



**Zoning & Platting Commission
July 15, 2014 @ 6:00 P.M.
One Texas Center
3rd Floor, Room 325
505 Barton Springs Rd.
Austin, TX 78704**

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 July 1, 2014.

C. PUBLIC HEARINGS

- 1. 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
- 2. Rezoning:** **C14-2014-0082 - Stokes Ranch**
Location: 11900 Buckner Road, Lake Travis Watershed
Owner/Applicant: Robert H. Stokes
Agent: MFH Engineering (Martha H. Mangum, P.E.)
Request: SF-2 (Tract 1), DR (Tract 2) to GR-MU for Tract 1 and SF-6 for Tract 2
Staff Rec.: **Recommendation of GR-MU-CO for Tract 1 and SF-6-CO for Tract 2, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
- 3. Rezoning:** **C14-2014-0094 - 11205 Limoncillo Ct**
Location: 11205 Limoncillo Court, Bull Creek Watershed
Owner/Applicant: William Brian Beckham and Kimberly Shannon Beckham
Agent: Armbrust & Brown, PLLC (Lynn Ann Carley)
Request: SF-1 to SF-2
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
- 4. Rezoning:** **C14-2014-0095 - Pour House Pints and Pies**
Location: 11835 Jollyville Road, Walnut Creek Watershed
Owner/Applicant: Jollyville Holdings, LLC (Gregg Scott)
Agent: McLean & Howard (Jeffrey S. Howard)
Request: LO, SF-3, GR to GR-CO
Staff Rec.: **Recommendation of LO-CO for Tract 1 and GR-CO for Tract 2**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

5. **Zoning:** **C14-2014-0102 - Storage Center-Parmer Lane**
Location: 1714 and 1724 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: Essen-Parmer, LLC (R. Craig Smith)
Agent: KFW Engineers (Benjamin Bunker)
Request: I-RR to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
6. **Rezoning:** **C814-89-0006.05 - Canyon Ridge PUD Phase B PUD Amendment #5**
Location: F.M. 2222 Road, West Bull Creek Watershed
Owner/Applicant: CSGM Canyon Ridge, L.P. (Jesse McBay)
Agent: Cunningham-Allen, Inc. (Jana Rice)
Request: PUD to PUD, to change a condition of zoning
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
7. **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;
Planning and Development Review Department
8. **Zoning:** **C14-2014-0077 - Whole Life Learning Center**
Location: 10801 Old San Antonio Road, Onion Creek Watershed
Owner/Applicant: Whole Life Learning Center, LLC (Michael Carberry; Caroline Riley)
Request: I-RR to LR-MU
Staff Rec.: **Recommendation of LO-MU-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

9. **Rezoning:** **C14-2014-0087 - 2103 W. Slaughter Lane Zoning Change**
Location: 2103 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Shokrollah Delaram
Agent: Sara Delaram
Request: GO-MU-CO to GR
Staff Rec.: **Recommendation Pending**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department
10. **Restrictive Covenant Termination:** **C14-92-0150(RCT) - Silver Springs Apartments**
Location: 12151 N. IH 35 Northbound, Walnut Creek Watershed
Owner/Applicant: Strategic Housing Finance Corporation of Travis County (Craig Alter)
Agent: Strategic Housing Finance Corporation of Travis County (Craig Alter)
Request: To terminate a restrictive covenant.
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department
11. **Site Plan - Hill Country Roadway:** **SPC-2013-0350C - The Shoppes at Boulder Lane**
Location: 10200 Boulder Lane, Bull Creek Watershed
Owner/Applicant: Shoppes at Boulder, LLC (Sandy Aron)
Agent: Prossner and Associates Inc. (Kurt M. Prossner, P.E.)
Request: Approval of a Hill Country Roadway Site Plan
Staff Rec.: **Recommended**
Staff: Brad Jackson, 512-974-3410, brad.jackson@austin.gov;
Planning and Development Review Department
12. **Site Plan Extension:** **SP-2009-0216C(XT2) - Research Park Plaza III**
Location: 12301 Research Boulevard Northbound, Walnut Creek Watershed
Owner/Applicant: Cousins Research Park V LLC (Tim Hendricks)
Agent: 360 Professional Services, Inc.
Request: Approve a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Donna Galati, 512-974-2733, donna.galati@austintexas.gov;
Planning and Development Review Department

- 13. Site Plan - Variance:** **SP-2013-0435C.SH - Homestead Oaks**
Location: 3226 West Slaughter Lane, Slaughter Creek Watershed-Barton Springs Zone Watershed
Owner/Applicant: FC SW Housing LP
Agent: Axiom Engineering (Alan Rhames)
Request: Approval of variance to allow the construction of a driveway in a WQTZ (Water Quality Transition Zone) within the Barton Springs Zone - LDC Section 25-8-482(A)(1)
Staff Rec.: **Recommended**
Staff: Jim Dymkowski, 512-974-2707, james.dymkowski@austintexas.gov
Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov;
Planning and Development Review Department
- 14. Site Plan - Extension Only:** **SP-2010-0102(XT2) - Randall's at the Ranch**
Location: 5145 FM 620, Bear Creek West Watershed
Owner/Applicant: Property Development Centers, LLC (Joe Kinn)
Agent: LJA Engineering and Surveying (Danny Miller, PE)
Request: Approval of a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
Planning and Development Review Department
- 15. Final Plat out of Approved Preliminary:** **C8-2013-0092.1A - Springfield Section 2**
Location: E. William Cannon Drive at McKinney Falls Parkway (Janes Ranch Road), Cottonmouth/Marble Creek Watersheds
Owner/Applicant: RKS Texas Investments LP (Rick Sheldon)
Agent: Pape-Dawson Engineers Inc. (Dustin Goss)
Request: Approve a final plat out of an approved preliminary for 116 lots on 30.342 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department

- 16. Final Plat:** **C8J-2013-0235.0A - Springwoods Place**
Location: 9218 Anderson Mill Rd., Lake Creek Watershed
Owner/Applicant: Brian Birdwell
Agent: Texas Engineering Solutions (James Hagen)
Request: Approve a variance from 25-4-151 LDC to not extend Robins Nest Ln. and to then approve a subdivision of one lot on 3.242 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
Bryan Golden, 512-974-3124, bryan.golden@austintexas.gov;
Planning and Development Review Department
- 17. Final Plat - Resubdivision:** **C8-2014-0044.0A - Resubdivision of Lot 3, Block A, Park At Aspen Lake**
Location: 10205 Pecan Park Blvd., Lake Creek Watershed
Owner/Applicant: CREF Aspen Lake II, LLC (Michael Nichols)
Agent: Bury - AUS, Inc. (Megan Meyer)
Request: Approve the resubdivision of one lot into 2 lots on 21.557 acres
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department
- 18. Resubdivision:** **C8-2013-0214.0A - Prosperity Bank Research Subdivision**
Location: 11545 Research Blvd. NB, Walnut Creek Watershed
Owner/Applicant: Prosperity Bank (Justin Westmoreland)
Agent: KBGE (Jennifer Garcia)
Request: Approval of the resubdivision of a portion of an existing lot into a one lot subdivision on 1.116 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov;
Planning and Development Review Department
- 19. Preliminary Plan:** **C8J-2013-0148 - Tipco Subdivision**
Location: 1750 Far Gallant Drive, Bee Creek Watershed
Owner/Applicant: Steven J Dell Trust (Mary Sikora)
Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
Request: Approval of the Tipco Subdivision composed of 24 lots on 85.27 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov;
Planning and Development Review Department

- 20. Final Plat - Previously Unplatted:** **C8-2014-0116.0A - 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 + Partners (Brandon D. Mettler, P.E.)
Request: Approval of the Final Plat for Congress Avenue Commercial Tract. The proposed plat is composed of 3 lots on 25.922 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 21. Final Plat - Resubdivision:** **C8-2014-0117.0A - University of St. Augustine-Circle C Ranch Subdivision**
Location: 5401 La Crosse Avenue, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: La Crosse Partners, L.P. (Clay Sammis)
Agent: Bury, Inc. (Nick Brown)
Request: Approval of the Final Plat for University of St. Augustine-Circle C Ranch Subdivision. The proposed plat is composed of 2 lots on 27.7412 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 22. Final Plat:** **C8J-2014-0111.1A - William Cannon Phase 1 Final Plat**
Location: 6975 McKinney Falls Parkway, Cottonmouth Creek Watershed
Owner/Applicant: Carma Easton, LLC (Scott Rogers)
Agent: Peloton Land Solutions (Paulo Misi, P.E.)
Request: Approval of the William Cannon Phase 1 Final Plat composed of 1 lot on 4.03 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 23. Final Plat with Preliminary:** **C8-85-086.02.10A - Springfield Section 9**
Location: McKinney Falls Parkway, Cottonmouth Creek, Marble Creek, Onion Creek Watersheds
Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
Agent: Pape-Dawson Engineer (Dustin Goss) (Mary Helen Tello)
Request: Approval of Springfield Section 9 composed of 114 lots on 23.11 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 24. Final Plat - Previously Unplatted:** **C8-2014-0119.0A - CMA Alexandria Addition Subdivision**
Location: 4201 Alexandria Drive, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: CMA Custom Homes (Claudia Marin Acosta)
Agent: Genesis 1 Engineering Co. (George Gonzalez)
Request: Approval of the CMA Alexandria Addition Subdivision composed of 6 lots on 1.0149 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 25. Final Plat - Amended Plat:** **C8-2014-0123.0A - Lots 84 and 85 Palomino -Section Three; Amended Plat**
Location: 10013 Rocking Horse Road, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: 10013 Rocking Horse Rd. (Tracy East)
Agent: All Start Land Surveying (Edward Rumsey)
Request: Approval of the Lots 84 and 85 Palomino - Section Three; Amended Plat composed of 2 lots on 1.60 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 26. Preliminary Plan:** **C8J-2014-0111 - William Cannon Phase 1**
Location: 6975 McKinney Falls Parkway, Cottonmouth Creek Watershed
Owner/Applicant: Carma Easton, LLC (Scott Rogers)
Agent: Peloton Land Solutions (Paulo Misi, P.E.)
Request: Approval of William Cannon Phase 1 composed of 1 lot on 4.03 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 27. Final Plat with Preliminary:** **C8J-03-0146.6A - Austin's Colony Section 8**
Location: Hunters Bend Road, Elm Creek Watershed
Owner/Applicant: Qualico, AC, LP (Vera Massaro)
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of the Final Plat for Austin's Colony Section 8. The proposed plat is composed of 73 lots on 13.198 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 28. Final Plat - Resubdivision:** **C8J-2014-0122.0A - Lot 2, Cedar Bluff Research Park Section One, Resub of (Withdraw/Resubmit)**
Location: 10549 West SH 71, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Austin Seventy One, LTD (Joseph Bell, Jr)
Agent: J Boswell Interests (John Boswell) & Perales Engineering LLC (Jerry Perales)
Request: Approval of the Lot 2, Cedar Bluff Research Park Section One, Resubdivision (Withdraw/Resubmit) composed of 4 lots on 39.183 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 29. Final Plat - Resubdivision:** **C8-2014-0120.0A - Elmwood Estates Replat Lot 12 Block E; Resubdivision**
Location: 1103 Matthews Lane, South Boggy Creek Watershed
Owner/Applicant: Matthews Lane LP (Amy Bernhard)
Agent: ATS Engineers (Andrew Evans)
Request: Approval of the Elmwood Estates Replat Lot 12 Block E; Resubdivision composed of 4 lots on 2.664 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 30. Final Plat:** **C8-2014-0114.0A - LA Fitness Subdivision**
Location: Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: Manchaca Center LTD (Stephen Fain)
Agent: Big Red Dog Engineering (Jerret Daw)
Request: Approval of the LA Fitness Subdivision composed of 2 lots on 6.3367 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 31. Preliminary Plan:** **C8J-2014-0113 - Live Oak Springs**
Location: 9406 Morninghill Drive, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: David Knapp
Agent: Land Strategies (Paul Linehan)
Request: Approval of the Live Oak Springs composed of 90 lots on 164.60 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

32. Final Plat with Preliminary: **C8J-05-0236.02.2A - Cantarra III-A**
Location: Gregg Lane, Gilleland Creek, Harris Branch Watersheds
Owner/Applicant: Randell Livingston
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of the Cantarra III-A composed of composed of 68 lots on 10.971 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

33. Street Vacation: **F#9339-1404 -**
Request: Vacation of an unconstructed portion of street Right of Way parellel to Old San Antonio Road, in exchange for dedication of equal Right of Way, near the southeast corner of the intersection of Old San Antonio Road and F.M. 1626.
Staff Rec.: **Recommended**
Staff: Eric Hammack, 512-974-7079, eric.hammack@austintexas.gov; Office of Real Estate Services

D. NEW BUSINESS

1. Information **C14-2014-0047 – Overlook at Spicewood Springs**
Request:
Request: Review of information related to zoning case C14-2014-0047 - Overlook at Spicewood Springs.
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department

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: Caleb Gutshall, 512-974-6420
City Attorney: Sandra Kim, 512-974-2925