



**Zoning & Platting Commission  
March 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 March 3, 2015.

## C. PUBLIC HEARINGS

### 1. Briefing, Discussion and possible action:

Request: Briefing, discussion and possible action on rules and environmental regulations relative to boat docks, landings, trams and bulkheads on Lake Austin.

Staff: Liz Johnston, 512-974-2619, [Liz.Johnston@austintexas.gov](mailto:Liz.Johnston@austintexas.gov);  
Chris Johnston, 512-974-2840, [Chris.Herrington@AustinTexas.gov](mailto:Chris.Herrington@AustinTexas.gov);  
Watershed Protection Department

### 2. Rezoning: **C14-2014-0096 - Wildhorse Commercial Tract 1- (125.570 acres), District 1**

Location: 9701 East Parmer Lane, Gilleland Creek

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.: **Recommended with conditions**

Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
Planning and Development Review Department

### 3. Rezoning: **C14-2014-0136 - Cameron Apartments, District 1**

Location: 9201 Cameron Road, Little Walnut Creek

Owner/Applicant: FSI Cameron Crossing LP (Philip Capron)

Agent: Husch Blackwell, LLP (Nikelle Meade)

Request: LI to MF-5

Staff Rec.: **Withdrawn from agenda-- Posting error.**

Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
Planning and Development Review Department

### 4. Rezoning: **C14-2015-0011 - Westover Hills Club, Inc., District 7**

Location: 8706 Westover Drive, Bull Creek

Owner/Applicant: President of Westover Hills Club, Inc. (Evan Rowe)

Agent: Metcalfe Wolff Stuart & Williams (Michele R. Lynch)

Request: SF-3 to CR-CO

Staff Rec.: **Recommendation of CR-CO**

Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department

5. **Final Plat out of Approved Preliminary Plan:** **C8J-2013-0236.1A - Prado Ranch Ph. 1 A Small Lot Subdivision**  
 Location: FM 973 near Thyone Drive, Colorado River  
 Owner/Applicant: AHV-RS Hornsby Glen, LLC (Mark Wolf)  
 Agent: Gray Engineering, Inc. (David Peek)  
 Request: Approval of the Prado Ranch Ph 1 A Small Lot Subdivision Final Plat consisting of 148 lots on 28.541 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sarah Sumner, 512-854-7687, [sarah.sumner@traviscountytexas.gov](mailto:sarah.sumner@traviscountytexas.gov); Single Office
6. **Preliminary Plan:** **C8-2014-0103 - Autum Wood Preliminary Plan, District 5**  
 Location: 2600 Drew Ln, Slaughter Creek  
 Owner/Applicant: Geryl McIntosh Winterowd & J Brian Winterowd  
 Agent: Vigil & Associates (Hermann Vigil) & Doug Harris  
 Request: Approval of the Autum Wood preliminary plan composed of 21 lots on 3.79 acres  
 Staff Rec.: **Recommended.**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department
7. **Final Plat with Preliminary:** **C8J-2013-0148.1A - Tipco Subdivision Final Plat**  
 Location: 1750 Far Gallant Drive, Bee Creek  
 Owner/Applicant: Steven J Dell Trust (Mark Sikora)  
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)  
 Request: Approval of the Tipco Subdivision composed of 24 lots on 85.27 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 w/o Prelim:** **C8J-2015-0035.0A - Patterson Court**  
 Location: Patterson Rd, Barton Creek  
 Owner/Applicant: David Weekley Homes (Ian Dietrich)  
 Agent: Jacobs (Richard Grayum)  
 Request: Approval of the Patterson Court composed of 1 lot on 9.373 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 9. Final Plat with Preliminary:** **C8-2014-0127.1A - Circle C Ranch Tract 8C, District 8**  
 Location: LA CROSSE AVE, Slaughter Creek  
 Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)  
 Agent: LJA Engineering & Surveying Inc Austin Office (John Clark)  
 Request: Approval of the Circle C Ranch Tract 8C composed of 14 lots on 14.227 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 10. Final Plat with Preliminary:** **C8-2015-0208.1A - Pearson Place Section Six**  
 Location: Iveans Way, Lake Creek  
 Owner/Applicant: Centruy Land Holdings (Devin Fleming)  
 Agent: CSF Civil Group (Christine Potts)  
 Request: The approval of the Pearson Place Section Six composed of 56 lots on 35.62 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 11. Final Plat - previously unplatted:** **C8-2015-0039.01 - 969 Express Mart Subdivison**  
 Location: 8602 FM 969 Road, Harris Branch  
 Owner/Applicant: C.W. Chick Ltd. (John Greenwood)  
 Agent: B-Squared Engineering (Brian Baird, P.E.)  
 Request: The approval of the 969 Express Mart Subdivision composed of 1 lot on 1.085 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 12. Final Plat - Resubdivision:** **C8J-2015-0032.0A - The Hills of lost Creek, Sec. 4 PhA, Lot 19, Block Q**  
Location: 6637 Whitemarsh Valley Walk, Barton Creek  
Owner/Applicant: (Adrianun J. Van Der Steur)  
Agent: ATS Engineers Inspectors and Surveyors (Andrew Evans P.E)  
Request: Approval of the The Hills of lost Creek, Sec. 4 PhA, Lot 19, Block Q composed of 2 lots on 1.2845 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 13. Final Plat- Amended Plat:** **C8J-2015-0040.0A - Emerald Point Lots 1 and 2 Block A; Amended Plat**  
Location: 5921 Hi Line Rd, Lake Travis  
Owner/Applicant: MRG15 Hiline, LP (Casey Zook)  
Agent: Malone/Wheeler (Richard Malone)  
Request: Approval of the Emerald Point Lots 1 and 2 Block A; Amended Plat composed of 2 lots on 14.836 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Final Plat- Resub:** **C8-2015-0043.0A - Angus Valley No 2**  
Location: 5201 Bull Run, Walnut Creek  
Owner/Applicant: Jaramillo Homes (Miguel Jaramillo)  
Agent: Lenworth Consulting LLC (Nash Gonzales)  
Request: Approval of the Angus Valley No 2 composed of 4 lots on 1.137 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 15. Final Plat - Resubdivision:** **C8-2015-0044.0A - Goleman Subdivison**  
Location: 3607 Pinnacle Rd., Eanes Creek  
Owner/Applicant: (Kinnan Golemon)  
Agent: Urban Design Group (Don Sansom)  
Request: The approval of the Golemon Subdivison composed of 2 lots on 3.5 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 16. Final Plat- Resub: C8J-2015-0046.0A - Hudson Bend Colony Section 3; Resub of Part of Lot 13**  
Location: 16200 E Lake Shore Dr, Lake Travis  
Owner/Applicant: Fairport Asset Management (Michael McCarthy)  
Agent: Ramsey Land Surveying (Bill Ramsey)  
Request: Approval of the Hudson Bend Colony Section 3; Resub of Part of Lot 13 composed of 2 lots on 4.869 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 17. Final Plat: C8J-2015-0037.0A - Dollar General**  
Location: 13903 FM 812 Rd, Maha Creek  
Owner/Applicant: Elroykktc, JV (Karl Koebel)  
Agent: Cuatro Consultants, Ltd (Hugo Elizondo)  
Request: Approval of the Dollar General composed of 1 lot on 1.265 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 18. C8J-2015-0041.0A: C8J-2015-0041.0A - Dessau Phase II**  
Location: 13601 Desau Rd., Harris Branch  
Owner/Applicant: Hampton Falls Storage Partners (Daniel Elefante)  
Agent: Thompson Land Engineering (Mark Roeder)  
Request: The approval of the Dessau Phase II composed of 2 lots on 5.3528 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 19. Final Plat - Resubdivision: C8J-2015-0034.0A - Edelman Estates**  
Location: 11778 Rim Rock Trail, Slaughter Creek/Bear Creek  
Owner/Applicant: (Gerald Gardner)  
Agent: Vickery & Associated (Don Sansom)  
Request: The approval of the Edelman Estates composed of 2 lots on 7.048 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.