



**Zoning & Platting Commission  
January 7, 2014 @ 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 December 17, 2013.

## C. PUBLIC HEARINGS

- 1. 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](mailto:don.perryman@austintexas.gov);  
Planning and Development Review Department
  
- 2. 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](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
  
- 3. Rezoning: C814-2012-0085.01 - 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: Sevengreen 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); Lennar Homes of Texas Land and Construction LTD (Ryan Mattox)  
  
Agent: City of Austin-Planning and Development Review Department  
Request: PUD to PUD, to change a condition of zoning  
Staff Rec.: **Postponement request by Staff to January 21, 2014**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto: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](mailto: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: Environmental variance of fill in excess of 4 feet  
 Staff Rec.: **Not Recommended**  
 Staff: Amanda Couch, 512-974-2881, [amanda.couch@austintexas.gov](mailto:amanda.couch@austintexas.gov); Planning and Development Review Department
- 6. Site Plan - Hill Country Roadway and Environmental Variances: SPC-2013-0257C - Four Corners**  
 Location: 7300 N FM 620 Rd, Lake Travis Watershed  
 Owner/Applicant: GDF Realty, Ltd (R. James George Jr.)  
 Agent: Longaro & Clarke (Alex Clarke, P.E.)  
 Request: Approval of a Hill Country Roadway site plan in order to construct hotel and retail buildings and variances as follows: 1. To omit the roadway deduction from the calculation of allowable impervious cover on Tract 2 (LDC 25-8-65). 2. To allow impervious cover greater than 20% of the net site area allowed by code not to exceed 56.01% on Tract 2 (LDC 25-8-454(D)(1)(a)). 3. To allow fill greater than 4 feet, not to exceed 8 feet on Tract 2 (LDC 25-8-342). 4. To allow the 40% natural state buffer to be reduced to 17.6% and to not require that it receive overland flow from the development for Tract 2 [LDC 25-8-454(D)(2)]. 5. To allow construction of a roadway or driveway on a slope greater than 15% on Tract 2. (LDC 25-8-301(A)). 6. To allow a Roadway Vegetative Buffer from 55'-79' rather than 100' [LDC 25-2-1023(A)]. 7. To allow for construction on slopes in excess of 15% on Tract 2, including 1,479 sq. ft. on 15-25% slopes and 408 sq. ft. on 25-35% slopes [LDC 25-2-1123].  
 Staff Rec.: **Recommended**  
 Staff: Donna Galati, 512-974-2733, [donna.galati@austintexas.gov](mailto:donna.galati@austintexas.gov); Jim Dymkowski, 512-974-2707, [James.Dymkowski@austintexas.gov](mailto:James.Dymkowski@austintexas.gov); Planning and Development Review Department

- 7. Site Plan - Hill Country Roadway and Environmental Variances: SPC-2012-0429C - Water Control and Improvement District No. 17 - Mansfield Water Treatment Plant**
- Location: 4506 N FM 620 Rd, Lake Travis Watershed  
 Owner/Applicant: Travis Country WC & ID #17 Special Assessments checking  
 Agent: River City Engineering (David Kneuper)  
 Request: Approval of a Hill Country Roadway site plan in order to construct a Water Treatment Plant and variances as follows: 1. To allow impervious cover greater than 20% of the net site area allowed by code not to exceed 36.93% [LDC 25-8-454(D)(1)(a)]. 2. To allow a waiver from the building height from 28' to 30'; 10 ½". 3. To allow a waiver from the 40% natural area to 21%.
- Staff Rec.: **Recommended**  
 Staff: Donna Galati, 512-974-2733, [donna.galati@austintexas.gov](mailto:donna.galati@austintexas.gov);  
 Jim Dymkowski, 512-974-2707, [James.Dymkowski@austintexas.gov](mailto:James.Dymkowski@austintexas.gov);  
 Planning and Development Review Department
- 8. Final Plat-Resubdivision: C8-2012-0057.0A - Resubdivision of the Amended Plat of Lot 5, Block 12, Shoalmont Addition**
- Location: 5111 Woodview Ave., Shoal Creek Watershed  
 Owner/Applicant: Jules Caplan  
 Agent: Perales Engineering LLC (Jerry Perales)  
 Request: Approval of the Resubdivision of the Amended Plat of Lot 5, Block 12, Shoalmont Addition composed of 1 lot to be subdivided into 2 lots on 0.454 acres.
- Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
 Planning and Development Review Department
- 9. Final Plat-Resubdivision: C8-2013-0106.0A - South Park Meadows Resubdivision of Lot 15-C Block A**
- Location: 9806-1/2 South IH 35 Service Road, Slaughter Creek Watershed  
 Owner/Applicant: SP Meadows III, LTD (Will Marsh)  
 Agent: Cunningham-Allen, Inc. (Gabriel Hovdey)  
 Request: Approval of the SPM Lot 15-C Block A; Resubdivision composed of 5 lots on 12.539 acres
- Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
 Planning and Development Review Department

- 10. Final Plat with a Preliminary:** **C8J-2010-0036.4A - Raceway Single Family Subdivision Section Four (A Small Lot Subdivision) Final Plat**  
 Location: 4505 1/2 Grand Avenue Parkway, Gilleland and Rattan Creeks Watershed  
 Owner/Applicant: CRVI Raceway Holdings, L.P. (M. Timothy Clark)  
 Agent: CSF Civil Group (Christine Potts)  
 Request: Approval of the Raceway Single Family Subdivision Section Four (A Small Lot Subdivision) Final Plat (a resubdivision of lots 21 through 24) composed of 84 lots on 18.96 acres.  
 Staff Rec.: **Recommended**  
 Staff: Michael Hettenhausen, (512) 854-7563, [Michael.hettenhausen@co.travis.tx.us](mailto:Michael.hettenhausen@co.travis.tx.us); Travis County/City of Austin Single Office
- 11. Final Plat-Resubdivision:** **C8-2013-0111.0A - Summit Oaks, Block B, Lot C; Resubdivision**  
 Location: 11720 Bell Ave., Walnut Creek Watershed  
 Owner/Applicant: The Amouzandeh Family Trust (Ati Daniel)  
 Agent: IT Gonzalez Engineers (Bill Graham)  
 Request: Approval of the Summit Oaks, Block B, Lot C; Resubdivision composed of 2 lots on 0.3781 acres  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department
- 12. Final Plat with a Preliminary:** **C8-2013-0134.1A - Cima Homes**  
 Location: 3710 Cima Serena, Shoal Creek Watershed  
 Owner/Applicant: 16 Cima Serena, LP (Ryan Diepenbrock)  
 Agent: PSW HOMES LLC (Jarred Corbell)  
 Request: Approval of the Cima Homes composed of 18 lots on 2.7 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 13. Preliminary Plan:** **C8J-2013-0226 - Ring Tract**  
 Location: South FM 1626 Road, Little Bear Creek Watershed  
 Owner/Applicant: The Randolph Company  
 Agent: Gray Engineering, Inc. (Steve Bertke)  
 Request: Approval of the Ring Tract composed of 256 lots on 87.035 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 14. Final Plat: C8-2013-0231.0A - Harris Branch Tract E-33**  
 Location: East Parmer Lane, Harris Branch Watershed  
 Owner/Applicant: Austin HB Residential Properties (John McCullough)  
 Agent: CSF Civil Group (Charles E. Steinman II)  
 Request: Approval of Harris Branch Tract E-33 composed of 2 lots on 42.97 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 15. Preliminary Plan: C8J-2013-0224 - Whisper Valley, Village 1**  
 Location: North FM 973 Road, Gilleland Creek Watershed  
 Owner/Applicant: Club Deal 120 Whipper Valley TX (Douglas Gilliland)  
 Agent: Bury + Partners (Paulo Misi, P.E.)  
 Request: Approval of Whisper Valley, Village 1 composed of 258 lots on a 80.15 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 16. Final Plat: C8J-2013-0235.0A - Springwoods Place**  
 Location: Robins Nest Lane, Lake Creek Watershed  
 Owner/Applicant: Vision 360 (Brian Birdwell)  
 Agent: Texas Engineering Solutions (James Hagen)  
 Request: Approval of Springwoods Place composed of 1 lot on 3.242 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 17. Final Plat/Amended Plat: C8-2013-0232.0A - R.F. Bearden Lots C and D; Amended Plat**  
 Location: FM 969 Road, Walnut Creek Watershed  
 Owner/Applicant: Trung Hoang LE (Trung Le)  
 Agent: Moncada Consulting (Phil Moncada)  
 Request: Approval of R.F. Bearden Lots C and D composed of 1 lot on 1.272 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 18. Final Plat w/Preliminary: C8-92-0064.3A - Barton Creek Section N Lot 4 Block B**  
 Location: 8212 Barton Club Drive, Barton Creek-Barton Springs Zone Watershed  
 Owner/Applicant: Stratus Properties (Dave Ruehlman)  
 Agent: LJA Engineering and Surveying (Danny Miller, P.E.)  
 Request: Approval of Barton Creek Section N Lot 4 Block B composed of 2 lots on 40.657 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

**19. Preliminary Plan: C8J-2013-0236 - Prado Ranch**  
Location: South FM 973 Road, Colorado River Watershed  
Owner/Applicant: AHVRS Hornsby Glen LLC (Mark Wolf, CEO)  
Agent: Gray Engineering (Jim Brewer)  
Request: Approval of Prado Ranch composed of 412 lots on 73.84 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.