



**Zoning & Platting Commission**  
**April 7, 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 17, 2015.

## C. PUBLIC HEARINGS

- 1. Briefing on the status of:** **C814-2014-0120 - Austin Oaks PUD; District 10**  
Location: 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, 3737 Executive Center Drive; 7601, 7718 and 7719 Wood Hollow Drive, Shoal Creek Watershed  
Owner/Applicant: Twelve Lakes, LLC (Jon Ruff)  
Agent: Drenner Group (Amanda Swor)  
Request: LR, GR, LO, SF-3 to PUD  
Staff Rec.: **Pending**  
Staff: Tori Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov); Planning and Zoning Department
- 2. Zoning:** **C14-2015-0016 - Thaxton Road; District 2**  
Location: 7864 Thaxton Road; 6218 Bumpstead Drive, Onion Creek Watershed  
Owner/Applicant: Laurie Crisp  
Agent: Eric Crisp  
Request: I-RR to SF-3  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Zoning Department
- 3. Final Plat - Resubdivision:** **C8-2014-0184.0A - Parmer Crossing, a Resubdivision of Lot 1, A/P 620 LTD, Section Two; District 6**  
Location: 13910 North FM 620 Road, Lake Creek Watershed  
Owner/Applicant: Liberty Bankers, Life Insurance Division (Bradford Phillips, CEO)  
Agent: Pulte Group, Central TX (Stephen Ashlock)  
Request: Approval of Parmer Crossing, composed of 2 lots on 33.99 acres.  
Staff Rec.: **Recommended**  
Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov); Development Services Department
- 4. Preliminary Plan:** **C8-2014-0180 - Burleson Industrial Park; District 2**  
Location: 7103 Burleson Road, Onion Creek Watershed  
Owner/Applicant: Burleson Parks Holdings, GP (Ron W Mills)  
Agent: KLOVE Engineering (Jaime Noriega)  
Request: Approval of a preliminary plan for Burleson Industrial Park, containing 7 lots on 27.52 acres  
Staff Rec.: **Recommended**  
Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov); Development Services Department

5. **Preliminary Plan:** **C8J-2013-0226 - Ring Tract**  
 Location: South FM 1626 at Bob Johnson Road, Little Bear Creek Watershed  
 Owner/Applicant: Randolph Company  
 Agent: Gray Engineering Inc. (Steve Bertke)  
 Request: Approval of a preliminary plan for the Ring Tract, containing 231 single family lots on 87.04 acres  
 Staff Rec.: **Recommended**  
 Staff: Joe L. Arriaga, 512-854-7562, [joe.arriaga@traviscountytexas.gov](mailto:joe.arriaga@traviscountytexas.gov);  
 Single-Office: Travis County/City of Austin
6. **Partial Plat Vacation:** **C8J-2010-0016.0A(VAC) - Partial Vacation of the Resubdivision of Lot 2, Kellywood Estates Section Two**  
 Location: 4020 Kellywood Drive, Slaughter Creek Watershed  
 Owner/Applicant: Marshall & Casey Knepp  
 Agent: Doucet & Assoc. (Ted McConaghy)  
 Request: Approve the partial plat vacation of the Resubdivision of Lot 2, Kellywood Estates Section Two.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov);  
 Development Services Department
7. **Final Plat - Resubdivision:** **C8J-2014-0160.0A - Second Resubdivision of Lot 2C, Block A, Kellywood Estates**  
 Location: 4020 Kellywood Drive, Slaughter Creek Watershed  
 Owner/Applicant: Marshall & Casey Knepp  
 Agent: Doucet & Assoc. (Ted McConaghy)  
 Request: Approve the second resubdivision of Lot 2C, Block A, Kellywood Estates; one lot to one lot on 1 acre.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov);  
 Development Services Department

- 8. Final Plat out of an approved Preliminary Plan:** **C8-85-086.02.10A - Springfield Section 7; District 2**  
 Location: McKinney Falls Parkway (at Janes Ranch Rd.), Onion Creek/Marble Creek Watersheds  
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)  
 Agent: Pape-Dawson Engineers (Dustin Goss)  
 Request: Approve a final plat out of an approved preliminary for 107 lots on 31.884 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Development Services Department
- 9. Preliminary Plan:** **C8-2014-0136 - Beaver Creek Preliminary Plan; District 7**  
 Location: 801 E. Wells Branch Parkway, Harris Branch Watershed  
 Owner/Applicant: Sealy Heatherwilde, L.P. (Michael Sealy)  
 Agent: Garrett-Inhen Civil Engineers (Steve Inhen)  
 Request: Approval of the Beaver Creek Preliminary Plan composed of 188 lots on 59.25 acres.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Development Services Department
- 10. Final Plat with Preliminary:** **C8-2013-0032.3A - Retreat at Tech Ridge, Section Three; District 7**  
 Location: 12422 Dessau Road, Harris Branch Watershed  
 Owner/Applicant: KB Home  
 Agent: KB Home (Laurie Lara)  
 Request: Approval of the Retreat at Tech Ridge, Section Three composed of 76 lots on 12.741 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 11. Final Plat - Resubdivision:** **C8-2015-0052.0A - Old Tarlton Center Lot 1; Resubdivision; District 8**  
 Location: 3211 Bee Caves Road, Eanes Creek Watershed  
 Owner/Applicant: Velocis West Woods LP (Jim Yoder)  
 Agent: Bury Inc. (Megan Meyer)  
 Request: Approval of the Old Tarlton Center Lot 1; Resubdivision composed of 1 lot on 13.684 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 12. Preliminary Plan:** **C8J-2015-0047 - MKM Subdivision**  
 Location: 3010 East Howard Lane, Gilleland Creek Watershed  
 Owner/Applicant: Mohammad Minhas  
 Agent: Cuatro Consultants (Hugo Elizondo)  
 Request: Approval of the MKM Subdivision composed of 115 lots on 29.09 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 13. Final Plat - Amended Plat:** **C8-2015-0051.0A - Scarbrough Subdivision, Replat; District 7**  
 Location: 2121 Scarbrough Drive, Gilleland Creek Watershed  
 Owner/Applicant: LIT Industrial Texas Limited Partnership, a Delaware limited partnership (John M. Clinton)  
 Agent: Dynamic Engineering Consultants, PC (Josh Edge)  
 Request: Approval of the Scarbrough Subdivision; Replat composed of 1 lot on 6.382 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 14. Final Plat with Preliminary:** **C8J-2013-0236.2A - Prado Ranch Phase 2**  
 Location: South FM 973 Road, Colorado River Watershed  
 Owner/Applicant: AHV-RS (Doug Goss)  
 Agent: Gray Engineering Inc. (Dave Peek)  
 Request: Approval of the Prado Ranch Phase 2 composed of 154 lots on 32.59 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

**15. Street Vacation:** **F#9466-1412;**  
Request: Enroachment of West Dean Keaton Street Right-of-Way by a pedestrian bridge  
Staff Rec.: **Recommended**  
Staff: Eric Hammack, 512-974-7079, [Eric.Hammack@AustinTexas.gov](mailto:Eric.Hammack@AustinTexas.gov);  
Office of Real Estate Services

#### **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.