



**Zoning & Platting Commission  
November 4, 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  
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 October 21, 2014.

## C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2014-0128 - The Vistas of Western Hills**  
Location: 2910 West William Cannon Drive, Williamson Creek Watershed-Barton Springs Zone Watershed  
Owner/Applicant: Umstattd Investments (James Umstattd)  
Agent: Garrett-Ihnen Civil Engineers, Inc. (Norma Raven Divine)  
Request: SF-2 to MF-2  
Staff Rec.: **Recommendation of MF-2-CO, with condtions**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
  
- 2. 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](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
  
- 3. Zoning:** **C14-2014-0153 - The Enclave at Oak Parke**  
Location: 10301 - 10317 Salmon Drive, Slaughter Creek Watershed-Barton Springs Zone Watershed  
Owner/Applicant: Mark Alan Cunningham  
Agent: Frie Planning, Development & Construction, LLC (Ross Frie)  
Request: I-RR; I-SF-2 to SF-2  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department

4. **Rezoning:** **C814-2012-0085.01 - Estancia Hill Country Planned Unit Development**  
 Location: 12814 Interstate Highway 35 South, FM 1327 (Puryear Road) at South IH 35 Southbound Service Road, Onion Creek Watershed  
 Owner/Applicant: Sevengreen One LTD; Quartersage II LTD; Reverde Three LTD; IV Capitol Pointe LTD; Stone Pointe Five LTD; Saladia VI LTD; Paol Grande Seven, LTD; High Point Green VIII LTD; Golondrina Nine LTD; X Cordoniz LTD; Ciero Eleven LTD; Zagan XII LTD; Thirteen Canard LTD; Ruisse XIV, LTD; Dindon Fifteen LTD; Bois de Chene XVI, LTD; Etourneau Seventeen LTD; Moineau XVIII LTD; SLF III - Onion Creek LP (The Stratford Company, Ocie Vest); Lennar Homes of Texas Land and Construction, LTD (Ryan Mattox)  
 Agent: City of Austin, Planning and Development Review Department (Wendy Rhoades)  
 Request: PUD to PUD, to change a condition of zoning  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department
5. **Rezoning:** **C14-2014-0136 - Cameron Apartments**  
 Location: 9201 Cameron Road, Little Walnut Creek Watershed  
 Owner/Applicant: FSI Cameron Crossing LP  
 Agent: Bill Faust  
 Request: LI to MF-5  
 Staff Rec.: **Not Recommended; Postponement request by Staff to November 18, 2014**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department
6. **Site Plan Extension:** **SP-2010-0027C(XT2) - AE Medical & Retail**  
 Location: 13642 North US Hwy. 183 SB, Lake Creek Watershed  
 Owner/Applicant: Austintatious Enterprises, LLC (David Jeng)  
 Agent: Thrower Design (Ron Thrower)  
 Request: The applicant is requesting a ten-year extension to an approved site plan.  
 Staff Rec.: **Alternate recommendation of a five-year extension.**  
 Staff: Michael Simmons-Smith, (512) 974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov); Planning and Development Review Department

- 7. Appeal of Site Plan Extension of Application**      **SP-2014-0126D - Circle K - Convenience Store**  
**Deadline:**  
Location: 2609 W Pecan St, Gilleland Creek Watershed  
Owner/Applicant: American Bank of Texas (Jerry Griffin)  
Agent: Mercury Permits (David Steele)  
Request: Appeal of the staff extension of 180 days to review time for site plan application.  
Staff Rec.: **Not Recommended**  
Staff: Rosemary Avila, 512-974-2784, [rosemary.avila@austintexas.gov](mailto:rosemary.avila@austintexas.gov);  
Planning and Development Review Department
- 8. Site Plan - Boat Dock Variances:**      **SP-2013-0441D - Pedestrian Incline Elevator for 3961 Westlake Drive**  
Location: 3961 Westlake Drive, Lake Austin Watershed  
Owner/Applicant: Rod Roberts  
Agent: Aupperle Company (Carolyn Aupperle)  
Request: 1) To allow construction of a tram downslope of and at a distance less than 150 feet from a Critical Environmental Feature buffer, 25-8-281(C)(1)(a); and 2) To allow construction of a second boat dock access within a Critical Water Quality Zone, not allow  
Staff Rec.: **Not Recommended**  
Staff: Christine Barton-Holmes, 512-974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov);  
Planning and Development Review Department
- 9. Final With Preliminary Plan:**      **C8J-2012-0095.2A - Hills of Bear Creek, Section 2**  
Location: 2101 West FM 1626, Bear Creek; Little Creek Watershed  
Owner/Applicant: Johnson 2012 LLC (Steve Walkup)  
Agent: Gray Engineering Inc. ( Steve Bertke)  
Request: Approval of a final plat consisting of 63 lots on 33.698 acres.  
Staff Rec.: **Recommended**  
Staff: Jose Luis Arriaga, 512-854-7562, [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us);  
Single Office: Travis County/City of Austin

- 10. Final Plat with Preliminary Plan:** **C8J-2010-0036.5A - Raceway Single Family Subdivision Section Five (A Small Lot Subdivision) Final Plat**  
 Location: 4505 1/2 Grand Avenue Parkway, Gilleland Creek; Rattan Creek Watershed  
 Owner/Applicant: Pulte Homes of Texas, L.P. (Stephen Ashlock)  
 Agent: CSF Civil Group (Christine Potts)  
 Request: Approval of a final plat consisting of 94 total lots on 14.52 acres.  
 Staff Rec.: **Recommended**  
 Staff: Michael Hettenhausen, 512-854-7563, [Michael.Hettenhausen@traviscountytx.gov](mailto:Michael.Hettenhausen@traviscountytx.gov);  
 Single Office: Travis County/City of Austin
- 11. Final Plat:** **C8J-2014-0102.0A - Picadilly Corner Subdivision**  
 Location: 16509-1/2 North IH 35 Service Road, Gilleland Creek Watershed  
 Owner/Applicant: John Meadows  
 Agent: Jennifer Garcia  
 Request: Approval of Picadilly Corner consisting of 2 Commercial lots on 7.9 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sarah Sumner, 512-854-7687, [sarah.sumner@traviscountytx.gov](mailto:sarah.sumner@traviscountytx.gov);  
 Single Office: Travis County/City of Austin
- 12. Final Plat - Resubdivision:** **C8-2013-0175.0A - Valley View Subdivision**  
 Location: 3809 Valley View Road, West Bouldin Creek Watershed  
 Owner/Applicant: Group Investments Holdings (Randy Dozeman)  
 Agent: Site Specifics (John Hussey)  
 Request: Approval of the Valley View Subdivision composed of 13 lots on 1.64 acres  
 Staff Rec.: **Postponement request by Staff to November 18, 2014.**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
 Planning and Development Review Department
- 13. Final Plat - Resubdivision:** **C8-2014-0117.0A - Resubdivision of Lot 1, Block Y, Circle C Ranch Phase B, Section 19**  
 Location: 5401 La Crosse Avenue, Slaughter Creek Watershed-Barton Springs Zone Watershed  
 Owner/Applicant: La Crosse Partners, LP (Clay Sammis)  
 Agent: Bury (Nick Brown)  
 Request: Approval of the Resubdivision of Lot 1, Block Y, Circle C Ranch Phase B, Section 19 composed of 2 lots on 27.738 acres.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov);  
 Planning and Development Review Department

- 14. Preliminary Plan: C8-2014-0089 - Pioneer Crossing West 11 Preliminary Plan**  
 Location: 2500 E. Braker Lane, Walnut Creek Watershed  
 Owner/Applicant: Pioneer Crossing Development LP (Ralph E. Reed)  
 Agent: Longaro & Clarke, Inc. (Walter Hoysa)  
 Request: Approval of the Pioneer Crossing West 11 Preliminary Plan composed of 72 lots on 43.3 acres.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Planning and Development Review Department
- 15. Final Plat: C8-2014-0196.0A - Brighton, Amended Plat of Lot 2**  
 Location: Spicewood Springs Road Eastbound, Shoal Creek Watershed  
 Owner/Applicant: Bluebonnet Land Investment Partnership. LTD. (Randall Kemper)  
 Agent: Texas Engineering Solutions (James Hagen)  
 Request: Approval of the Brighton, Amended Plat of Lot 2 composed of 2 lots on 1.99 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 16. Final Plat: C8J-2014-0201.0A - Vista Green Estates**  
 Location: 14325 South Turnersville Road, Maha Creek Watershed  
 Owner/Applicant: Vista Green Properties, LLC (John Booth)  
 Agent: Cuatro Consultants, Ltd (Hugo Elizondo)  
 Request: Approval of the Vista Green Estates composed of 4 lots on 34.494 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 17. Final Plat - Amended: C8-2014-0198.0A - Glencoe Subdivision**  
 Location: Harris Branch Parkway, Harris Branch Watershed  
 Owner/Applicant: Ashton Woods  
 Agent: CSF Civil Group (Christine Potts)  
 Request: Approval of the Glencoe Subdivision composed of 71 lots on 22.659 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 18. Final Plat with Preliminary Plan: C8J-2013-0162.1A - Elpampero**  
 Location: 14115 Gregg Manor Road, Gilleland Creek; Wilbarger Creek Watershed  
 Owner/Applicant: Daniel Larocca & Elpampero LLC  
 Agent: Carlson, Brigance & Doering, Inc (Geoff Guerrero)  
 Request: Approval of the Elpampero composed of 2 lots on 28.84 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

**19. Final Plat - C8J-2014-0192.0A - Stokes Ranch Subdivision**

**Previously  
Unplatted:**

Location: 11900 Buckner Road, Lake Travis Watershed  
Owner/Applicant: Robert H Stokes  
Agent: Martha Mangum  
Request: Approval of the Stokes Ranch Subdivision composed of 3 lots on 25.798 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**D. NEW BUSINESS**

**1. New Business:**

Request: Discussion and action on approving the 2015 Zoning & Platting Commission schedule.

**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.