



**Zoning & Platting Commission  
April 21, 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 April 7, 2015.

## C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2015-0031.SH - Azul 620; District 6**  
Location: 11411 North FM 620 Road, Bull Creek Watershed  
Owner/Applicant: Judy and Fred Helms, Kathy and Donald Gross  
Agent: DMA Development Company, LLC (Janine Sisak)  
Request: DR to MF-1  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Zoning Department
  
- 2. Zoning:** **C14-2014-0033 - Park at Wellspoint; District 7**  
Location: 1300 West Wells Branch Parkway, Harris Branch Watershed  
Owner/Applicant: River City Partners, Ltd. (GW Broesche)  
Agent: LJA Engineering, Inc. (Michael Chapa, P.E.)  
Request: I-RR to SF-6  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Zoning Department
  
- 3. Rezoning:** **C14-2014-0035 - 10810 Spicewood Parkway Rezoning Request; District 6**  
Location: 10810 Spicewood Parkway, Bull Creek Watershed  
Owner/Applicant: Michael W. Wilson  
Request: SF-1 to SF-2  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Zoning Department
  
- 4. Zoning:** **C14-2014-0036 - Secured Climate Storage; District 6**  
Location: 9311 North FM 620 Road, Bull Creek Watershed  
Owner/Applicant: CSP Asset 1, LLC (James R. Carpenter)  
Agent: Richard Mathias  
Request: I-RR to CS  
Staff Rec.: **Recommendation of CS-CO**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Zoning Department

5. **Zoning:** **C14-2015-0037 - Coelho Living Trust; District 6**  
 Location: 5833 River Place Boulevard, Panther Hollow and West Bull Creek Watersheds  
 Owner/Applicant: Trustees of The Coelho Living Trust (Michael and Ashley Coelho)  
 Agent: Moncada Consulting (Phil Moncada)  
 Request: I-RR to SF-2  
 Staff Rec.: **Recommended**  
 Staff: Tori Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov);  
 Planning and Zoning Department
6. **Site Plan - Environmental Variance:** **SP-2014-0144D - 70 Pascal Lane; District 10**  
 Location: 70 Pascal Lane, Lake Austin Watershed  
 Agent: Amanda Morrow (Armbrust & Brown, LLP)  
 Request: Approval of a variance to 25-8-281C, to allow construction of a tram within a 150' Critical Environmental Feature (Canyon Rimrock/Bluff)  
 Staff Rec.: **Recommended with condition**  
 Staff: Rosemary Avila, 512-974-2784, [rosemary.avila@austintexas.gov](mailto:rosemary.avila@austintexas.gov);  
 Jim Dymkowski, 512-974-2707, [jim.dymkowski@austintexas.gov](mailto:jim.dymkowski@austintexas.gov);  
 Development Services Department
7. **Site Plan - Conditional Use Permit:** **SPC-2014-0500A - Lot 1 Harris Ridge Retail; District 7**  
 Location: 12601 Tech Ridge Boulevard, Walnut Creek Watershed  
 Owner/Applicant: Parmer South 97 Ltd. (Grant Gottesman)  
 Agent: Jones & Carter, Inc. (James Schissler)  
 Request: Approval of a conditional use permit for a cocktail lounge.  
 Staff Rec.: **Recommended**  
 Staff: Rosemary Avila, 512-974-2784, [rosemary.avila@austintexas.gov](mailto:rosemary.avila@austintexas.gov);  
 Development Services Department
8. **Final Plat - Resubdivision:** **C8-2014-0202.0A - Resubdivision of Lot 2A, Block "A", a Resubdivision of Parmer North Section One, Lots 1 & 2; District 7**  
 Location: 301 West Howard Lane, Walnut Creek Watershed  
 Owner/Applicant: Karlin Mccallen Pass, LLC (Matthew Schwab)  
 Agent: Bury, Inc. (Jonah Mankovsky)  
 Request: Approval of the resubdivision of Lot 2A of Parmer North Section One, comprised of two lots on 32.39 acres.  
 Staff Rec.: **Recommended**  
 Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov);  
 Development Services Department

- 9. State Farm: C8J-2014-0132.0A - Resubdivision of Lot 1, Block A, of State Farm, Section Five**  
Location: Southwest corner of Amberglen Boulevard and Briarwick Lane, Lake Creek Watershed  
Owner/Applicant: Austin Jack LLC (John Higgins)  
Agent: Bury, Inc. (Jeffery Scott)  
Request: Approval of the resubdivision of Lot 1, Block A, of State Farm Section Five, comprised of 3 lots on 22.57 acres.  
Staff Rec.: **Recommended**  
Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov); Development Services Department
- 10. Preliminary: C8-2014-0127 - Circle C Ranch Tract 8C; District 8**  
Location: La Crosse Avenue, Slaughter Creek Watershed-Barton Springs Zone  
Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)  
Agent: LJA Engineering & Surveying, Inc. (John Clark)  
Request: Approval of Circle C Ranch Tract 8C composed of 11 lots on 14.227 acres  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov); Development Services Department
- 11. Preliminary Plan: C8-2014-0189.SH - Colony Park; District 1**  
Location: Loyola Lane, Walnut Creek Watershed  
Owner/Applicant: City of Austin - Neighborhood Housing & Community Development Department / Austin Housing Finance Corp. (Sandra Harkins)  
Agent: Urban Design Group (Laura Toups)  
Request: Approval of Colony Park composed of 191 lots on 208 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov); Development Services Department

- 12. Final Plat:** **C8-2014-0189.SH.1A - Colony Park Street Dedication; District 1**  
 Location: Loyola Lane, Walnut Creek Watershed  
 Owner/Applicant: City of Austin - Neighborhood Housing & Community Development Department / Austin Housing Finance Corp. (Sandra Harkins)  
 Agent: Urban Design Group (Laura Toups)  
 Request: Approval of the Colony Park Street Dedication composed of 0 lots on 8.56 acres.  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov); Development Services Department
- 13. Final Plat with Preliminary:** **C8-2009-0026.8A - Avery Ranch Far West Phase 3, Section 7; District 6**  
 Location: Avery Ranch Boulevard, South Brushy Creek Watershed  
 Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)  
 Agent: Randall Jones Engineering (Keith Collins, P.E.)  
 Request: Approval of the Avery Ranch Far West Phase 3, Section 7 composed of 44 lots on a 9.70 acres.  
 Staff Rec.: **Recommended**  
 Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov); Development Services Department
- 14. Final Plat with Preliminary:** **C8J-05-0236.02.1A - Cantarra, Section IIA-1; District 7**  
 Location: Pearlman Drive, Harris Branch and Gilleland Creek Watersheds  
 Owner/Applicant: Cantarra Ventures LTD (Issam Karanouh)  
 Agent: Carlson, Brigance and Doering Inc.  
 Request: Approval of a final plat (small lot) from a preliminary plan composed of 57 single-family lots on 10.810 acres.  
 Staff Rec.: **Recommended**  
 Staff: Jose Luis Arriaga, 512-854-7562, [joe.arriaga@traviscountytexas.gov](mailto:joe.arriaga@traviscountytexas.gov); Single Office: Travis County/City of Austin
- 15. Final Plat with Preliminary:** **C8J-2015-0067.2A - Moore's Crossing C-3 Commercial; District 2**  
 Location: 7400 McAngus Road, Dry Creek East Watershed  
 Owner/Applicant: SR Development Inc. (Bill Gurasich)  
 Agent: Carlson, Brigance, and Doering, Inc. (Bill E. Couch)  
 Request: Approval of the Moore's Crossing C-3 Commercial composed of 3 lots on 3.896 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 16. Final Plat - Resubdivision: C8J-2015-0061.0A - Easton Park Section 1B; District 2**  
 Location: 7325 McKinney Falls Parkway, Cottonmouth Creek Watershed  
 Owner/Applicant: Carma Easton (Scott Rogers)  
 Agent: Bury, Inc. (Jeffery Scott)  
 Request: Approval of the Easton Park Section 1B composed of 4 lots on 93.488 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 17. Preliminary Plan: C8J-2015-0065 - Breakwater Subdivision**  
 Location: 11825 Rim Rock Trail, Bear Creek Watershed  
 Owner/Applicant: Jonathan Cheng  
 Agent: Cuatro Consultants (Hugo Elizondo)  
 Request: Approval of the Breakwater Subdivision composed of 24 lots on 26.88 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 18. Final Plat - Resubdivision: C8-2015-0063.0A - Parmer at Dessau Subdivision Section 1 Lot 1 Block A; Resubdivision, District 1**  
 Location: 1605 East Parmer Lane, Walnut Creek Watershed  
 Owner/Applicant: MGCC Texas Enterprises (John Patton)  
 Agent: Thompson Land Eng. (Mark Roeder)  
 Request: Approval of the Parmer at Dessau Subdivision Section 1 Lot 1 Block A; Resubdivision composed of 2 lots on 2.941 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 19. Preliminary Plan: C8J-2015-0067 - Moore's Crossing Section C-3 Duplex Subdivision; District 2**  
 Location: 7400 McAngus Road, Dry Creek East Watershed  
 Owner/Applicant: SR Development Inc. (Bill Gurasich)  
 Agent: Carlson, Brigance and Doering Inc. (Bill E. Couch)  
 Request: Approval of the Moore's Crossing Section C-3 Duplex Subdivision composed of 104 lots on 16.506 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 20. Final Plat: C8J-2015-0064.0A - JN&H Subdivision**  
 Location: 4311 City Park Road, Turkey Creek Watershed  
 Owner/Applicant: JN&H Associates LLC (Winn Wittman/Neal Heffron)  
 Agent: Land Answers, Inc (Jim Wittliff)  
 Request: Approval of the JN&H Subdivision composed of 3 lots on 9.6754 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 21. Final Plat with Preliminary: C8J-2015-0067.1A - Moore's Crossing C-5 Commerical Subdivision**  
 Location: 7400 McAngus Road, Dry Creek East Watershed  
 Owner/Applicant: SR Development Inc. (Bill Gurasich)  
 Agent: Carlson, Brigance, and Doering, Inc. (Bill E. Couch)  
 Request: Approval of the Moore's Crossing C-5 Commerical Subdivision composed of 2 lots on 3.78 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 22. Preliminary: C8J-2015-0055 - Payton Tract**  
 Location: 11115 Sprinkle Cutoff Road, Walnut Creek Watershed  
 Owner/Applicant: Trine Devco, LLC (Ralph Reed)  
 Agent: Trine Devco, LLC (Ralph Reed)  
 Request: Approval of the Payton Tract composed of 23 lots on 4.95 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 23. Final Plat - Resubdivision: C8J-2015-0066.0A - Neuse Subdivision**  
 Location: 8507 Cuesta Court, West Bull Creek Watershed  
 Owner/Applicant: Douglas Nuese  
 Agent: IT Gonzalez Engineers (Bill Graham)  
 Request: Approval of the Neuse Subdivision composed of 1 lot on 2.105 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 24. Final Plat - Amended Plat: C8-2015-0069.0A - CVS Parmer-Metric; District 7**  
 Location: 1801 West Parmer Lane, Walnut Creek Watershed  
 Owner/Applicant: 1801 W Parmer Lance LLC (Josh Borders) & Realty Income Corp (Michael Pfeiffer)  
 Agent: Big Red Dog Engineering/Consulting (Kaitlin Redmon)  
 Request: Approval of the CVS Parmer-Metric composed of 1 lot on 2.9488 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services 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 and Zoning Department, at 512-974-2104, for additional information; TTY users route through Relay Texas at 711.