



**Zoning & Platting Commission
January 21, 2014 @ 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 January 7, 2014.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2013-0126 - Archhill Zoning**
Location: 11914, 11915, 11919 Archhill Drive, Bull Creek Watershed
Owner/Applicant: Cindy Spoons, Jeffrey and Pamela Savage, Robin and Thomas Tucker
Agent: Site Specifics (John Hussey)
Request: SF-1 to SF-6
Staff Rec.: **Recommendation of SF-2-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

- 2. Rezoning:** **C14-2013-0113 - Lamar Center**
Location: 11421 & 11423 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Rundberg Square, LLC (Son Thai)
Request: LR to GR
Staff Rec.: **Recommendation of GR-CO, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

- 3. Zoning:** **C14-2013-0150 - Bethany United Methodist Church**
Location: 9908-10010 Anderson Mill Road, Lake Creek Watershed
Owner/Applicant: Bethany United Methodist Church (David M. Lee)
Agent: Austin Civil Engineering (Keith Parkan)
Request: I-RR to LO
Staff Rec.: **Recommendation of LO-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

- 4. Rezoning:** **C14-2013-0151 - Cedar Bend Ambulatory Surgery Center**
Location: 2410 Cedar Bend Drive, Walnut Creek Watershed
Owner/Applicant: Austin Diagnostic Clinic (John Ratcliff)
Agent: Winstead, P.C. (Amanda Swor)
Request: LR-CO to GO-CO
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

5. **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; Ruissesea 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 (Wendy Rhoades)
 Request: PUD to PUD, to change a condition of zoning
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
6. **Zoning:** **C14-2013-0149 - Tex Mix Land Ltd.**
 Location: 7900 Old Manor Road, Walnut Creek Watershed
 Owner/Applicant: Tex Mix Land Ltd. (Logan Owens)
 Agent: Hutson Land Planners (Duane Hutson)
 Request: I-RR to LI
 Staff Rec.: **Recommendation of LI-CO**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
7. **SP Extension Appeal:** **SP-2013-0219D - Broadstone at Parmer**
 Location: 8100 Anderson Mill Road, Lake Creek Watershed
 Owner/Applicant: Alliance Realty Robinson Ranch Et Al.
 Agent: Atkins Engineering, Terry Reynolds, 512-342-3231
 Request: Appeal of the staff extension of 180 days to review time for site plan application.
 Staff Rec.: **Not Recommended**
 Staff: Brad Jackson, 512-974-3410, brad.jackson@austintexas.gov; Planning and Development Review Department

8. **Final Plat-Resubdivision:** **C8J-2013-0126.0A - Resubdivision of Lot 2, from Resubdivision of Lot 38, East Travis Hills**
 Location: 16805 High Noon, Maha Watershed
 Owner/Applicant: Sommai Frenzel
 Agent: I.T. Gonzalez Engineers (Ismael Gonzalez)
 Request: Approval of the Resubdivision of Lot 2, from Resubdivision of Lot 38, East Travis Hills; Resubdivision composed of 2 lots on 2.98 acres
 Staff Rec.: **Recommended**
 Staff: Sue Welch, 512-854-7637, sue.welch@co.travis.tx.us;
 Travis County/City of Austin Single Office
9. **Final Plat-Resubdivision:** **C8-2012-0057.0A - Resubdivision of the Amended Plat of Lot 5, Block 12, Shoalmont Addition**
 Location: 5111 Woodview Avenue, 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;
 Planning and Development Review Department
10. **Final Plat-Resubdivision:** **C8-2013-0111.0A - Summit Oaks, Block B, Lot C; Resubdivision**
 Location: 11720 Bell Avenue, 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;
 Planning and Development Review Department
11. **Preliminary Plan:** **C8-2013-0099 - Glencoe Subdivision**
 Location: Harris Branch, Harris Branch Watershed
 Owner/Applicant: CSF TRG Holdings, LLC (J.M. Cook)
 Agent: CSF TRG Holdings, LLC (James M. Cook)
 Request: Approval of the Glencoe Subdivision preliminary plan composed of 71 lots on 22.66 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov;
 Planning and Development Review Department

- 12. Final Plat; Previously Unplatted:** **C8-2014-0003.0A - Matthews Park**
 Location: Albert Road, South Boggy Creek, Williamson Creek Watershed
 Owner/Applicant: Jacqueline Stone
 Agent: David Weekley Homes (Ian Dietrich)
 Request: Approval of the Matthews Park composed of 9 lots on 2.1662 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat; Amended Plat:** **C8-2014-0007.0A - Anderson Mill Village & Lot 1 Block A Bethany Subdivision.; Amended Plat of**
 Location: 10010 Anderson Mill Road, Lake Creek Watershed
 Owner/Applicant: Bethany United Methodist (Mike Meek)
 Agent: Austin Civil Engineering (Keith Parkan)
 Request: Approval of the Anderson Mill Village & Lot 1 Block A Bethany Subdivision; Amended Plat composed of 1 lot on 10.9 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat; Resubdivision:** **C8-2013-0238.0A - Theresa Avenue Estates**
 Location: 613 Theresa Avenue, Johnson Creek Watershed
 Owner/Applicant: Igar Bastidas (Russel & Kenya Tubbs)
 Agent: Shaw Hamilton
 Request: Approval of the Theresa Avenue Estates composed of 2 lots on 0.51 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat:** **C8J-2014-0006.0A - Austin Christian Faith Center**
 Location: Shoreline Drive, Walnut Creek Watershed
 Owner/Applicant: Austin Christian Faith Center (D.R. Dickey)
 Agent: Garrett-Ihnen Civil (Steve Ihnen)
 Request: Approval of the Austin Christian Faith Center composed of 2 lots on 47.156 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.

Facilitator: Heather Chaffin, 512-974-2122
 City Attorney: Susana Carbajal, 512-974-6364