



**Zoning & Platting Commission
November 18, 2014 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

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 November 4, 2014.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2014-0161 - Brighton Gardens**
Location: 4323 Spicewood Springs Road, Shoal Creek Watershed
Owner/Applicant: Bluebonnet Land Investments Partnership, Ltd. (Randall Kemper)
Agent: Wes Peoples Homes, LLC (Kenneth Blaker)
Request: LR to LR-MU
Staff Rec.: **Recommended**
Staff: Tori Haase, 512-974-7691, tori.haase@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: Jim 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:** **C14-2014-0168 - Manchaca Storage**
Location: 9507 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: Laurelwood Business Park Group, Ltd. (Russel Moore)
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

5. **Rezoning:** **C14-2014-0133 - Tuscany Way Rezoning**
 Location: 9005 Tuscany Way, Walnut Creek Watershed
 Owner/Applicant: Tan Min Ho
 Agent: Thrower Designs (Ron Thrower)
 Request: LI-CO to CS-1
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Development Review Department
6. **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.: **Postponement request by Applicant to January 6, 2015**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Development Review Department
7. **Rezoning:** **C14-2014-0096 - Wildhorse Commercial Tract 1- (125.570 acres)**
 Location: 9701 E Parmer Lane, Gilleland Creek Watershed
 Owner/Applicant: Butler Family Partnership (Edward A. Butler)
 Agent: Drenner Group (Amanda Swor)
 Request: Tract 1: I-RR to CH, Tract 2: PUD to PUD [no changes], Tract 3: I-RR to CH
 Staff Rec.: **Postponement request by Staff to December 2, 2014**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Development Review Department
8. **Rezoning:** **C14-2014-0158 - East Parke Residential**
 Location: 5601 Durango Pass, Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP, (Richard Maier)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: GR, LO, MF-3, SF-3 to SF-3
 Staff Rec.: **Recommended with conditions**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Development Review Department

- 9. Restrictive Covenant Amendment:** **C14-75-042(RCA1) - East Parke**
 Location: 5601 Durango Pass, Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP, (Richard Maier)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: To amend a public restrictive covenant.
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Development Review Department
- 10. Restrictive Covenant Amendment:** **C14-75-042(RCA2) - East Parke**
 Location: 5601 Durango Pass, Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP, (Richard Maier)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: To amend a public restrictive covenant.
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Development Review Department
- 11. Restrictive Covenant Termination:** **C14-75-042(RCT1) - East Parke**
 Location: 5601 Durango Pass, Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP, (Richard Maier)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: To terminate a public restrictive covenant.
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Development Review Department
- 12. Restrictive Covenant Amendment:** **C14-84-346(RCA1) - East Parke**
 Location: 5601 Durango Pass, Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP, (Richard Maier)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: To amend a public restrictive covenant.
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Development Review Department

- 13. Restrictive Covenant Amendment:** **C14-84-346(RCA2) - East Parke**
 Location: 5601 Durango Pass, Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP, (Richard Maier)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: To amend a public restrictive covenant.
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Development Review Department
- 14. Rezoning:** **C14-2014-0164 - DSHZ .46**
 Location: 1208 West Slaughter Lane, Slaughter Creek Watershed
 Owner/Applicant: DSHZ, Ltd. / Dawn Rush Dotson Mortgage Team (Zachary Dotson)
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: SF-2 to GO-MU
 Staff Rec.: **Postponement request by staff to December 2, 2014**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Planning and Development Review Department
- 15. Site Plan - Hill Country Roadway:** **SPC-2014-0039C - Lost Creek Views**
 Location: 1142 Lost Creek Blvd., Eanes Creek Watershed
 Owner/Applicant: Lippincott Capital Ltd. (Rob Lippincott)
 Agent: LOC Consultants (Sergio Lozano)
 Request: Approve a site plan within the Hill Country Roadway Corridor
 Staff Rec.: **Recommended**
 Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov;
 Planning and Development Review Department
- 16. Final Plat with Preliminary Plan:** **C8J-2007-0135.01.1A - Stoney Ridge Phase C, Section 2**
 Location: Ross Road, Dry Creek East Watershed
 Owner/Applicant: SR Development, Inc. (Bill Gurasich)
 Agent: Doucet & Associates Inc. (Davood Salek)
 Request: Approval of a final plat from an approved preliminary plan composed of 56 single-family lots on 9.69 acres.
 Staff Rec.: **Recommended**
 Staff: Jose Luis Arriaga, 512-854-7562, joe.arriaga@countytravistx.gov;
 Single Office: Travis County?City of Austin

- 17. Preliminary Plan: C8-2014-0063 - Harrisglen Drive Extension Preliminary Plan**
 Location: 13826 Dessau Road, Harris Branch Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Kevin Pape)
 Agent: Gray Engineering, Inc (Steve J. Bertke, P.E.)
 Request: Approval of the Harrisglen Drive Extension preliminary plan composed of 1 lot on 0.9657 acres.
 Staff Rec.: **Recommended**
 Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov; Planning and Development Review Department
- 18. Final Plat with Preliminary: C8-2014-0063.1A - Harrisglen Drive Extension**
 Location: 13826 Dessau Road, Harris Branch Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Kevin Pape)
 Agent: Gray Engineering, Inc. (Steve J. Bertke, P.E.)
 Request: Approval of the Harrisglen Drive Extension composed of 1 lot on 0.9657 acres.
 Staff Rec.: **Recommended**
 Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov; Planning and Development Review Department
- 19. Final Plat - Amended Plat: C8-2014-0203.0A - Parmer Park Subdivision Resubdivision of Lot 1 Block A Amended Plat of Lot 1 through Lot 14 Block A**
 Location: 12127 Dessau Road, Harris Branch Watershed
 Owner/Applicant: Parmer Park LP (Keith Stone)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of the Parmer Park Subdivision Resubdivision of Lot 1 Block A Amended Plat of Lot 1 through Lot 14 Block A composed of 14 lots on 41.355 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 20. Final Plat with Preliminary Plan: C8J-2014-0151..1A - The Woods of Greenshores Section 2**
 Location: Pearce Road, Lake Austin Watershed
 Owner/Applicant: Woods of Greenshores Ltd. (Russell Parker)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of The Woods of Greenshores Section 2 composed of 72.5 lots on 48.094 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 21. Final Plat with Preliminary Plan:** **C8J-04-0160.2A - Gilbert Lane Phase Two Final Plat**
 Location: Gilbert Road, Decker Creek Watershed
 Owner/Applicant: Gilbert Lane Investments, L.P. (John Lloyd)
 Agent: Murfee Engineering Company, Inc. (Ronee Gilbert)
 Request: Approval of the Gilbert Lane Phase Two Final Plat composed of 110 lots on 20.0689 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 22. Final Plat with Preliminary Plan:** **C8J-04-0160.3A - Gilbert Lane Phase Three Final Plat**
 Location: Gilbert Road, Decker Creek Watershed
 Owner/Applicant: Gilbert Lane Investments, L.P. (John Lloyd)
 Agent: Murfee Engineering Company, Inc. (Ronee Gilbert)
 Request: Approval of the Gilbert Lane Phase Three Final Plat composed of 102 lots on 23.0117 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 23. Final Plat - Previously Unplatted:** **C8-2014-0205.0A - MEK Subdivision**
 Location: MEK Drive, Bull Creek Watershed
 Owner/Applicant: Edythe Kruger Estate (Kathy Lindauer)
 Agent: The Moore Group (Jack Tobin)
 Request: Approval of the MEK Subdivision composed of 1 lot on 0.298 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 24. Final Plat - Resubdivision:** **C8-2014-0202.0A - Parmer North Section One Lots 1 & 2; Resubdivision of Lot 2A, Block "A"**
 Location: 301 West Howard Lane, Walnut Creek Watershed
 Owner/Applicant: Karlin Tech Ridge 301 (Matthew Schwab)
 Agent: Bury-Aus (Kristi English)
 Request: Approval of the Parmer North Section One Lots 1 & 2; Resubdivision of Lot 2A, Block "A" composed of 2 lots on 32.394 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 25. Preliminary Plan - Revised Preliminary:** **C8-2012-0049(R1) - Pioneer Hill**
 Location: Dessau Road, Walnut Creek Watershed
 Owner/Applicant: D.R. Horton (Kevin Pape)
 Agent: D.R. Horton (Kevin Pape)
 Request: Approval of Pioneer Hill composed of 695 lots on 268.94 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 26. Final Plat - Previously Unplatted: C8J-2014-0207.0A - James Subdivision**
 Location: 11604 Aus Tex Acres Lane, Gilleland Creek Watershed
 Owner/Applicant: James Iris
 Agent: Capitol Drafting & Design (Alberto Alaniz)
 Request: Approval of the James Subdivision composed of 2.827 acres on 1 lot.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 27. Preliminary Plan: C8-2014-0208 - Pearson Place Section Six**
 Location: Iveans Way, Gilleland Creek Watershed
 Owner/Applicant: Century Land Holdings II (Kevin Fleming)
 Agent: CSF Civil Group (James M. Cook)
 Request: Approval of Pearson Place Section Six composed of 56 lots on 35.62 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 28. Final Plat - Amended Plat: C8-2014-0212.0A - Northwest Estates, Section 2; Amended Plat**
 Location: 4300 Cliffwood Circle, Bull Creek Watershed
 Owner/Applicant: Daniel X. O'Donnell
 Agent: Tom Groll Engineering (Tom Groll)
 Request: Approval of the Northwest Estates, Section 2; Amended Plat composed of 2 lots on 0.464 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: Lee Heckman, 512-974-7604
 City Attorney: Cynthia Tom, 512-974-3042