



**Zoning & Platting Commission  
June 3, 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 May 20, 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.: **Request for Postponement by Staff**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department
- 2. Rezoning:** **C14-2014-0053 - Walnut Park Crossing**  
Location: 12304 Walnut Park Crossing, Walnut Creek Watershed  
Owner/Applicant: Jeffrey Schwartz  
Agent: Civile, LLC (Lawrence M. Hanarahan)  
Request: LO to MF-2  
Staff Rec.: **Recommended with conditions**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department
- 3. Rezoning:** **C14-2014-0059 - Horizon Rezoning**  
Location: 13497 U.S. Highway 183 North, Lake Creek Watershed  
Owner/Applicant: Austin Horizon, LLC & Horizon Ventures, LLC  
Agent: Thrower Design (A. Ron Thrower)  
Request: GR-CO to CS-1  
Staff Rec.: **Recommendation of CS-1-CO**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department

4. **Zoning:** **C14-2014-0061 - Lake Creek Rezoning**  
Location: 10313 Lake Creek Parkway, Lake Creek Watershed  
Owner/Applicant: Van Family Real Estate Partnership, Ltd. (Glenn Van Shellenbeck)  
Agent: Permit Partners (David Cancialosi)  
Request: I-RR to GR  
Staff Rec.: **Recommendation of GR-CO, with conditions**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
5. **Zoning/Rezoning:** **C14-2014-0067 - 13219 U.S. Highway 183 Rezoning**  
Location: 13219 Research Boulevard (North U. S. Highway 183), Lake Creek Watershed  
Owner/Applicant: 13219 Highway 183, Ltd. (Paul Terrill)  
Agent: Holt Planners (David Holt)  
Request: GR, I-RR to GR  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
6. **Rezoning:** **C14-2014-0073 - Public Storage**  
Location: 14000 Owen Tech Boulevard, Walnut Creek Watershed  
Owner/Applicant: Owen Tech, LLC (Behzad Bahramni)  
Agent: Jackson Walker, L.L.P. (Katherine Loayza)  
Request: GR to CS  
Staff Rec.: **Recommendation of CS-CO**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
7. **Rezoning:** **C14-2014-0074 - Cedar Bend Ambulatory Surgery Center**  
Location: 2410 Cedar Bend Drive, Walnut Creek Watershed  
Owner/Applicant: City Initiated, Owner: Austin Diagnostic Clinic (John Ratcliff)  
Agent: City of Austin-Planning and Development Review Department (Sherri Sirwaitis)  
Request: GO-CO to GO-CO  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department

- 8. Rezoning: C14-2013-0118 - Cooper Commercial**  
Location: 7200 Cooper Lane, South Boggy Creek Watershed  
Owner/Applicant: 38 1/2 Street LC (Guy Oliver)  
Agent: Husch Blackwell, LLP (Nikelle Meade)  
Request: SF-2 to GR  
Staff Rec.: **Recommendation Pending**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
- 9. Rezoning: C14-2014-0031.SH - Cardinal Point**  
Location: 11108 Zimmerman Lane, Bull Creek Watershed  
Owner/Applicant: Vickie Lynn Clark, Sophia's Investments, LLC (Hamid Zarafsham),  
Freddie J. Smith  
Agent: Civiltude (Fayez Kazi)  
Request: SF-6-CO, DR to MF-1  
Staff Rec.: **Recommendation of SF-6-CO for Tracts 1 & 2 and SF-1 for Tract 3**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
- 10. Rezoning: C14-2014-0052 - Cooper Lane Rezoning**  
Location: 7405, 7409 and 7415 Cooper Lane, South Boggy Creek Watershed  
Owner/Applicant: Dalton Mueller; Marval Property Investment, LLC (Michael Valenzuela)  
Agent: Thrower Design (Ron Thrower)  
Request: SF-2 to SF-6-CO, as amended  
Staff Rec.: **Recommendation of SF-6-CO, with conditions**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
- 11. Partial Plat Vacation: C8-05-0245.0A(VAC) - Tech Ridge Center Phase III**  
Location: Canyon Ridge Drive and McCallen Pass, Walnut Creek Watershed  
Owner/Applicant: Tech Ridge Phase III L.P.  
Agent: Gina Diehl  
Request: Approval of the partial plat vacation of Lots 7, 8, and 9 of the Tech Ridge  
Center Phase III subdivision  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 512-974-6455, [David.Wahlgren@austintexas.gov](mailto:David.Wahlgren@austintexas.gov);  
Planning and Development Review Department

- 12. Partial Plat Vacation:**  
Location: 3101-3118 Sacbe Cove and 8208, 8210, 8300, 8302, 8304 and 8306 Longview Road, South Boggy Creek Watershed  
Owner/Applicant: Martin-Ayers Development LLC and Others  
Agent: LOC Civil (Sergio Lozano)  
Request: Approve the partial plat vacation of Casas Grandes Subdivision.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department
- 13. Re-Plat Subdivision:**  
Location: 3101-3118 Sacbe Cove and 8208, 8210, 8300, 8302, 8304 and 8306 Longview Road, South Boggy Creek Watershed  
Owner/Applicant: Martin-Ayers Development LLC and Others  
Agent: LOC Civil (Sergio Lozano)  
Request: Approve the replat of Casas Grandes Subdivision consisting of 18 lots on 2.760 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department
- 14. Final Plat:**  
Location: 8328-1/2 West U.S. 290 Highway, Williamson Creek/Slaughter Creek Watersheds - Barton Springs Zone  
Owner/Applicant: Mitchel & Rose Wong  
Agent: LJA Engineering (Dan Brown)  
Request: Approval of Broadstone Scenic Brook composed of 2 lots on 46.327 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 15. Final Plat - Resubdivision:**  
Location: 16100 Lake Travis Drive, Lake Travis Watershed  
Owner/Applicant: Randy Lacey  
Agent: Bowman Consulting Group (R. Dave Irish, P.E.)  
Request: Approval of Hudson Bend composed of 1 lot on 4.072 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 16. Final Plat - Amended Plat:** **C8-2014-0082.0A - Lots 84 and 85 Palomino Park - Section Three Amended Plat**  
Location: 10013 Rocking Horse Road, Barton Creek Watershed - Barton Springs Zone  
Owner/Applicant: 10013 Rocking Horse Road (Tracy East)  
Agent: All Star Land Surveying (Edward Rumsey)  
Request: Approval of the Amended Plat of Lots 84 and 85 Palomino Park - Section Three composed of 2 lots on 1.60 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 17. Final Plat w/Preliminary:** **C8J-2007-1061.01.1A - The Vistas of Austin Section 1**  
Location: 9220-1/2 Old Lockhart Rd, Rinard Creek Watershed  
Owner/Applicant: The Vistas of Austin (Brett Corwin)  
Agent: The Vistas of Austin (Brett Corwin)  
Request: Approval of The Vistas of Austin Section 1 composed of 547 lots on 148.84 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 18. Final Plat - Resubdivision:** **C8J-2014-0084.0A - Rio Robles Section 2, Resub of Lot 33 and East 1/2 of Lot 34, Block B**  
Location: 1904 Lauranne Lane, Lake Austin Watershed  
Owner/Applicant: Dominick Bartolotta  
Agent: Texas Engineering (Hank Smith)  
Request: Approval of Rio Robles Section 2, Resubdivision of Lot 33 and East 1/2 of Lot 34, Block B composed of 2 lots on 6.92 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 512-974-2104, for additional information; TTY users route through Relay Texas at 711.

Facilitator: Donna Galati, 512-974-2733  
City Attorney: Sandra Kim, 512-974-2925