



**Zoning & Platting Commission  
January 6, 2015 @ 6:00 P.M.  
One Texas Center – 3<sup>rd</sup> Floor  
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 December 16, 2014.

## C. PUBLIC HEARINGS

- 1. Zoning Site Plan Revision and Variance: C14-83-224(R1) - The Pinnacle at Great Hills**  
Location: 5717 Lost Horizon Drive, Bull Creek Watershed  
Owner/Applicant: CMST Development LLC (Mike Wilson)  
Agent: Garrett-Ihnen Engineering, Inc. (Steve Ihnen)  
Request: Revision of a zoning site plan and variance to allow driveway construction on a slope greater than 25 percent to areas of slope not less than 25 percent. Lake Austin Watershed Ordinance Section 29-55.3(a)(1).  
Staff Rec.: **Recommended**  
Staff: Jim Dymkowski, 512-974-2707, [james.dymkowski@AustinTexas.gov](mailto:james.dymkowski@AustinTexas.gov); Michael Simmons-Smith, 974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov);  
Planning and Development Review Department
- 2. Zoning: C14-2014-0174 - Thomas Cook Roofing**  
Location: 502 Thompson Lane, Carson Creek Watershed  
Owner/Applicant: Thomas Lynn Cook; Jana Marie Cook  
Agent: Enable Design (DeVon Wood)  
Request: I-SF-2 to CS  
Staff Rec.: **Recommendation of CS-CO, with conditions**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
- 3. Rezoning: C14-2014-0189 - Tranquilo Trail Park**  
Location: 2015 Tranquilo Trail, Onion Creek Watershed  
Owner/Applicant: Los Jardines HOA c/o Goodwin Management (Pat Houston)  
Agent: Vincent Gerard & Associates, Inc. (Vince Huebinger)  
Request: SF-4A to P  
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:** **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.: **Recommendation Pending; Postponement request by applicant to January 20, 2015.**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)  
Planning and Development Review Department
5. **Rezoning:** **C14-2014-0190 - Songhai at Westgate**  
Location: 8700 West Gate Boulevard, South Boggy Creek Watershed  
Owner/Applicant: Songhai Development Company, LLC (Cherno Njie)  
Agent: Drenner Group (John Donisi)  
Request: MF-2-CO to MF-4-CO  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
6. **Final Plat with Preliminary:** **C8-85-104.1A - Scofield Farms Phase Three, Section Two**  
Location: 13108 Wingate Way, Walnut Creek Watershed  
Owner/Applicant: James E. McCam  
Agent: Hanrahan-Pritchard Engineering (Stephen R. Jamison)  
Request: Approval of the Scofield Farms Phase Three, Section Three composed of 49 lots on 10.079.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov);  
Planning and Development Review Department
7. **Final Plat:** **C8J-2014-0079.0A - Resubdivision of Lot 5, Silver Spur Ranchettes Section 3, and a portion of Lot 1, Silver Spur Ranchettes Section 1**  
Location: 12119 W. US 290 Hwy, Barton Creek/Bear Creek Watershed  
Owner/Applicant: Robert L. & Dorothy S. Rotter  
Agent: Bury, Inc. (Jonathan R. Neslund)  
Request: Approval of a resubdivision namely, Resubdivision of Lot 5, Silver Spur Ranchettes Section 3, and a portion of Lot 1, Silver Spur Ranchettes Section 1 along with some unplatted land. The proposed plat is composed of 1 lot on 60.609 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [Sylvia.Limon@AustinTexas.gov](mailto:Sylvia.Limon@AustinTexas.gov);  
Planning and Development Review Department

- 8. Final Plat - Amended Plat: C8-2014-0242.0A - Avery Ranch Commercial Southeast**  
 Location: 10526 West Parmer Lane, Williamson Creek Watershed  
 Owner/Applicant: WSP Development #6 (Greg Herman)  
 Agent: Austin Civil Engineering, Inc. (Hunter Shadburne)  
 Request: Approval of the Avery Ranch Commercial Southeast composed of 2 lots on 3.191 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 9. Final Plat - Amended Plat: C8J-2014-0245.0A - ACE Hardwood**  
 Location: 9313 Circle Drive, Slaughter Creek Watershed-Barton Springs Zone  
 Owner/Applicant: ACE Hardwood (Mark Szeneri)  
 Agent: Thompson Land Engineering, LLC (Mark Roeder)  
 Request: Approval of ACE Hardwood composed of 1 lot on 5.005 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 10. Final Plat with Preliminary: C8J-00-2074.01.9A - Briarcreek Subdivision Section 6C**  
 Location: Blake Manor Road, Wilbarger Creek Watershed  
 Owner/Applicant: Bell/Nash Ltd. (Dick Rathgeber)  
 Agent: Hanrahan-Pritchard Engineering, Inc. (Ron Pritchard)  
 Request: Approval of Briarcreek Subdivision Section 6C composed of 103 lots on 22.56 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: Heather Chaffin, 512-974-2122  
 City Attorney: Jennifer Ferri, 512-974-2526