



**Zoning & Platting Commission
September 16, 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.
2. Approval of minutes from September 2, 2014.

C. PUBLIC HEARINGS

- 1. Code Revision:** **CodeNEXT Code Approach Alternatives and Annotated Outline**
Owner/Applicant: City of Austin - Planning & Development Review Department
Agent: Matt Dugan, Planning & Development Review Department
Request: Discussion and possible action on Code Approach Alternatives and Annotated Outline
Staff: Matt Dugan, 512-974-2725, matthew.dugan@austintexas.gov;
Planning and Development Review Department

- 2. 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

- 3. 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 Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@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;
Planning and Development Review Department

5. **Zoning and Rezoning:** **C14-2014-0118 - NL Land Holdings, Ltd.**
 Location: 9101-9201 South IH 35 Service Road Northbound, Onion Creek Watershed
 Owner/Applicant: NL Land Holdings, Ltd. (Jimmy Nassour)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: I-RR; CS-CO to MF-4, as amended
 Staff Rec.: **Recommendation of MF-4-CO, with conditions**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
6. **Rezoning:** **C814-2014-0110.SH - Colony Park Sustainable Community Initiative PUD**
 Location: Loyola Lane, Walnut Creek/Elm Creek/Decker Creek Watersheds
 Owner/Applicant: Austin Housing Finance Corporation (Sandra Harkins)
 Agent: Urban Design Group (Laura Toups)
 Request: SF-2, SF-3, and MF-2 to PUD
 Staff Rec.: **Recommended, with conditions**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
7. **Rezoning:** **C14-2014-0121 - Holt Cat South Austin**
 Location: 9200-9500 South IH-35 Service Road Northbound, Onion Creek Watershed
 Owner/Applicant: Holt Texas Ltd. (Anthony Shedrock)
 Agent: BEFCO Engineering, Inc. (Joseph Willrich, P.E.)
 Request: SF-2 to CS-CO, as amended
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
8. **Rezoning:** **C14-2014-0128 - The Vistas of Western Hills**
 Location: 2910 West William Cannon Drive, Williamson Creek Watershed-Barton Springs Zone
 Owner/Applicant: Umstatted Investments (James Umstatted)
 Agent: Garrett-Ihnen Civil Engineers, Inc. (Norma Raven Divine)
 Request: SF-2 to MF-2
 Staff Rec.: **Recommendation of MF-2-CO, with conditions; Postponement request by the Applicant to November 4, 2014**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

- 9. 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 54.9 acres.
 Staff Rec.: **Recommendation Pending**
 Staff: Michael Hettenhausen, 512-854-7563,
michael.hettenhausen@co.travis.tx.us;
 Single Office: Travis County/COA
- 10. Final Plat with Preliminary: C8J-2013-0222.1A - Easton Park Section 1A Final Plat**
 Location: 6975 McKinney Falls Parkway, Cottonmouth Creek Watershed
 Owner/Applicant: Carma Easton, LLC (Shaun Cranston)
 Agent: Peloton Land Solutions (Jonathan Fleming)
 Request: Approval of a final plat consisting of 194 total lots on 54.9 acres.
 Staff Rec.: **Recommendation Pending**
 Staff: Michael Hettenhausen, 512-854-7563,
michael.hettenhausen@co.travis.tx.us;
 Single Office: Travis County/COA
- 11. Final Plat with Preliminary: C8J-2011-0065.3A - Avana Phase 1, Section 4**
 Location: Escarpment Boulevard, Bear Creek/Slaughter Creek Watersheds-Barton Springs Zone
 Owner/Applicant: Standard Pacific of Texas Inc. (John Bohnen)
 Agent: LJA Engineering and Surveying (John Clark)
 Request: Approval of Avana Phase 1, Section 4 composed of 0.78 acres of right-of-way
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov;
 Planning and Development Review Department

- 12. Final Plat with Preliminary:** **C8J-2012-0086.1A - Avana Phase 2, Section 1**
 Location: Escarpment Boulevard, Bear Creek/Slaughter Creek Watersheds-Barton Springs Zone
 Owner/Applicant: Standard Pacific of Texas Inc. (John Bohnen)
 Agent: LJA Engineering & Surveying Inc. (John Clark)
 Request: Approval of Avana Phase 2, Section 1 composed of 163 lots on 40.14 acres
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 13. Final Plat - Resubdivision:** **C8-2014-0163.0A - 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
- 14. Final Plat with Preliminary:** **C8J-03-0220.01.3A - The Woods of Greenshores Section 2**
 Location: Pearce Road, Lake Austin Watershed
 Owner/Applicant: Pk-Re, Inc. (Rusty Parker)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of The Woods of Greenshores Section 2. The proposed plat is composed of 60 lots on 48.094 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat - Amended Plat:** **C8J-2014-0166.0A - Bratton's Edge**
 Location: 15401-1/2 Long Vista Drive, Walnut Creek Watershed
 Owner/Applicant: Vista Business Park II, LTD (Mike Crockett)
 Agent: KBGE (Chad Kimbell)
 Request: Approval of Bratton's Edge. The proposed plat is composed of 1 lot on 5.048 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 16. Final Plat - Previously Unplatted:** **C8J-2014-0171.0A - Three Points South Suidivision**
 Location: 15718 North IH 35 Service Road Southbound, Gilleland Creek Watershed
 Owner/Applicant: Coshena, Ltd. (Larry Niemann)
 Agent: Cunningham-Allen Inc. (Jana Rice)
 Request: Approval of Three Points South Subdivision composed of 4 lots on 7.318 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final Plat - Amended Plat:** **C8-2014-0170.0A - Park 35 II Subdivision Amended Plat of Lots 1 - 3**
 Location: 12101 North Lamar Boulevard, Walnut Creek Watershed
 Owner/Applicant: Crestmont Office Center (Jeffery S. Schwartz)
 Agent: Civile LLC (Larry Hanrahan)
 Request: Approval of the Park 35 II Subdivision Amended Plat of Lots 1 - 3 composed of 2 lots on 18.72 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Final Plat with Preliminary:** **C8-84-164.04(A)(92).6A - Circle C Ranch Tract 2B**
 Location: Edwardson Lane, Williamson Creek Watershed-Barton Springs Zone
 Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)
 Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
 Request: Approval of Circle C Ranch Tract 2B. The proposed plat is composed of 16 lots on 12.20 Acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 19. Final Plat:** **C8J-2014-0167.0A - Witt Subdivision**
 Location: 19320 Hog Eye Road, Lockwood Creek Watershed
 Owner/Applicant: Jan Witt
 Agent: Steve Wenzel
 Request: Approval of the Witt Subdivision composed of 5 lots on 9.9 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.