



**Zoning & Platting Commission
August 19, 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
Jackie Goodman

Rahm McDaniel
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 August 5, 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:** **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
- 3. 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;
Planning and Development Review Department
- 4. Zoning:** **C14-2014-0041 - New Tenant Project**
Location: 10300 Anderson Mill Road, Lake Creek Watershed
Owner/Applicant: FN Corporation (Neelam Jan)
Agent: Bennett Consulting (Jim Bennett)
Request: I-SF-2 to LR
Staff Rec.: **Recommendation of LR-CO, with condtions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

5. **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 of GR-CO, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department
6. **Zoning and Rezoning:** **C14-2014-0118 - NL Land Holdings, Ltd. (John Lewis)**
Location: 9101-9201 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: NL Land Holdings, Ltd. (John Lewis)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: I-RR; CS-CO to CS-MU
Staff Rec.: **Request for Postponement by Staff to September 16, 2014**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department
7. **Rezoning:** **C14-2014-0119 - Manchaca Storage**
Location: 9507 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: Laurelwood Business Park Group, Ltd. (David Beseda)
Request: CS-CO to CS-CO, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department
8. **Site Plan - Extension:** **SP-2009-0268D(XT2) - Central Commerce Business Park**
Location: 16300 Central Commerce Drive, Walnut Creek Watershed
Owner/Applicant: ACE Fence Management GP LLC (Charles V. Parker)
Agent: Holt Planners (David B. Holt, Jr.)
Request: Approve a request for a 3-year extension to the previously approved site plan.
Staff Rec.: **Recommended**
Staff: Michael Simmons-Smith, 512-974-1225, Michael.Simmons-Smith@austintexas.gov
Planning and Development Review Department

- 9. Final with Preliminary:** **C8J-2012-0161.2A - Addison, Section 2**
Location: Annalise Drive at US Highway 183, Onion/Cottonmouth Creeks Watershed
Owner/Applicant: CARMA Properties LLC (Shaun Cranston)
Agent: JACOBS Engineering Group (Judd Willmann)
Request: Approval of a Final Plat consisting of 132 lots.
Staff Rec.: **Recommended**
Staff: Joe Arriaga, 512-854-7562, joe.arriaga@co.travis.tx.us;
Single Office: Travis County/COA
- 10. Preliminary Plan:** **C8J-2013-0222 - Easton Park Section 1A Preliminary Plan**
Location: 6975 McKinney Falls Parkway, Cottonmouth Creek Watershed
Owner/Applicant: Carma Easton, LLC (Scott Rogers)
Agent: Peloton Land Solutions (Jonathan Fleming)
Request: Approval of a preliminary plan consisting of 194 total lots on 54.8 acres.
Staff Rec.: **Recommended**
Staff: Michael Hettenhausen, 512-854-7563,
michael.hettenhausen@co.travis.tx.us;
Single Office: Travis County/COA
- 11. Final Plat with Preliminary:** **C8-2012-0071.3A - Legends Way Section 3**
Location: River Plantation Drive, Rinard Creek Watershed
Owner/Applicant: RG Onion Creek LLC (Spencer Rinker)
Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
Request: Approval of Legends Way Section 3 composed of 42 lots on 11.214 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov;
Planning and Development Review Department
- 12. Final Plat with Preliminary:** **C8-2012-0071.4A - Legends Way Section 4**
Location: River Plantation Drive, Rinard Creek Watershed
Owner/Applicant: RG Onion Creek LLC (Spencer Rinker)
Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
Request: Approval of Legends Way Section 4 composed of 69 lots on 33.830 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov;
Planning and Development Review Department

- 13. Final Plat - Previously Unplatted:** **C8-2014-0148.0A - Channel Road Subdivision**
Location: 1750 Channel Road, Lake Austin Watershed
Owner/Applicant: Redbud Partners, LP (Terry Irion)
Agent: Noble S&E Works (Ryan Irion)
Request: Approval of the Channel Road Subdivision composed of 1 lot on 0.1998 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Final Plat with Preliminary:** **C8J-2008-0056.7A - Pearson Place Section Four**
Location: 13115 Avery Ranch Boulevard, South Brushy Creek Watershed
Owner/Applicant: Century Land Holdings, II, LLC (Kevin Fleming)
Agent: CSF Civil Group, LLC (Randy Nixon)
Request: Approval of Pearson Place Section Four composed of 97 lots on 29.231 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 15. Preliminary Plan:** **C8J-2014-0150 - Auro**
Location: FM 1325 Road, Lake Austin Watershed
Owner/Applicant: Auro Development, LP (Nick Summerville)
Agent: Kimley-Horn and Associates, Inc. (Stephen Swan)
Request: Approval of the Auro composed of 2 lots on 50.09 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 16. Final Plat with Preliminary:** **C8-2012-0049 - Pioneer Hill Section 2**
Location: Dessau Road, Walnut Creek Watershed
Owner/Applicant: D.R. Horton (Kevin Pape)
Agent: D.R. Horton (Kevin Pape)
Request: Approval of Pioneer Hill Section 2 composed of 117 lots on 36.66 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 17. Final Plat with Preliminary:** **C8-85-067.13.2A - Lakeline at Ridgeline**
Location: 2610-1/2 South Lakeline Boulevard, Buttercup Creek Watershed
Owner/Applicant: 183 BLW LP (Matt Harris)
Agent: John Lewis Company (John C. Lewis)
Request: Approval of Lakeline at Ridgeline composed of 1 lot on 4.1291 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 18. Final Plat - Resubdivision:** **C8-2014-0145.0A - Parmer Business Park**
Location: 13100 Harris Ridge Boulevard, Walnut Creek Watershed
Owner/Applicant: Matthew Schwab
Agent: Bury-Aus, Inc. (Kristi English)
Request: Approval of the Parmer Business Park composed of 45 lots on 284.10 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 19. Final Plat with Preliminary:** **C8-2013-0058.2A - Fort Dessau, Phase 2**
Location: 13826 Dessau Road, Harris Branch Watershed
Owner/Applicant: Continental Homes of Texas, LP (Kevin Pape)
Agent: Gray Engineering, Inc. (Steve Bertke)
Request: Approval of Fort Dessau, Phase 2 composed of 59 lots on 12.53 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 20. Preliminary Plan:** **C8J-2014-0151 - Woods of Greenshore Section Two**
Location: Pearce Road, Lake Austin Watershed
Owner/Applicant: Woods of Greenshores Ltd. (Russell Parker)
Agent: Carlson, Brigrance & Doering, Inc (Geoff Guerrero)
Request: Approval of the Woods of Greenshore Section Two composed of 50 lots on 48.094 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 21. Preliminary Plan:** **C8-2014-0147 - Harris Branch Tract E-68**
Location: East Howard Lane, Harris Branch Watershed
Owner/Applicant: Austin HB Residential Properties, Ltd. (John McCullough)
Agent: CSF Civil Group, LLC (Charles Steinman)
Request: Approval of Harris Branch Tract E-68 composed of 137 lots on 28.49 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 22. Final Plat - Resubdivision:** **C8J-2014-0143.0A - Amended Plat of Part of Lot 13 Hudson Bend Colony Section 3**
Location: 16200 East Lake Shore Drive, Lake Travis Watershed
Owner/Applicant: Fairport Asset Management (Michael McCarthy)
Agent: Ramsey Land Surveying (Bill Ramsey)
Request: Approval of the Amended Plat of Part of Lot 13 Hudson Bend Colony Section 3 composed of 2 lots on 4.869 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 23. Preliminary Plan:** **C8J-05-0236.03 - Cantarra Revised Preliminary**
Location: East Howard Lane, Gilleland Creek Watershed
Owner/Applicant: Compass Bank (Randell Livingston)
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of the Cantarra Revised Preliminary composed of 575 lots on 126.91 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: Sherri Sirwaitis, 512-974-3057

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