



**Zoning & Platting Commission
February 3, 2015 @ 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 January 20, 2015.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2015-0004 – Mesa Plaza Ltd.**
Location: 8030 Mesa Drive, Shoal Creek Watershed
Owner/Applicant: Mesa Plaza Ltd.
Agent: Thrower Design (Ron Thrower)
Request: GR to CS-1
Staff Rec.: **Recommended**
Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov;
Planning and Development Review Department

- 2. Restrictive Covenant Amendment:** **C14-75-042(RCA3) – 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: To amend a public restrictive covenant.
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

- 3. Restrictive Covenant Amendment:** **C14-76-083(RCA) – 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: To amend a public restrictive covenant.
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

4. **Site Plan - Hill Country Roadway** **SPC-2014-0312C – Steiner Ranch MU 15**
Approval:
Location: 5925 Steiner Ranch Blvd., Panther Hollow Watershed
Owner/Applicant: MU 15 Investments, Ltd (Darrell R. Spalding)
Agent: Texas Engineering Solutions (Stephen Delgado)
Request: To construct four buildings on 14.4 acres with associated improvements in the FM 620 Moderate Intensity Hill Country Roadway
Staff Rec.: **Recommended with conditions**
Staff: Christine Barton-Holmes, 512-947-2788, christine.barton-holmes@austintexas.gov;
Planning and Development Review Department
5. **Site Plan - Boat Dock Variance:** **SP-2014-0212DS – Iles Boat Dock**
Location: 2415 Big Horn Drive, Lake Austin Watershed
Owner/Applicant: Denise L. & Thomas E. Iles
Agent: Advanced Consulting Engineers (Ash Tariq)
Request: Approval of variance from 25-8-281(C)(2)(b) to allow construction of a boat dock within a rimrock critical environmental feature buffer.
Staff Rec.: **Recommended**
Staff: Liz Johnston, 512-974-2669, liz.johnston@austintexas.gov;
Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov;
Planning and Development Review Department
6. **Final Plat:** **C8-2014-0158.0A – Resubdivision of Lot 15, Cogbill Subdivision**
Location: Southeast corner of Matthews Lane and Lenora Street, South Boggy Creek Watershed
Owner/Applicant: John Gross
Agent: PSCE, Inc. (Diane Bernal)
Request: Divide one lot into two lots
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@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 Watersheds-Barton Springs Zone
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 59.601 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, Sylvia.Limon@AustinTexas.gov; Planning and Development Review Department
- 8. Final Plat: C8-2015-0003.0A – Harris Branch Tract E-33**
Location: East Parmer Lane, Harris Branch Watershed
Owner/Applicant: Austin HB Residential Properties, Ltd. (John McCullough)
Agent: CSF Civil Group LLC (Charles E. Steinman II)
Request: Approval of the Harris Branch Tract E-33 composed of 2 lots on 42.4 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 9. Final Plat: C8J-2015-0002.0A – Mansions at Travesia**
Location: 4301 Grand Avenue Parkway, Rattan Creek/Gilleland Creek Watersheds
Owner/Applicant: Western Rim Investors 2014-8 LP (Matthew J. Hines)
Agent: MBC Engineers (Roger W. Gunderman, P.E.)
Request: Approval of the Mansions at Travesia composed of 1 lot on 25 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 10. Final Plat with Preliminary: C8J-2014-0059.2A – Heritage Oaks at Pearson Ranch West – Section 2**
Location: 16221 Avery Ranch Boulevard, South Brushy Creek Watershed
Owner/Applicant: Joseph F. England
Agent: Pulte Homes of Texas, LP (Steve Ashlock)
Request: Approval of the Heritage Oaks at Pearson Ranch West-Section 2 composed of 78 lots on 24.89 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

11. Final Plat with Preliminary: **C8-2014-0231.1A – Loma Verde Subdivision Phase I**
Location: 6400 Colton Bluff Springs Road, Marble Creek/Cottonmouth Creek Watersheds
Owner/Applicant: Colton Bluff, LLC (Grady Collins)
Agent: Continental Homes (Tom Anker)
Request: Approval of the Loma Verde Subdivision Phase I composed of 87 lots on 23.25 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

12. Final Plat - Amended Plat: **C8-2015-0004.0A – Lots 1-3, PARK 35 II; Amended Plat**
Location: 12101 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Brock Spavinaw Partnership (Vaughn Brock); Crestmont Office Center (Debra Bush); American Bank of Commerce
Agent: Civile LLC (Larry Hanrahan)
Request: Approval of the Lots 1-3, PARK 35 II; Amended Plat composed of 3 lots on 19.915 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.