



**Zoning & Platting Commission  
April 15, 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 February 18, 2014.
2. Approval of minutes from March 4, 2014.
3. Approval of minutes from April 1, 2014.

## C. PUBLIC HEARINGS

- 1. Rezoning:** **C814-2012-0085.01 - Estancia Hill Country Planned Unit Development**  
Location: 12814 Interstate Highway 35 South, FM 1327 (Puryear Road) at South IH 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; Zaguan XII LTD; Thirteen Canard LTD; Ruissea 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; Postponement request by Staff.**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department
- 2. Zoning:** **C14-2013-0134 - Dessau Road Commercial Center**  
Location: 12401 Dessau Road, Harris Branch Watershed  
Owner/Applicant: Dessau 21, Ltd. (Paul Joseph)  
Agent: Urban Dessign Group (John Noell)  
Request: I-RR to GR  
Staff Rec.: **Recommendation Pending; Postponement request to May 20, 2014 by Staff.**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department
- 3. Rezoning:** **C14-2014-0012 - Merritt Lakeline Station**  
Location: 9829 1/2 North Lake Creek Parkway, Lake Creek Watershed  
Owner/Applicant: 620/183 Partnership/A/P 200 Land, Ltd. (Fred Thomas)  
Request: LO, GR to MF-6  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department

4. **Rezoning:** **C14-2014-0037 - The Sealy**  
Location: 801 West Wells Branch Parkway, Harris Branch Watershed  
Owner/Applicant: Sealy & Company (Michael Sealy)  
Agent: Garrett-Ihnen Civil Engineers, Inc. (Steve Ihnen, P.E.)  
Request: IP-CO, GR-CO to GR  
Staff Rec.: **Recommendation Pending; Postponement request by Staff to May 20, 2014.**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
5. **Rezoning:** **C14-2014-0038 - The Hopper**  
Location: 801 West Wells Branch Parkway, Harris Branch Watershed  
Owner/Applicant: Sealy & Company (Michael Sealy)  
Agent: Garrett-Ihnen Civil Engineers, Inc. (Steve Ihnen, P.E.)  
Request: IP-CO to SF-4A, RR  
Staff Rec.: **Recommendation Pending; Postponement request by Staff to May 20, 2014.**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
6. **Rezoning:** **C14-2014-0025 - Briley's Upholstery Shop**  
Location: 2117 and 2119 Northland Drive, Shoal Creek Watershed  
Owner/Applicant: Austin RJM Corporation, dba Briley's Upholstery Shop (Rebecca J. McKee)  
Agent: Permit Partners LLC (David Cancialosi)  
Request: SF-3 to GR-MU-CO for Tract 1 and LO-MU-CO for Tract 2  
Staff Rec.: **Recommendation Pending; Postponement request by the Applicant to May 20, 2014**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
7. **Rezoning:** **C14-2014-0029 - Central Charm**  
Location: 2121 Northland Drive, Shoal Creek Watershed  
Owner/Applicant: Keri Golden  
Request: SF-3 to GR-MU-CO  
Staff Rec.: **Recommendation Pending; Postponement request by the Applicant to May 20, 2014**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department

- 8. Resubdivision: C8-2013-0059.0A - Resubdivision of Lot 3, Block D, Balcones Oaks Section 2**  
Location: 7305 Kapok Lane, Bull Creek Watershed  
Owner/Applicant: Roy Whitaker  
Agent: ATS Engineers (Andrew Evans)  
Request: Approve the resubdivision of one lot into 2 lots on 0.5556 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov);  
Planning and Development Review Department
- 9. Resubdivision: C8-2013-0120.0A - Sweet Inns Subdivision**  
Location: 1501 1/2 Wells Branch Parkway, Harris Branch Watershed  
Owner/Applicant: Sweet Inns L.P. (Jody Sweetin)  
Agent: Lenworth Consulting (Nash Gonzales)  
Request: Approve the resubdivision of one lot into 3 lots on 3.73 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov);  
Planning and Development Review Department
- 10. Resubdivision: C8J-2013-0178.0A - Ridge at Slaughter (A Resubdivision of Stonecreek Ranch Section 1 Lot 1 Block A) Final Plat**  
Location: 516 East Slaughter Lane, Onion Creek Watershed  
Owner/Applicant: Continental Homes of Texas, L.P. (Tom Moody)  
Agent: Gray Engineering, Inc. (Steve Bertke)  
Request: Approval of the addition of unplatted adjacent property into one lot for a total of 17.93 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 with Preliminary: C8-2013-0058.1A - Fort Dessau South**  
Location: 13826 Dessau Road, Harris Branch Watershed  
Owner/Applicant: CHTEX of Texas Inc.  
Agent: Gray Engineering, Inc. (Steve Bertke)  
Request: Approval of the Fort Dessau South composed of 48 lots on 16.86 acres.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, (512) 974-6455, [David.wahlgren@austintexas.gov](mailto:David.wahlgren@austintexas.gov);  
Planning and Development Review Department

- 12. Final Plat with Variance:** **C8-2013-0221.0A - Ross Complex**  
Location: 5501 1/2 Ross Road, Dry Creek East Watershed  
Owner/Applicant: Equinox Properties, Inc. (Daniel Wang)  
Agent: Cuatro Consultants, Ltd. (James Massaro, P.E.)  
Request: Approval of the Ross Complex subdivision composed of 4 lots 16.54 acres with a variance to Land Development Code Section 25-4-151 Street Alignment and Connectivity.  
Staff Rec.: **Not Recommended**  
Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Planning and Development Review Department
- 13. Final Plat-Amended Plat:** **C8-2014-0051.0A - Eubank Acres Section 1 portions of Lots 7 & 8; Amended Plat**  
Location: 700 West Scurry Street, Walnut Creek Watershed  
Owner/Applicant: TRI, LLC (Saeed Iqbal)  
Agent: LCES, PLLC (Javier Barajas)  
Request: Approval of Eubank Acres Section 1 portions of Lots 7 & 8; Amended Plat composed of 1 lot on 0.434 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Final Plat with Preliminary:** **C8J-2012-0095.2A - The Hills of Bear Creek, Section 2**  
Location: 2101 West FM 1626, Bear Creek/Little Bear Creek Watersheds  
Owner/Applicant: Johnson 2012, LLC (Steve Walkup)  
Agent: Gray Engineering, Inc. (Steve Bertke)  
Request: Approval of The Hills of Bear Creek Section 2 composed of 63 lots on 33.698 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 15. Final Plat-Amended Plat:** **C8-2014-0053.0A - Hidden Valley Section 1; Montview Harbor**  
Location: 3411 Blue Jay Lane, Bear Creek West Watershed  
Owner/Applicant: Mary Ann Baker  
Agent: Hutson Land Planners (Charles Dunn)  
Request: Approval of the Hidden Valley Section 1; Montview Harbor composed of 2 lots on 2.06 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 16. Final Plat-Resubdivision:** **C8J-2014-0056.0A - Austin Christian Faith Center; Resubdivision**  
Location: Shoreline Drive, Walnut Creek Watershed  
Owner/Applicant: THE CHARTER SCHOOL FUND II LLC (Brian Huffaker)  
Agent: Garrett-Ihnen Civil Engineers (Norma Raven Divine)  
Request: Approval of the Austin Christian Faith Center; Resubdivision composed of 2 lots on 46.83 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 17. Final Plat-Resubdivision:** **C8-2014-0057.0A - Resubdivision of Lot 2, Block G, Edgewood**  
Location: 2801 Twin Oaks Drive, Shoal Creek Watershed  
Owner/Applicant: Laura May Burns Estate Operating Acct. (Tom Burns)  
Agent: Laura May Burns Estate Operating Acct. (Tom Burns)  
Request: Approval of the Resubdivision of Lot 2, Block G, Edgewood composed of 2 lots on 1.025 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 18. Final Plat with Preliminary:** **C8J-2012-0086.1A - Avana Pase 2, Section 1**  
Location: Escarpment Blvd, Bear Creek/Slaughter Creek Watersheds-Barton Springs Zone  
Agent: LJA Engineering & Surveying Inc (John Clark)  
Request: Approval of the Avana Pase 2, Section 1 composed of 163 lots on 40.14 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

## **D. NEW BUSINESS**

- 1. 2013 Annual Report and 2014 Work Plan:**  
Request: Discussion and action on approving the 2013 Annual Report and 2014 Work Plan.

## **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 512-974-2104, for additional information; TTY users route through Relay Texas at 711.