



**Zoning & Platting Commission  
February 4, 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 January 21, 2014.

## C. PUBLIC HEARINGS

- 1. Zoning:** **C14-2013-0155 – Pond Springs Challenger School**  
Location: 13015 Pond Springs Road, Rattan Creek Watershed  
Owner/Applicant: Budget Leasing, Inc. (David S. Stein)  
Agent: Jones & Carter, Inc. (Shawn Graham, P.E.)  
Request: I-RR to GR  
Staff Rec.: **Recommendation of GR-CO**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
  
- 2. Rezoning:** **C14-2013-0157 – Rezoning of 7200, 7202 and 7204 South Congress**  
Location: 7200, 7202 and 7204 South Congress Avenue, South Boggy Creek Watershed  
Owner/Applicant: The Lloyd Earl Hunt Trust (Lloyd Earl Hunt)  
Agent: Texas Design Interests, LLC (Jeff Shindler)  
Request: LO to LO-MU  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
  
- 3. Site Plan - Conditional Use Permit:** **SPC-2012-0414C – Davis WTP Treated Water Discharge System and Power Distribution Upgrades**  
Location: 3500 W. 35<sup>th</sup> Street, Taylor Slough North Watershed  
Owner/Applicant: COA, Public Works Dept. (Imane Mrini)  
Agent: AECOM (Allison Kennaugh)  
Request: Request approval of a conditional use permit because the improvements are greater than 1 acre in size, and the site is zoned P, Public. [LDC Section 25-2-625(D)(2)]  
Staff Rec.: **Recommended**  
Staff: Nikki Hoelter, 512-974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov);  
Planning and Development Review Department

4. **Final Plat w/Preliminary:** **C8-2012-0019.01.1A – Reserve at SPM II Phase 2A/3A**  
Location: South 1<sup>st</sup> Street, Slaughter Creek Watershed  
Owner/Applicant: PH SMP2B, LP (Chris Fields)  
Agent: Cunningham-Allen Inc. (Jana Rice)  
Request: Approval of the Reserve at SPM II Phase 2A/3A composed of 76 lots on 13.223 acres  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
Planning and Development Review Department
5. **Preliminary Plan:** **C8-2013-0015 – DK Ranch Subdivision Preliminary Plan**  
Location: 10811 DK Ranch Road, Bull Creek Watershed  
Owner/Applicant: Nasruddin Mahesania  
Agent: Jim Bennett Consulting (Jim Bennett)  
Request: Approval of the DK Ranch Subdivision composed of 9 lots on 1.581 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
Planning and Development Review Department
6. **Final Plat with Preliminary:** **C8J-2013-0089.1A – McCormick Ranch, Phase 1**  
Location: Selma Hughes Park Road, Lake Austin Watershed  
Owner/Applicant: TR Vista Preserve, LLC (Chris Thompson)  
Agent: Texas Engineering Solutions (Connor J. Overby)  
Request: Approval of McCormick Ranch, Phase 1 composed of 21 lots on 41.42 acres  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
Planning and Development Review Department
7. **Final Plat with Preliminary:** **C8J-2013-0089.2A – McCormick Ranch on Lake Austin Phase 2**  
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 McCormick Ranch on Lake Austin Phase 2 composed of 89 lots on 54.59 acres  
Staff Rec.: **Recommended.**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
Planning and Development Review Department

Facilitator: Lee Heckman, 512-974-7604

City Attorney: Megan Mosby, 512-974-1358

- 8. Resubdivision: C8-2013-0095.0A – Paloma Ridge Subdivision**  
 Location: 13610 & 13628 FM 620, Lake Creek Watershed  
 Owner/Applicant: Koontz/McCombs, LTD & The Remington, LTD (Cynthia H. Stevens)  
 Agent: Bury (Jonathan Neslund)  
 Request: Approval of the resubdivision of two lots into a four lot subdivision.  
 Staff Rec.: **The case is pulled from the agenda due to a notification error. Case to be placed on the next available agenda.**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov);  
 Planning and Development Review Department
- 9. Final Plat with Preliminary: C8-2009-0026.6A – Avery Ranch Far West Phase Three Section Six**  
 Location: Avery Ranch Boulevard, South Brushy Creek Watershed  
 Owner/Applicant: Continental Homes of Texas (Tom Moody)  
 Agent: Randall Jonea & Associates Engineering (R. Brent Jones)  
 Request: Approval of the Avery Ranch Far West Phase Three Section Six composed of 28 lots on a 8.007 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 10. Final Plat without a Preliminary: C8-2014-0011.0A – Ellis Oaks**  
 Location: 7208 Cooper Lane, South Boggy Creek Watershed  
 Owner/Applicant: Tom Ellis  
 Agent: Jim Bennett Consulting (Hector Avila)  
 Request: Approval of the Ellis Oaks composed of 2 lots on 3.212 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 11. Final Plat; Resubdivision: C8-2014-0012.0A – Austin Korean Presbyterian Church**  
 Location: 12311 Natures Bend, Walnut Creek Watershed  
 Owner/Applicant: Austin Korean Presbyterian Church (Roy Kim)  
 Agent: ADR Designs LLC (Anil K. Ram)  
 Request: Approval of the Austin Korean Presbyterian Church composed of 1 lot on 6.3 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 12. Final Plat without a Preliminary:** **C8-2014-0017.0A – Heritage Oaks**  
 Location: 8922 Manchaca Road, Slaughter Creek Watershed  
 Owner/Applicant: Mitchell L. Schwartz  
 Agent: Texas Engineering Solutions (James Hagen)  
 Request: Approval of Heritage Oaks composed of 1 lot on 5.306 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 13. Final Plat; Resubdivision:** **C8-2014-0013.0A – Kuykendall Heights**  
 Location: 1912 Paramount Avenue, Lady Bird Lake Watershed  
 Owner/Applicant: The Magpie Group, LLC (Lynn Currie)  
 Agent: McClendon & Associates Development Consulting LLC (Carl McClendon)  
 Request: Approval of Kuykendall Heights composed of 3 lots on 0.685 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 14. Final Plat; Amended Plat:** **C8-2014-0016.0A – Enfield D Amended Plat of Lot 39A1 & 39A2 of the Resubdivision of Lots 38A & 39A**  
 Location: 1507 Rainbow Bend, Johnson Creek Watershed  
 Owner/Applicant: Rainbow Bend Properties (Martin Dies) & Pradeep Kumar  
 Agent: Hector Avila  
 Request: Approval of the Enfield D Amended Plat of Lot 39A1 & 39A2 of the Resubdivision of Lots 38A & 39A composed of 2 lots on 0.502 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 15. Final Plat:** **C8-2014-0014.0A – Avery Ranch Far West Phase Three Section Six A**  
 Location: Reading Way, South Brushy Creek Watershed  
 Owner/Applicant: Continental Homes of Texas (Tom Moody)  
 Agent: Randall Jones & Associates Engineering (Keith Collins, P.E.)  
 Request: Approval of Avery Ranch Far West Phase Three Section Six A composed of 4 lots on 1.184 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.