



**Zoning & Platting Commission
June 17, 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
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 June 3, 2014.

C. PUBLIC HEARINGS

- 1. Resubdivision:** **C8-2013-0159.0A - Resubdivision of Lot 5, Block X, Highland Park West**
Location: 5109 Crestway Drive, Taylor Slough North Watershed
Owner/Applicant: Grayland LLC
Agent: Lisa Gray
Request: Approve the resubdivision of one lot into 2 lots on 0.399 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-97-2767, sylvia.limon@austintexas.gov
Planning and Development Review Department
- 2. Zoning:** **C14-2014-0027 - Ace Discount Glass**
Location: 6308 Spicewood Springs Road, Bull Creek Watershed
Owner/Applicant: ACE Discount Glass, Inc., ACE Auto Salvage (Roy Cavanaugh)
Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen, P.E.)
Request: I-RR to CS-MU for Tract 1 and CR for Tract 2
Staff Rec.: **Recommendation of SF-6-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department
- 3. 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**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department
- 4. 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 for Tract 1 and RR for Tract 2
Staff Rec.: **Recommendation of SF-4A-CO for Tract 1 and RR-CO for Tract 2**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

5. **Zoning and Rezoning:** **C14-2014-0071 - Congress Avenue Commercial Tract**
Location: 8832-1/2 South IH-35 Service Road, Onion Creek Watershed
Owner/Applicant: HEB Grocery Company, LP (Todd Piland)
Agent: Bury, Inc. (Melissa Neslund)
Request: Unzoned; DR; SF-2 to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department
6. **Final Plat with Preliminary:** **C8-2012-0071.2A - Legends Way Section 2**
Location: Bradshaw Road, Onion Creek/Rinard Creek Watersheds
Owner/Applicant: RG Onion Creek LLC (Spencer Rinker)
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of Legends Way Section 2 composed of 36 lots on 10.689 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Planning and Development Review Department
7. **Preliminary Plan:** **C8-2013-0134 - 3710 Cima Serena**
Location: 3710 Cima Serena, Shoal Creek Watershed
Owner/Applicant: 16 Cima Serena (Ryan Diepenbrock)
Agent: PSW Homes, LLC (Jarred Corbell)
Request: Approval of the 3710 Cima Serena preliminary plan composed of 17 lots on 2.701 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Planning and Development Review Department
8. **Final Plat with Preliminary:** **C8-2013-0134.1A - Cima Homes**
Location: 3710 Cima Serena, Shoal Creek Watershed
Owner/Applicant: 16 Cima Serena (Ryan Diepenbrock)
Agent: PSW Homes, LLC (Jarred Corbell)
Request: Approval of the Cima Homes final plat composed of 17 lots on 2.701 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Planning and Development Review Department

- 9. Subdivision Vacation:** **C8-92-0128.02.4A(VAC) - Deerfield at Brodie Subdivision Section II Plat Vacation**
Location: 8906 Brodie Lane, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: WW Deerfield, LTD. (William Walters)
Agent: LJA Engineering & Surveying (Dan Brown)
Request: Approval of the Deerfield at Brodie Subdivision Section II total plat vacation composed of 1 lot on 6.840 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Planning and Development Review Department
- 10. Replat:** **C8-2013-0230.0A - Replat of Deerfield at Brodie Subdivision Section II**
Location: 8906 Brodie Lane, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: WW Deerfield, LTD. (William Walters)
Agent: LJA Engineering & Surveying (Dan Brown)
Request: Approval of the Replat of Deerfield at Brodie Subdivision Section II composed of 3 lots on 6.584 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Planning and Development Review Department
- 11. Revised Preliminary Plan:** **C8-98-015.010 - Pioneer Crossing Preliminary Plan Revision #10**
Location: 2500 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Pioneer Austin Development Ltd (Ralph Reed)
Agent: Pioneer Austin Development Ltd (Ralph Reed)
Request: Approval of the Pioneer Crossing Preliminary Plan Revision #10 composed of 70 lots on 43.3 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 12. Final Plat with Preliminary:** **C8J-2008-0056 - Pearson Place Neenah Avenue**
Location: 13115 Avery Ranch Boulevard, Lake Creek Watershed
Owner/Applicant: Northwoods Avery Ranch Owner's Association (Gary Newman)
Agent: CSF Civil Group (Christine Potts)
Request: Approval of the Pearson Place Neenah Avenue composed of 3 lots on 3.37 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 13. Final Plat - Amended Plat:** **C8J-2014-0096.0A - Comanche Canyon Ranch Lot 72 & 73 Block A; Amended Plat**
Location: 13221 Villa Montana Way, Lake Travis Watershed
Owner/Applicant: Montana Builders (B.E. Quinn III)
Agent: Hector Avila
Request: Approval of the Comanche Canyon Ranch Lot 72 & 73 Block A; Amended Plat composed of 2 lots on 0.285 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Final Plat with Preliminary:** **C8-07-0043 - Avery Station Cluster III**
Location: North Lakeline Boulevard, South Brushy Creek Watershed
Owner/Applicant: Northwoods Avery Ranch Owner's Association (Gary Newman)
Agent: Bury + Partners (Joe Frias)
Request: Approval of Avery Station Cluster III composed of 49 lots on 7.385 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 15. Final Plat with Preliminary:** **C8-2013-0032.2A - The Retreat at Tech Ridge, Section Two**
Location: 12422 Dessau Road, Harris Branch/Walnut Creek Watersheds
Owner/Applicant: Oertli Family Partnership
Agent: KB Home Lone Star (John Zinsmeyer)
Request: Approval of The Retreat at Tech Ridge, Section Two composed of 75 lots on 14.373 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 16. Final Plat:** **C8-2014-0091.0A - Circle C Ranch, Tract 101**
Location: 7412 West Slaughter Lane, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: Circle C Land, LP (Ken Jones)
Agent: LJA Engineering, Inc. (Paul Viktorin)
Request: Approval of the Circle C Ranch, Tract 101 composed of 1 lot on 14.36 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.