



**Zoning & Platting Commission  
August 5, 2014 @ 6:00 P.M.  
One Texas Center  
3<sup>rd</sup> 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 15, 2014.

## C. PUBLIC HEARINGS

### 1. Briefing/Update - Drinking Water Protection Zone (DWPZ)

#### Discussion and Action:

Request: Briefing/Update - Discussion and action on Austin Water Utility presentation and update on new Drinking Water Protection Zone (DWPZ) Capital Improvement Projects (CIP).

Staff: Kristi Fenton, 512-972-0178, [kristi.fenton@austintexas.gov](mailto:kristi.fenton@austintexas.gov); Austin Water Utility Department

### 2. 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](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department

### 3. 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; Postponement request by the Applicant to August 19, 2014**

Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department

### 4. Rezoning:

#### C14-2014-0100 - 12008 Pollyanna Avenue

Location: 12800 Pollyanna Avenue, Walnut Creek Watershed

Owner/Applicant: Timothy M. Holck

Request: SF-1 to SF-3

Staff Rec.: **Recommended**

Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department

5. **Zoning:** **C14-2014-0107 - Fredrickson 1.5**  
Location: 8410 Anderson Mill Road, Lake Creek Watershed  
Owner/Applicant: Realty Restoration, LLC (David Davidson)  
Agent: Bennett Consulting (Jim Bennett)  
Request: I-RR to W/LO  
Staff Rec.: **Recommendation of W/LO-CO, with conditons**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
6. **Site Plan Extension:** **SP-98-0031C(XT5) - Park Central**  
Location: 12345 North Lamar Blvd., Walnut Creek Watershed  
Owner/Applicant: Koontz-McCombs 1, Ltd. & Cornerstone Austin Park Central 1, LP  
Agent: Jerry L. Harris  
Request: To approve a three-year extension to the current site plan.  
Staff Rec.: **Recommended**  
Staff: Michael Simmons-Smith, 512-974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov);  
Planning and Development Review Department
7. **Final Plat without Preliminary:** **C8J-2013-0076.0A - Steiner Ranch Phase 2 Section 9 Replat of Block A Lot 1 & Block B Lot 1**  
Location: 5925 Steiner Ranch Boulevard, Panther Hollow Watershed  
Owner/Applicant: MU13 Investments (Luke Drolet)  
Agent: Texas Engineering Solutions, LLC (Stephen Delgado, P.E.)  
Request: Approval of the Steiner Ranch Phase 2 Section 9 Replat of Block A Lot 1 & Block B Lot 1; Resubdivision composed of 6 lots on 24.26 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
Planning and Development Review Department
8. **Resubdivision:** **C8-2014-0012.0A - Austin Korean Presbyterian Church Subdivision**  
Location: 12311 Natures Bend, Walnut Creek Watershed  
Owner/Applicant: Austin Korean Presbyterian Church (Roy M. Kim) / Springs at Walnut Creek H.O.A. (Richard Kunz)  
Agent: Kimley-Horn (Robert J. Smith, P.E.)  
Request: Approval of the resubdivision of unplatted property and an existing lot into a 2 lot subdivision on 27.386 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov);  
Planning and Development Review Department

Facilitator: Brad Jackson, 512-974-3410

City Attorney: Ross Crow, 512-974-2159, J Kay Gayle, 512-974-6485

9. **Final Plat:** **C8-2014-0129.0A - Ross Complex**  
Location: 5501-1/2 Ross Road, Dry Creek East Watershed  
Owner/Applicant: Equinox Power Systems, INC. (Daniel Wang)  
Agent: Cuatro Consultants, Ltd. (Hugo Elizondo)  
Request: Approval of the Ross Complex composed of 3 lot on 7.22 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
10. **Final Plat without Preliminary:** **C8J-2014-0132.0 - State Farm Section Five**  
Location: 9205 Amberglen Boulevard, Lake Creek Watershed  
Owner/Applicant: Austin Jack, L.L.C. (Doug Hocker)  
Agent: Bury + Partners, Inc (Jeffery Scott, P.E.)  
Request: Approval of State Farm Section Five composed of 3 lots on a 22.583 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
11. **Final Plat with Preliminary:** **C814-86-023.4A - Hidden Valley, Phase C, Lot 38**  
Location: Coldwater Canyon Drive, Lake Austin Watershed  
Owner/Applicant: Camelback Corporation (David Armbrust)  
Agent: Armbrust & Brown, PLLC (David Armbrust)  
Request: Approval of Hidden Valley, Phase C, Lot 38 composed of 1 lot on 1.209 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
12. **Preliminary Plan:** **C8-2014-0136 - Beaver Creek Preliminary**  
Location: 300 East Wells Branch Parkway, Harris Branch Watershed  
Owner/Applicant: Sealy & Company (Michael Sealy)  
Agent: Garrett-Ihnen Civil Engineers (Norma Divine)  
Request: Approval of the Beaver Creek Preliminary composed of 175 lots on 59.25 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
13. **Preliminary Plan - Revised Preliminary:** **C8J-2008-0168.01 - Entrada Revised Preliminary**  
Location: Immanuel Road, Gilleland Creek Watershed  
Owner/Applicant: HM Pfluger Ltd (Jay Hanna)  
Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)  
Request: Approval of the Entrada Revised Preliminary composed of 720 lots on 241.1 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 14. Final Plat with Preliminary:** **C8J-2011-0065.4A - Avana Phase 1, Section 3**  
Location: Escarpment Boulevard, Bear Creek/Slaughter Creek-Barton Springs Zone Watershed  
Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)  
Agent: LJA Engineering & Surveying, Inc. (John Clark)  
Request: Approval of Avana Phase 1, Section 3 composed of 81.03 lots on 17.466 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 15. Preliminary:** **C8J-2014-0138 - Cantarra II**  
Location: 4600-4605 East Howard Lane, Gilleland Creek Watershed  
Owner/Applicant: Ada Ellison  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: Approval of Cantarra II composed of 208 lots on 48.812 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 16. Final Plat - Resubdivision:** **C8-2014-0134.0A - Caswell Estates**  
Location: 3336 Mount Bonnell Drive, Huck's Slough/Lake Austin Watershed  
Owner/Applicant: Kenneth Kennedy Caswell Jr. and Claire Caswell Cunningham (Charles Quisenberry)  
Agent: Wuest Group (Scott Wuest)  
Request: Approval of Caswell Estates composed of 1 lot on 2.77 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 17. Preliminary:** **C8J-2014-0131 - Cebolla Creek**  
Location: 12300 Twin Creek Drive, Onion Creek Watershed  
Owner/Applicant: Royce Rippy  
Agent: LJA Engineering & Surveying, Inc. (John Clark)  
Request: Approval of Cebolla Creek composed of 201 lots on 70.846 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 18. Preliminary:** **C8-2014-0127 - Circle C Ranch Tract 8C**  
Location: La Crosse Avenue, Slaughter Creek-Barton Springs Zone Watershed  
Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)  
Agent: LJA Engineering & Surveying, Inc. (John Clark)  
Request: Approval of Circle C Ranch Tract 8C composed of 11 lots on 14.227 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**19. Final Plat with Preliminary:**

**C8J-2013-0148.1A - Tipco Subdivision**

Location: 1750 Far Gallant Drive, Bee Creek Watershed  
Owner/Applicant: Steven J Dell Trust (Mark Sikora)  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: Approval of the Tipco Subdivision composed of 24 lots on 85.27 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: Brad Jackson, 512-974-3410

City Attorney: Ross Crow, 512-974-2159, J Kay Gayle, 512-974-6485