



**Zoning & Platting Commission
December 17, 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 December 3, 2013.

C. PUBLIC HEARINGS

- 1. Zoning:** **C14-2013-0146 - Volente Business Park**
Location: 11901 Anderson Mill Road, Lake Travis Watershed
Owner/Applicant: Johnson Four Corners, Ltd. (Brent Johnson)
Agent: McLean & Howard, LLP (Jeffrey S. Howard)
Request: I-RR to GR for Tract 1 and CS-1 for Tract 2
Staff Rec.: **Recommendation of GR-CO for Tract 1 and CS-1-CO for Tract 2**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

- 2. Rezoning:** **C14-2013-0143 - 3105 West Slaughter Lane**
Location: 3103 and 3105 West Slaughter Lane, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Philip and Mary Ellen Doak
Agent: McLean & Howard, LLP (Jeffrey S. Howard)
Request: SF-2 to LO-CO, as amended
Staff Rec.: **Recommendation of LO-MU-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

- 3. Zoning:** **C14-2013-0145 - Cardinal 1.03**
Location: 2475 East State Highway 71 Westbound and 2416 Cardinal Loop, Colorado River Watershed
Owner/Applicant: KAF II Development Company (Ford Smith, Jr.)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: I-SF-2 to CS
Staff Rec.: **Recommendation of CS-CO, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

- 4. Environmental Variance:** **SP-2013-0058CT - Austin Oaks Restaurant**
Location: 7601 Wood Hollow Drive, Shoal Creek Watershed
Owner/Applicant: Twelve Lakes, LLC (Jon Ruff)
Agent: Jones & Carter, Inc. (James Schissler)
Request: Request approval to construct a restaurant within a 150 ft. Critical Environmental Feature buffer.
Staff Rec.: **Recommended**
Staff: Amanda Couch, 512-974-2881, amanda.couch@austintexas.gov;
Planning and Development Review Department

5. **Site Plan:** **SP-2013-0110D - 15101 Debba Dr.**
 Location: 15101 Debba Drive, Running Deer Creek Watershed
 Owner/Applicant: Marc Pate Construction (John Pate)
 Agent: Prossner & Associates Inc. (Kurt Prossner)
 Request: Approve an environmental variance for fill in excess of 4 feet
 Staff Rec.: **Not Recommended**
 Staff: Amanda Couch, 512-974-2881, amanda.couch@austintexas.gov;
 Planning and Development Review Department
6. **Site Plan - Hill Country Roadway:** **SP-2013-0039C - Lost Creek Views**
 Location: 1142 Lost Creek Blvd., Eanes Creek Watershed
 Owner/Applicant: LippinCott Capital Ltd. (Tommy Walker)
 Agent: LOC Consultants, LLP (Sergio Lozano)
 Request: Approve a site plan to construct residential condominiums and associated improvements within the Hill Country Roadway Corridor.
 Staff Rec.: **Recommended**
 Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov;
 Planning and Development Review Department
7. **Site Plan Variance:** **SP-2013-0092D - Lakeside Villas**
 Location: 4300 Mansfield Dam Road, Lake Austin Watershed
 Owner/Applicant: Mark Collins Builder (Mark Collins)
 Agent: Garrett-Ihnen Civil Engineering (Jevon Poston)
 Request: Variances requested: 1) to allow cut to exceed 4 feet [LDC 25-8-341(A)], 2) to allow fill to exceed 4 feet [LDC 25-8-342(A)], and 3) to allow construction of a building on slopes in excess of 25% but less than 35% [LDC 25-8-302(A)].
 Staff Rec.: **Recommended**
 Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov;
 Planning and Development Review Department

- 8. Site Plan Variance: SP-2013-0093D - Lakeside Villas II**
Location: 4301 Mansfield Dam Road, Lake Austin Watershed
Owner/Applicant: Mark Collins Builder (Mark Collins)
Agent: Garrett-Ihnen Civil Engineering (Jevon Poston)
Request: Variances requested: 1) to allow cut to exceed 4 feet [LDC 25-8-341(A)], 2) to allow fill to exceed 4 feet [LDC 25-8-342(A)], and 3) Reduce a Critical Environmental Feature buffer of a canyon rimrock to less than 150 feet [LDC 25-8-281(C)(1)(a)].

Staff Rec.: **Recommended**
Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov;
Planning and Development Review Department
- 9. Site Plan - Hill Country Roadway and Environmental Variance: SPC-2012-0425C - Overlook at Davenport**
Location: 6001 Bold Ruler Way, St. Stephens Creek Watershed
Owner/Applicant: Michael W. Ayer
Agent: Hanrahan Prichard Engineering, Inc. (Hence Distel)
Request: Approve a Hill Country Roadway site plan and environmental variance as follows: to allow fill greater than 4 feet not to exceed 11.8 feet in order to construct an office.

Staff Rec.: **Recommend with conditions**
Staff: Donna Galati, 512-974-2733, donna.galati@austintexas.gov;
Jim Dymkowski, 512-974-2707, james.dymkowski@austintexas.gov;
Planning and Development Review Department
- 10. Preliminary Plan: C8J-2013-0089 - McCormick Ranch on Lake Austin**
Location: Selma Hughes Park Road, Lake Austin Watershed
Owner/Applicant: TR Vista Preserve, LLC (Chris Thompson)
Agent: Texas Engineering Solutions (Connor Overby)
Request: Approval of the McCormick Ranch on Lake Austin composed of 148 lots on 211.58 acres.

Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov;
Planning and Development Review Department

- 11. Final Plat-Resubdivision:** **C8-2013-0100.0A - SPM, Block A, Lots 29; Resubdivision**
 Location: 301 West Slaughter Lane, Slaughter Creek Watershed
 Owner/Applicant: SP Meadows West, LTD (Daniel Frey)
 Agent: Cunningham-Allen, Inc. (Garbiel Hovdey)
 Request: Approval of the SPM, Block A, Lots 29; Resubdivision composed of 2 lots on 8.242 acres
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 12. Final Plat w/Preliminary:** **C8-92-0064.2A - Barton Creek Section N West William Cannon Right-of-Way**
 Location: 7416 West William Cannon Drive, Barton Creek Watershed-Barton Springs Zone
 Owner/Applicant: David Ruehlman
 Agent: Murfee Engineering Co. (Ronee Gilbert)
 Request: Approval of the Barton Creek Section N West William Cannon Right-of-Way composed of 0 lots on 6.387 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 13. Final Plat:** **C8J-06-0232.01.1A - Bellingham Meadows Section 1**
 Location: Farmhaven Road at Parmer Lane, Gilleland Creek, Harris Branch Watersheds
 Owner/Applicant: First Continental Investment (Joe DiQuinzio)
 Agent: Carlson, Brigance & Doering (Brett Pasquarella)
 Request: Approval of the Bellingham Meadows Section 1 consisting of 146 lots on 61.532 acres.
 Staff Rec.: **Recommended**
 Staff: Sarah Sumner, 512-854-7687, sarah.sumner@co.travis.tx.us; Single Office
- 14. Preliminary Plan:** **C8-2013-0092 - Revised Springfield Sections 2, 3, 4, 5, 10 & 11**
 Location: E. William Cannon Dr @ McKinney Falls Pkwy, Cottonmouth, Onion & Marble Creek Watershed
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
 Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)
 Request: Approve a preliminary subdivision plan for 474 lots on 151.04 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department

- 15. Preliminary Plan: C8-2013-0221 - Ross Complex**
 Location: 5501-1/2 Ross Road, Dry Creek East Watershed
 Owner/Applicant: Equinox Power Systems, Inc. (Daniel Wang)
 Agent: Cuatro Consultants, Ltd. (James Massaro)
 Request: Approval of the Ross Complex composed of 4 lots on 16.761 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat; Replat: C8-92-0128.02.7A - Deerfield at Brodie Subdivision Section II, Replat**
 Location: Brodie Lane, Williamson Creek Watershed-Barton Springs Zone
 Owner/Applicant: WW Deerfield Ltd. (William Walters)
 Agent: LJA Engineering & Surveying, Inc. (Dan Brown)
 Request: Approval of the Deerfield at Brodie Subdivision Section II, Replat composed of 3 lots on 6.587 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final Plat; Amended Plat: C8-2013-0223.0A - Barton Springs Heights Lots 4-6; Amended**
 Location: 608 Cliff Drive, Lady Bird Lake Watershed
 Owner/Applicant: Robert Steven Corbin & Herbert Gideon
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: Approval of Barton Springs Heights Lots 4-6; Amended composed of 3 lots on 0.472 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Final Plat; Resubdivision: C8-2013-0214.0A - Prosperity Bank Research Subdivision**
 Location: 11545 Research Blvd Northbound, Walnut Creek Watershed
 Owner/Applicant: Prosperity Bank (Justin Westmoreland)
 Agent: KBGE (Jennifer Garcia)
 Request: Approval of the Prosperity Bank Research Subdivision composed of 1 lot on 1.13 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 19. Preliminary Plan: C8J-2013-0222 - Easton Park Section 1 Preliminary Plan**
 Location: 6975 McKinney Falls Parkway, Cottonmouth Creek Watershed
 Owner/Applicant: Carma Easton, LLC (Scott Rogers)
 Agent: Peloton Land Solutions (Jonathan Fleming)
 Request: Approval of the Easton Park Section 1 Preliminary Plan composed of 205 lots on 54.8 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 20. Final Plat w/Preliminary:** **C8J-2013-0220.0A.01.1A - Bratton Hills**
 Location: 3212-1/2 Grand Ave Parkway, Gilleland Creek Watershed
 Owner/Applicant: BLD Bratton Hill, LLC (James Dorney)
 Agent: Tre & Assoc. Inc. (Marc Dickey)
 Request: Approval of Bratton Hills composed of 56 lots on 9.4590 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 21. Preliminary Plan:** **C8-95-0193.01 - Bratton Hills**
 Location: 3212-1/2 Grand Ave Parkway, Gilleland Creek Watershed
 Owner/Applicant: BLD Bratton Hill, LLC (James Dorney)
 Agent: Tre & Assoc. Inc. (Marc Dickey)
 Request: Approval of the Bratton Hills composed of 56 lots on 9.4590 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 22. Final Plat; Resubdivision:** **C8J-2013-0218.0A - Lots 87 A & 87 B St Tropez PUD; Resub**
 Location: Harbor Village Trail, Lake Austin Watershed
 Owner/Applicant: Graham Mortgage Corp (Dean Castelhano)
 Agent: Conley Engineering (Carl Conley)
 Request: Approval of lots 87 A & 87 B St Tropez PUD; Resubdivision composed of 1 lot on 3.039 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 23. Final Plat w/Preliminary:** **C8J-2012-0161.2A - Addison- Section 2**
 Location: South US 183 Highway, Onion Creek, Cottonmouth Creek Watersheds
 Owner/Applicant: Carma Properties Westport, LLC (Chad Matheson)
 Agent: Peloton Land Solutions (Jeremy Cheatham)
 Request: Approval of the Addison-Section 2 composed of 131 lots on 30.22 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 24. Final Plat:** **C8-2013-0215.0A - High Seas Subdivision**
 Location: 4845 Spicewood Springs Road, Bull Creek Watershed
 Owner/Applicant: Oars Investments (Erick Huchzermeyer)
 Agent: Throrer Design (Ron Throrer)
 Request: Approval of the High Seas Subdivision composed of 1 lot on 0.426 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 25. Final Plat w/Preliminary: C8-2011-0154.4A.SH - Thornbury II, Section Five**
 Location: Blue Goose Road, Decker Creek Watershed
 Owner/Applicant: Travis Blue Goose (Brian Saathoff)
 Agent: Lakeside Engineers (Christopher Ruiz, P.E.)
 Request: Approval of Thornbury II, Section Five composed 70 lots on 13.525 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 26. Final Plat: C8-2013-0216.0A - Fort Dessau Condos**
 Location: 13700-1/2 Dessau Road, Harris Branch Watershed
 Owner/Applicant: Continental Homes of Texas (Devin Pape)
 Agent: Gray Engineering (Steve J. Bertke, P.E.)
 Request: Approval of Fort Dessau Condos composed of 3 lots on 37.44 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 27. Final Plat w/Preliminary: C8-2011-0154.5A.SH - Thornbury II, Section Six**
 Location: Blue Goose Road, Decker Creek Watershed
 Owner/Applicant: Travis Blue Goose (Brian Saathoff)
 Agent: Lakeside Engineers (Christopher Ruiz, P.E.)
 Request: Approval of the Thornbury II - Section Six composed of 64 lots on 10.192 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

D. NEW BUSINESS

1. Rescind and Reconsider Action:

Request:

Discussion and Action to rescind and reconsider action taken on November 19, 2013 on case number C8J-2013-0089 - McCormick Ranch on Lake Austin on Selma Hughes Park Road.

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.