



**Zoning & Platting Commission  
February 17, 2015 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> 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 3, 2015.

## C. PUBLIC HEARINGS

- 1. Briefing on the status of:** **C814-2014-0120 - Austin Oaks PUD**  
Location: 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, 3737 Executive Center Drive; 7601, 7718 and 7719 Wood Hollow Drive, Shoal Creek Watershed  
Staff: Tori Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov); Planning and Development Review Department
- 2. Rezoning:** **C14-2014-0199 - Lakeline Plaza-Total Wine & More**  
Location: 11066 Pecan Park Boulevard, Lake Creek Watershed  
Owner/Applicant: Nathen-Jeffrey LLC & Jefan Trust  
Agent: Armbrust & Brown (Eric deYoung)  
Request: CS to CS-1  
Staff Rec.: **Recommendation of CS-1-CO**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department
- 3. Rezoning:** **C14-2014-0136 - Cameron Apartments**  
Location: 9201 Cameron Road, Little Walnut Creek Watershed  
Owner/Applicant: FSI Cameron Crossing LP  
Agent: Husch Blackwell, LLP (Nikelle Meade)  
Request: LI to MF-5  
Staff Rec.: **Not Recommended**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department
- 4. Rezoning:** **C14-2014-0096 - Wildhorse Commercial Tract 1- (125.570 acres)**  
Location: 9701 East 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.: **Recommendation Pending**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

5. **Rezoning:** **C14-2015-0007 - Alice Mae Rezoning**  
 Location: 9500 Alice Mae Lane, Slaughter Creek Watershed  
 Owner/Applicant: SP Meadows West, Ltd. (David Roche)  
 Agent: Armbrust & Brown (Richard T. Suttle, Jr.)  
 Request: GR-CO to GR-MU-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. **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.: **Recommended with conditions**  
 Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
 Planning and Development Review Department
7. **Final Plat with Preliminary:** **C8J-2011-0065.4A - Avana Phase 1, Section 3**  
 Location: Escarpment Boulevard, Bear Creek/Slaughter Creek Watersheds-Barton Springs Zone  
 Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)  
 Agent: LJA Engineering & Surveying, Inc. (John Clark)  
 Request: Approval of Avana Phase 1, Section 3 composed of 20 lots on 17.466 acres  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
 Planning and Development Review Department

- 8. Final Plat without Preliminary - Variances Only:** **C8-2013-0177.0A - Tabrizi Subdivision**
- Location: 4316 Far West Boulevard, Bull Creek Watershed  
 Owner/Applicant: Ali Tabrizi  
 Agent: Bennett Consulting (Jim Bennett)  
 Request: Approve Variances: (1) LDC 25-8-302(A)(1) – To allow the construction of a building on a slope greater than 25%. (2) LDC 25-8-301 – To allow the construction of a driveway on a slope greater than 15%. (3) LDC 25-8-281(C)(1)(a) – To allow for the reduction of the buffer zone established around a critical environmental feature from the code required 150 feet to the following: CEF(Seep) to 75 feet. (4) LDC 25-8-423(B)(1) – To allow impervious cover greater than 30% of the net site area (.0072 acres/313 square feet) allowed in a Water Supply Suburban watershed not to exceed 293% (.0702 acres/3,058 square feet).
- Staff Rec.: **Not Recommended**  
 Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov);  
 Jim Dymkowski, 512-974-28975, [james.dymkowski@austintexas.gov](mailto:james.dymkowski@austintexas.gov);  
 Planning and Development Review Department
- 9. Final Plat - Previously Unplatted:** **C8J-2015-0010.0A - 12410 Fitzhugh Road**
- Location: 12410 Fitzhugh Road, Barton Creek Watershed-Barton Springs Zone  
 Owner/Applicant: PO Box 516 (Toby Brewster)  
 Agent: Thonhoff Consulting Engineers, Inc. (Robert Thonhoff, Jr., P.E.)  
 Request: Approval of 12410 Fitzhugh Road composed of 1 lot on 1.012 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 10. Final Plat - Resubdivision:** **C8-2015-0007.0A - Westwood Fields**
- Location: 1200 West Slaughter Lane, Slaughter Creek Watershed  
 Owner/Applicant: Becky Walker  
 Agent: Andrew Gates  
 Request: Approval of Westwood Fields composed of 2 lots on 0.8563 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 11. Final Plat - Resubdivision: C8-2015-0015.0A - Cameron Acres Portion of Lot 8; Resubdivision**  
 Location: 1711 Future Drive, Little Walnut Creek Watershed  
 Owner/Applicant: Maria & Jaimes Urbina  
 Agent: Hector L. Avila  
 Request: Approval of Cameron Acres Portion of Lot 8; Resubdivision composed of 2 lots on 0.66 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 12. Preliminary Plan: C8-2015-0012 - Equinox East**  
 Location: 8515-1/2 East Parmer Lane, Gilleland Creek Watershed  
 Owner/Applicant: Austin HB Residential Properties, Ltd. (John McCullough)  
 Agent: CSF Civil Group (Charles Steinman)  
 Request: Approval of Equinox East composed of 19 lots on 116.34 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 13. Final Plat with Preliminary: C8J-00-2074.01.1A - Blake Manor Road**  
 Location: Blake Manor Road, Wilbarger Creek Watershed  
 Owner/Applicant: Bell/Nash Ltd. (Dick Rathgeber)  
 Agent: Hanrahan-Pritchard Engineering Inc. (Ron Pritchard)  
 Request: Approval of the Blake Manor Road composed of 103 lots on 22.56 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 14. Final Plat - Amended Plat: C8-2015-0011.0A - St. Tropez PUD Lots 48, 49, and 50; Amended Plat**  
 Location: 2004 Rue de St. Tropez, Bee Creek Watershed  
 Owner/Applicant: Jair Gonzalez  
 Agent: Jair Gonzalez  
 Request: Approval of the St. Tropez PUD Lots 48, 49, and 50; Amended Plat composed of 2 lots on 0.172 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 15. Final Plat - Amended Plat: C8-2015-0009.0A - Parmer North Business Park Sector 6**
- Location: 13201 McAllen Pass, Walnut Creek Watershed  
Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)  
Agent: BURY-AUS INC. (Jonah Mankovsky)  
Request: Approval of the Parmer North Business Park Sector 6 composed of 3 lots on 41.839 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.