, Elliot, Glen, Klein & Douglas (David Hartman)  
Request: MF-3 to CS-MU  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
8. **Rezoning:** **C814-88-0001.10 - Canyons @ Rob Roy Rezoning**  
Location: 800 N. Capital of Texas Highway, Bee Creek Watershed  
Owner/Applicant: Brandywine Acquisition Partners, LP (Ralph Bistline)  
Agent: Armbrust & Brown, L.L.P. (Amanda Morrow)  
Request: PUD to PUD in order to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 512-974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov);  
Planning and Development Review Department

- 9. Restrictive Covenant Amendment:** **C814-88-0001(RCA) - Canyons @ Rob Roy Rezoning**  
 Location: 800 N. Capital of Texas Highway, Bee Creek Watershed  
 Owner/Applicant: Brandywine Acquisition Partners, LP (Ralph Bistline)  
 Agent: Armbrust & Brown, L.L.P. (Amanda Morrow)  
 Request: To amend the existing restrictive covenant to change land uses  
 Staff Rec.: **Recommended**  
 Staff: Clark Patterson, 512-974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov);  
 Planning and Development Review Department
- 10. Zoning:** **C14-2013-0105 - Central Freight Industrial Lot**  
 Location: 8601 Tuscany Way, Walnut Creek Watershed  
 Owner/Applicant: Austin Shared Logistics, LLC (Larry Farrell)  
 Agent: Land Answers, Inc. (Jim Wittliff)  
 Request: I-RR to LI  
 Staff Rec.: **Recommendation of LI-CO**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
 Planning and Development Review Department
- 11. Zoning:** **C14-2013-0070 - Old Manor Road Development (37.74 Acres)**  
 Location: 7805-1/2 Old Manor Road, Walnut Creek Watershed  
 Owner/Applicant: Kanton Labaj  
 Agent: Hector Avila  
 Request: I-RR to SF-3  
 Staff Rec.: **Recommendation of SF-2-CO, with conditions**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
 Planning and Development Review Department
- 12. Zoning:** **C14-2013-0071 - Old Manor Road Development**  
 Location: 7701-1/2 Old Manor Road, Walnut Creek Watershed  
 Owner/Applicant: Kanton Labaj  
 Agent: Hector Avila  
 Request: Tract 1: I-RR to CS; Tract 2: I-RR to MF-3  
 Staff Rec.: **Recommendation of GR-CO for Tract 1 and MF-2-CO for Tract 2, with conditions**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
 Planning and Development Review Department

- 13. Zoning: C14-2013-0112 - Parmer US 290 Retail**  
 Location: 9513-1/2 East Parmer Lane, Gilleland Creek Watershed  
 Owner/Applicant: Spirit of Texas Retail Partners, Ltd. (Andy Pastor)  
 Agent: Endeavor Real Estate Group (Dan Frey)  
 Request: DR to CH-CO  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
 Planning and Development Review Department
- 14. Site Plan: SPC-2013-0157C - Sam's Club 6188**  
 Location: 10901 Lakeline Blvd., Lake Creek Watershed  
 Owner/Applicant: Walden Park LLC (Ken Wittler)  
 Agent: Kimley-Horn and Associates, Inc. (Sarah Williamson)  
 Request: Approval of a Conditional Use Permit for a Big Box retail development  
 Staff Rec.: **Recommended**  
 Staff: Lynda Courtney, 512-974-2810, [lynda.courtney@austintexas.gov](mailto:lynda.courtney@austintexas.gov);  
 Planning and Development Review Department
- 15. Hill Country Roadway Site Plan & Waiver: SPC-2013-0049C - Big Red Express Car Wash**  
 Location: 11213 FM 2222, Panther Hollow Watershed  
 Owner/Applicant: Big Red Express Car Wash (Thomas Sesny)  
 Agent: Frie Planning, Development & Construction (Ross Frie)  
 Request: Request approval of a Hill Country Roadway Site Plan. Waiver: 1) LDC Section 25-2-1024 to permit a reduction in the Hill Country Roadway vegetative buffer requirements.  
 Staff Rec.: **Postponement request until 11/19/2013**  
 Staff: Christine Barton-Holmes, 512-974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov);  
 Planning and Development Review Department

- 16. Preliminary Plan: C8J-2012-0161 - Addison Preliminary Plan**  
 Location: South US 183 Highway and Dee Collins Road, Onion Creek/Cottonmouth Creek Watersheds  
 Owner/Applicant: Carma Properties Westport, LLC (Chad Matheson) (Gary Vitorin)  
 Agent: Peloton Land Solutions (Judd Willmann)  
 Request: Approval of the Addison Preliminary Plan composed of 619 lots on 194.41 acres.  
 Staff Rec.: **Recommended**  
 Staff: Joe Arriaga, 512-854-7562, [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us);  
 Single-Office:City of Austin/Travis County
- 17. Final Plat with Preliminary Plan: C8J-2012-0161.1A - Addison, Section 1**  
 Location: South US 183 Highway and Dee Collins Road, Onion Creek/Cottonmouth Creek Watersheds  
 Owner/Applicant: Carma Properties Westport, LLC (Chad Matheson) (Gary Vitorin)  
 Agent: Peloton Land Solutions (Judd Willmann)  
 Request: Approval of a Final Plat for Addison, Section 1 composed of 140 lots on 60.13 acres.  
 Staff Rec.: **Recommended**  
 Staff: Joe Arriaga, 512-854-7562, [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us);  
 Single-Office:City of Austin/Travis County
- 18. Final Plat with Preliminary Plan: C8J-2012-0095.1A - Hills of Bear Creek, Section 1**  
 Location: FM 1626 and Johnson Lane, Bear Creek, Little Bear Creek Watersheds  
 Owner/Applicant: Johnson 2012 LLC (Garret Martin)  
 Agent: Hanranhan Pritchard Inc. (Hence Distel)  
 Request: Approval of a Final Plat for Hills of Bear Creek composed of 83 lots on 26.22 acres.  
 Staff Rec.: **Recommended**  
 Staff: Joe Arriaga, 512-854-7562, [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us);  
 Single-Office:City of Austin/Travis County
- 19. Final Plat without Preliminary: C8-2013-0085.0A - Bull Creek PUD Final Plat**  
 Location: 4909 FM 2222, Bull Creek Watershed  
 Owner/Applicant: Booth Family Trust (David Booth)  
 Agent: Atkins (Terry Reynolds)  
 Request: Approval of the Bull Creek PUD composed of 6 lots on 71.931 acres  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
 Planning and Development Review Department

20. **C8s-66-012.0A(VAC) - Bull Creek Road Subdivision Total Vacation**  
 Location: 4909 FM 2222, Bull Creek Watershed  
 Owner/Applicant: Booth Family Trust (David Booth)  
 Agent: Atkins (Terry Reynolds)  
 Request: Approval of the Bull Creek Road Subdivision total vacation composed of two lots on 1.7 acres.  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department
21. **Final Plat; Resubdivision: C8J-2013-0178.0A - Ridge at Slaughter Amending Plat of Stonecreek Ranch Section 1**  
 Location: 516 East Slaughter Lane, Onion Creek Watershed  
 Owner/Applicant: Continental Homes of Texas, L.P. (Tom Moody)  
 Agent: Gray Engineering, Inc. (Steve J. Bertke)  
 Request: Approval of the Ridge at Slaughter Amending Plat of Stonecreek Ranch Section 1 composed of 1 lot on 18 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
22. **Final Plat without Preliminary: C8J-2013-0186.0A - Rio Garfield**  
 Location: 3620 Victorine Lane, Colorado River Watershed  
 Owner/Applicant: Rio Colorado Land & Gravel (Latus Prikryl)  
 Agent: Murfee Engineering (Ronee Gilbert)  
 Request: Approval of Rio Garfield composed of 1 lot on 299.71 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
23. **Preliminary Plan: C8J-2013-0192 - Braker Valley**  
 Location: 11317 Cameron Road, Walnut Creek Watershed  
 Owner/Applicant: Williams, Ltd. (Evan Williams)  
 Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
 Request: Approval of the Braker Valley composed of 422 lots on 164.05 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
24. **Final Plat with Preliminary Plan: C8-2013-0099.1A - Glencoe Subdivision**  
 Location: Harris Branch Parkway, Harris Branch Watershed  
 Owner/Applicant: CSF TRG Holdings LLC. (J.M. Cook)  
 Agent: CSF TRG Holdings LLC. (J.M. Cook)  
 Request: Approval of the Glencoe Subdivision composed of 71 lots on 22.659 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 25. Preliminary Plan: C8-2013-0190 - South Congress Commercial Park**  
 Location: 8900 South Congress Avenue, Onion Creek Watershed  
 Owner/Applicant: Capital City Warehousing, LP (Bert Pence)  
 Agent: RPS (Dale Gray)  
 Request: Approval of the South Congress Commercial Park composed of 4 lots on 10.26 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 26. Final Plat Resubdivision: C8J-2013-0183.0A - Racetrack Partners Subdivision**  
 Location: 12312 FM 812 Road, Dry Creek East Watershed  
 Owner/Applicant: Austin Racetrack Partners (H.M. Pike Jr.)  
 Agent: KBGE (Chad Kimbell)  
 Request: Approval of the Racetrack Partners Subdivision composed of 1 lot on 29.48 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 27. Preliminary Plan: C8-2013-0181 - Great Hills Golf Course Two**  
 Location: 5914 Lost Horizon Drive, Bull Creek Watershed  
 Owner/Applicant: Great Hills Golf Club of Austin (Larry Harper)  
 Agent: Garrett-Ihnen Civil Engineering (Steve Ihnen)  
 Request: Approval of the Great Hills Golf Course Two composed of 7 lots on 55.76 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 28. Final Plat: C8-2013-0177.0A - Tabrizi Subdivision**  
 Location: 4316 Far West Boulevard, Bull Creek Watershed  
 Owner/Applicant: Ali Tabrizi  
 Agent: Jim Bennett Consulting (Jim Bennett)  
 Request: Approval of the Tabrizi Subdivision composed of 1 lot on 0.56 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 29. Final Plat: C8J-2013-0189.0A - WM Sand and Gravel**  
 Location: 5505 Blue Goose Road, Walnut Creek Watershed  
 Owner/Applicant: Waste Management of Texas, Inc (Steve Jacobs)  
 Agent: Doucet & Assoc, Inc (Syndey Xinos)  
 Request: Approval of the WM Sand and Gravel composed of 1 lot on 48.152 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department



- 30. Final Plat w/Prelim:** **C8-2012-0071 - Legends Way Section 2**  
 Location: Bradshaw Road, Onion Creek/Rinard Creek Watersheds  
 Owner/Applicant: RG Onion Creek LLC (Spencer Rinker)  
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)  
 Request: Approval of Legends Way Section 2 composed of 36 lots on 10.689 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 31. Final Plat:** **C8J-2013-0187.0A - Trinity Creek**  
 Location: Iowa Street, Running Deer Creek Watershed  
 Owner/Applicant: Dennis & Cynthia Delaughter (Rachel & Jeff Bosworth)  
 Agent: Texas Engineering Solutions (James Hagen)  
 Request: Approval of Trinity Creek composed of 4 lots on 8.593 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 32. Final Plat w/Preliminary:** **C8J-2010-0139.3A - Greyrock Ridge Phase 3**  
 Location: South MoPac Expressway Southbound, Bear Creek/Slaughter Creek Watersheds-Barton Springs Zone  
 Owner/Applicant: Hanna/Magee LP #1 (Blake Magee)  
 Agent: LJA Engineering & Surveying, Inc (Dan Ryan)  
 Request: Approval of Greyrock Ridge Phase 3 composed of 89 lots on 64.487 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 33. Final Plat w/Preliminary:** **C8J-2007-0135.5A - Stoney Ridge Phase C- Section 2**  
 Location: Ross Road, Dry Creek East Watershed  
 Owner/Applicant: SR Development, Inc. (William Gurasich)  
 Agent: Doucet & Assoc (Davood Salek)  
 Request: Approval of the Stoney Ridge Phase C - Section 2 composed of 68 lots on 11.7169 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

**34. Final Plat w/Replat:** **C8J-2013-0180.0A - Steiner Ranch MU-14 Final Plat (Resub of C8J-2012-0068.0a)**  
Location: 4807 North Quinlan Park Road, Lake Austin Watershed  
Owner/Applicant: Taylor Woodrow/Steiner Ranch (Adib Khoury)  
Agent: Armbrust & Brown, L.L.P. (Amanda Morrow)  
Request: Approval of the Steiner Ranch MU-14 Final Plat (Resubdivision of C8J-2012-0068.0A) composed of 2 lots on 81.34 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

## **D. NEW BUSINESS**

### **1. New Businesses:**

Discussion and action on approving the Zoning and Platting Commission 2014 meeting schedule.

## **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.