



**Zoning & Platting Commission
October 7, 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.
3. Approval of minutes from September 16, 2014.

C. PUBLIC HEARINGS

- 1. 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

- 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Staff Rec.: **Withdrawn by Applicant**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

- 3. Rezoning:** **C14-2014-0114 - 11712 North Lamar Rezoning**
Location: 11712 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Sheahan Business Center (Dennis W. Sheahan)
Agent: Thrower Design (A. Ron Thrower)
Request: LO to CS
Staff Rec.: **Recommendation of GR-CO zoning for Tract 1 and LO-CO zoning for Tract 2, with conditions.**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

- 4. Rezoning:** **C14-2014-0144 - Loma Verde Residential**
Location: 7231 Colton Bluff Springs Road, Marble Creek, Cottonmouth Creek Watershed
Owner/Applicant: Colton Bluff, LLC (Grady Collins) & Continental Homes of Texas, LP (Richard N. Maier)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Tract 1: GR to SF-6 and Tract 2 LR to SF-4A
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

5. **Rezoning: C14-2014-0145 - Loma Verde Residential**
Location: 7231 Colton Bluff Springs Road, Marble Creek, Cottonmouth Creek Watershed
Owner/Applicant: Colton Bluff, LLC (Grady Collins) & Continental Homes of Texas, LP (Richard N. Maier)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: RR to SF-6
Staff Rec.: **Recommendation of SF-4A**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department
6. **Rezoning: C14-2014-0146 - Loma Verde Residential**
Location: 6917 Colton Bluff Springs Road, Marble Creek, Cottonmouth Creek Watershed
Owner/Applicant: Colton Bluff, LLC (Grady Collins) & Continental Homes of Texas, LP (Richard N. Maier)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: LR to SF-4A
Staff Rec.: **Not Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department
7. **Rezoning: C14-2014-0147 - Loma Verde Residential**
Location: 6917 Colton Bluff Springs Road, Marble Creek, Cottonmouth Creek Watershed
Owner/Applicant: Colton Bluff, LLC (Grady Collins) & Continental Homes of Texas, LP (Richard N. Maier)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: RR to SF-4A
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department
8. **Rezoning: C14-2014-0152 - The Oaks at Techridge, Lot 1B**
Location: 14401 The Lakes Boulevard, Walnut Creek, Harris Branch Creek Watershed
Owner/Applicant: Tech Ridge Spectrum B.C., L.P.
Agent: Smith, Robertson, Elliott, Glen, Klein & Douglas, L.L.P. (David Hartman)
Request: CS-CO to CS-MU-CO
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department

- 9. Rezoning: C14-2014-0130 - 7930 Thaxton Rezoning**
Location: 7930 Thaxton Road, Onion Creek Watershed
Owner/Applicant: Thaxton Properties, Inc. (Mustaquil Momin)
Agent: Throrer Design (Ron Throrer)
Request: GR-CO to GR-CO, to change a condition of zoning
Staff Rec.: **Recommendation Pending; Postponement request by Staff to October 21, 2014**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department
- 10. Zoning: C14-2014-0131 - Burleson Industrial Park**
Location: 7103 Burleson Road, Onion Creek Watershed
Owner/Applicant: Burleson Park Holdings, LP (Ron W. Mills)
Agent: KLove Engineering (Priscilla Gonzalez)
Request: I-RR to LI
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department
- 11. Site Plan-Variance: SP-2013-0476C - Concordia University Texas**
Location: 11400 Concordia University Drive, Bull Creek Watershed
Owner/Applicant: Concordia University Texas (Gary Belcher)
Agent: Kimley-Horn and Associates, Inc. (Robert J. Smith)
Request: Approval of variance to allow cut greater than 4 feet not to exceed 9.25 feet to Lake Austin Watershed Ordinance Sec 9-10-409(B). Approval of variance to allow fill greater than 4 feet not to exceed 14.85 feet to Lake Austin Watershed Ordinance Sec 9-10-
Staff Rec.: **Recommended**
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov;
Jim Dymkowski, 512-974-2707, james.dymkowski@austintexas.gov;
Planning and Development Review Department

- 12. Site Plan-Variance: SP-2013-0504DS - 2009 Lakeshore Drive (Boat Dock)**
Location: 2009 Lakeshore Drive, Lake Austin Watershed
Owner/Applicant: Valla Djafari
Agent: Aupperle Company (Bruce Aupperle)
Request: Approval of a variance from LDC Section 25-8-281(C)(2)(b) to allow construction of a boat dock within a canyon rimrock Critical Environmental Feature buffer.
Staff Rec.: **Recommended**
Staff: Liz Johnston, 512-974-1218, liz.johnston@austintexas.gov; Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov; Planning and Development Review Department
- 13. Final Plat with Preliminary: C8-2009-0026.6A - Avery Ranch Far West Phase Three Section Six**
Location: Avery Ranch Blvd. and Harpster Bend, South Brushy Creek Watershed
Owner/Applicant: Continental Homes of Texas (Tom Moody)
Agent: Randall Jonea & Associates Engineering (R. Brent Jones)
Request: Approval of the Avery Ranch Far West Phase Three Section Six composed of 28 lots on a 8.007 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department
- 14. Resubdivision: C8-2014-0051.0A - Resubdivision of Portions of Lot 7 & 8, Block B, Eubank Acres Sec. 1**
Location: 700 West Scurry Street (W. Scurry St. & N. Lamar Blvd.), Walnut Creek Watershed
Owner/Applicant: Tech Realty Investments, LLC. (Saeed Igbal)
Agent: Landmark CES (Javier Barajas)
Request: Approve the resubdivision of portions of 2 lots into one lot on 0.434 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department

- 15. Resubdivision: C8-2013-0132.0A - Resubdivision of Lots 1 and 4, Wells Branch Technology Park**
Location: 4616 West Howard Lane, Walnut Creek Watershed
Owner/Applicant: Northtech Seven, Eight and Nine, LLC (Andy Thomas)
Agent: Hanrahan-Pritchard Engineering, Inc. (Ron Pritchard)
Request: Approve the resubdivision of 2 lots into 3 lots on 19.669 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department
- 16. Final Plat with Preliminary: C8-95-0193.01.1A - Bratton Hills, Section IV**
Location: 3212-1/2 Grand Avenue Parkway, Gilleland Creek Watershed
Owner/Applicant: BLD Bratton Hill, LLC (James Dorney)
Agent: Tre & Associates (Marc Dickey)
Request: Approval of Bratton Hills, Section IV composed of 57 lots on 9.46 acres
Staff Rec.: **Recommended**
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov;
Single Office: Travis County/COA
- 17. Subdivision Plat Vacation: C8S-81-092(VAC) - Great Hills Golf Course One**
Location: Lost Horizon Drive, Bull Creek Watershed
Owner/Applicant: Great Hills Golf Club of Austin, Inc. (Larry Harper)
Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen, P.E.)
Request: Approve the total vacation of Great Hills Golf Course One subdivision.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department
- 18. Subdivision Preliminary Plan: C8-2013-0181 - Great Hills Country Club Two**
Location: 5914 Lost Horizon Drive, Bull Creek Watershed
Owner/Applicant: Great Hills Golf Club of Austin, Inc. (Larry Harper)
Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen, P.E.)
Request: Approve a subdivision preliminary plan of 7 lots on 55.76 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department

- 19. Final Plat with Preliminary:** **C8J-00-2074.01.8A - Briarcreek Subdivision Section 6B**
Location: Blake Manor Road, Wilbarger Creek Watershed
Owner/Applicant: Continental Homes of Texas, L.P. (Richard Maier)
Agent: Hanrahan-Pritchard Engineering, Inc. (Steve Jamison)
Request: Approval of the Briarcreek Subdivision Section 6B Final Plat which consists of 60 lots on 15.42 acres.
Staff Rec.: **Recommended**
Staff: Michael Hettenhausen, 512-854-7563,
michael.hettenhausen@traviscountytexas.gov;
Travis County/City of Austin Single Office
- 20. Preliminary Plan:** **C8J-2013-0192 - Braker Valley**
Location: 11317 Cameron Road, Walnut Creek Watershed
Owner/Applicant: Don L. & Muriel A. Lanford Living Trust (Bob Lanford)
Agent: Carlson, Brigance, and Doering, Inc. (Geoff Guerrero)
Request: Approval of the Braker Valley Preliminary Plan which consists of 547 total lots on 164 acres.
Staff Rec.: **Recommended**
Staff: Michael Hettenhausen, 512-854-7563,
michael.hettenhausen@traviscountytexas.gov;
Travis County/City of Austin Single Office
- 21. Preliminary Plan:** **C8J-2013-0224 - Whisper Valley Village 1 Phase 1**
Location: Braker Lane and FM 973, Gilleland Creek Watershed
Owner/Applicant: Club Deal 120 Whisper Valley, L.P. (Doug Gilliland)
Agent: Bury, Inc. (Dwayne Shoppa)
Request: Approval of the Whisper Valley Village 1 Phase 1 Preliminary Plan which consists of 257 total lots on 79.9 acres.
Staff Rec.: **Recommended**
Staff: Michael Hettenhausen, 512-854-7563,
michael.hettenhausen@traviscountytexas.gov;
Travis County/City of Austin Single Office

- 22. Final Plat with Preliminary:** **C8J-2013-0224.1A - Whisper Valley Village 1 Phase 1**
 Location: Braker Lane and FM 973, Gilleland Creek Watershed
 Owner/Applicant: Club Deal 120 Whisper Valley, L.P. (Doug Gilliland)
 Agent: Bury, Inc. (Dwayne Shoppa)
 Request: Approval of the Whisper Valley Village 1 Phase 1 Final Plat which consists of 257 total lots on 79.9 acres.
 Staff Rec.: **Recommended**
 Staff: Michael Hettenhausen, 512-854-7563, michael.hettenhausen@traviscountytx.gov; Travis County/City of Austin Single Office
- 23. Preliminary Plan:** **C8J-2013-0162 - El Pampero**
 Location: 14115 Greg Manor Road, Gilleland and Wilbarger Creeks Watershed
 Owner/Applicant: Daniel La Roca
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of a Preliminary Plan composed of two lots on 28.8 acres.
 Staff Rec.: **Recommended**
 Staff: Jose Luis Arriaga, 512-854-7562, joe.arriaga@co.travis.tx.us; Single Office: Travis County/City of Austin
- 24. Preliminary Plan:** **C8-2014-0180 - Burleson Industrial Park**
 Location: 7103 Burleson Road, Onion Creek Watershed
 Owner/Applicant: Burleson Park Holdings, GP (Ron W. Mills)
 Agent: KLove Engineering (Jaime Noriega)
 Request: Approval of Burleson Industrial Park composed of 7 lots on 27.5 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 25. Final Plat with Preliminary:** **C8-2013-0092.2A - Springfield Section 3**
 Location: East William Cannon Drive, Cottonmouth Creek Watershed
 Owner/Applicant: KB Home Lone Star, L.P. (John Zinsmeyer)
 Agent: Pape-Dawson Engineers (Dustin Goss)
 Request: Approval of Springfield Section 3 composed of 92 lots on 17.856 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 26. Preliminary Plan:** **C8-2014-0177 - East Parke Subdivision**
 Location: 5002-1/2 Purple Sage Drive, Walnut Creek Watershed
 Owner/Applicant: HK Jr. Investment partnership (Richard Maier)
 Agent: Gray Engineering, Inc. (Steve Bertke, P.E.)
 Request: Approval of East Parke Subdivision composed of 124 lots on 37.46 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 27. Final Plat with Preliminary:** **C8J-2008-0056.8A - Pearson Place Section Five**
- Location: 13115 Avery Ranch Boulevard, Lake Creek Watershed
Owner/Applicant: Century Land Holdings (Kevin Fleming)
Agent: CSF Civil Group (Christine Potts)
Request: Approval of Pearson Place Section Five composed of 2 lots on 65.31 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. New Business:**
Request: Discussion and Action on electing Zoning & Platting Commission Officers.

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.