



**Zoning & Platting Commission
May 5, 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 April 21, 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
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;
Planning and Zoning Department

- 2. Zoning:** **C14-2015-0042 - Burleson Industrial; District 2**
Location: 7005 Burleson Road, Onion Creek
Owner/Applicant: BUR13 Ltd. (Terry Boothe)
Agent: Bury, Inc. (Derek Villemez)
Request: I-RR (upon annexation) to LI
Staff Rec.: **Recommendation of LI-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Zoning Department

- 3. Zoning:** **C14-2015-0034 - Sonic Drive In #21-Del Valle; District 2**
Location: 3115 East State Highway 71 Westbound, Colorado River
Owner/Applicant: Sonic Properties of Austin LLP (John F. Patton)
Request: I-SF-2 to GR
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Zoning Department

- 4. Rezoning:** **C14-2015-0010 - 11310 Manchaca Road; District 5**
Location: 11310 Manchaca Road, Slaughter Creek
Owner/Applicant: KC 4 Manchaca Group LP (John P. Cummings, Jr.)
Agent: Drenner Group, PC (Dave Anderson)
Request: LR-CO; LO-CO to LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2
Staff Rec.: **Recommended, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Zoning Department

5. **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 CS-MU, as amended
 Staff Rec.: **Not recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Zoning Department
6. **Preliminary Plan:** **C8J-2014-0058 - Heritage Oaks at Pearson Ranch East**
 Location: Pearson Ranch Road at Avery Ranch Boulevard, South Brushy Creek
 Owner/Applicant: Pulte Group, Central Texas Division (Brent Baker)
 Agent: Big Red Dog Engineering (Nicolas Kehle)
 Request: Approve a preliminary subdivision plan composed of 115 lots on 60.42 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
 Development Services Department
7. **Final Plat with Preliminary:** **C8J-2007-1061.01.1A - The Vistas of Austin Section 1; District 2**
 Location: 9220-1/2 Old Lockhart Road, Rinard Creek
 Owner/Applicant: The Vistas of Austin (Brett Corwin)
 Agent: The Vistas of Austin (Brett Corwin)
 Request: Approval of The Vistas of Austin Section 1 composed of 87 lots on 23.4 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov;
 Development Services Department
8. **Final Plat-(variance only):** **C8-2014-0232.0A - Cedar Paw Ranch**
 Location: 10570 Signal Hill Rd, Bear Creek Watershed-Barton Springs Zone
 Owner/Applicant: Kathy and Joel McColl
 Agent: Thompson Land Eng. (Mark Roeder)
 Request: Approval of a variance to LDC 25-4-171(A), that requires each lot in a subdivision to abut a dedicated public street.
 Staff Rec.: **Recommended**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov;
 Development Services Department

9. **Final Plat:** **C8-2014-1010.0A - Avery Ranch Far West Phase 3 Section 7A**
 Location: Harpster Bend and Wickline Way, South Brushy Creek
 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 7A composed of 11 lots on a 2.20 acres.
 Staff Rec.: **Recommended**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
 Development Services Department
10. **Final Plat - Resubdivision:** **C8J-2015-0077.0A - Lots 87 A & 87 B St. Tropez P.U.D.; Resubdivision of (Withdraw & Resubmit of C8J-2013-0218.0A)**
 Location: Harbor Village Trail, Lake Austin
 Owner/Applicant: Graham Mortgage Crop (Dean Castelhana)
 Agent: Conley Engineering (Carl Conley)
 Request: Approval of Lots 87 A & 87 B St. Tropez P.U.D.; Resubdivision of (Withdraw & Resubmit of C8J-2013-0218.0A) composed of 1 lot on 3.039 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
11. **Final Plat - Resubdivision:** **C8-2015-0070.0A - Burleson Industrial Park**
 Location: 7201 Burleson Road, Onion Creek
 Owner/Applicant: Burleson Parks Holdings (Ron W. Mills)
 Agent: Jaime Noriega (KLove Engineering)
 Request: Approval of Burleson Industrial Park composed of 7 lots on 27.5 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
12. **Preliminary Plan:** **C8J-2008-0176.01 - Sun Chase South Preliminary Plan**
 Location: Pearce Lane, Dry Creek East
 Owner/Applicant: Qualico Cr, LP (Vera Massaro)
 Agent: Carlson, Brigrance and Doering, Inc. (Bill Couch)
 Request: Approval of the Sun Chase South Preliminary Plan composed of 502 lots on 187.72 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 13. Final Plat with Preliminary:** **C8-2009-0118.12A.SH - Bradshaw Crossing III- Preliminary Plan; District 5**
 Location: 10400 Bradshaw Road, Rinard/ Onion Creek
 Owner/Applicant: Lennar Buffington Zach Scott, LP (Ryan Mattox)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approval of the Bradshaw Crossing III - Preliminary Plan composed of 294 lots on 143.02 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat:** **C8-2015-0076.0A - Newington Apartment Homes Subdivision**
 Location: 1312-1/2 East Parmer Lane, Walnut Creek
 Owner/Applicant: Village @ Northtown, Ltd. (Clifton Lind)
 Agent: Big Red Dog Engineering (Devon Vo)
 Request: Approval of the Newington Apartment Homes Subdivision composed of 1 lot on 14.874 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat:** **C8J-2015-0073.0A - 3119 E. Howard Ln.**
 Location: 3119 East Howard Lane, Harris Branch
 Owner/Applicant: Peter Pham
 Agent: Stansberry Engineering (Blayne Stansberry)
 Request: Approval of 3119 East Howard Lane composed of 3 lots on 10 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.

Facilitator: Don Perryman, 512-974-2786
 City Attorney: Maria Sanchez, 512-974-1354