



Zoning & Platting Commission
May 19, 2015 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701

CANCELLED

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 May 5, 2015.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2014-0186 - Hopper-Finley Tract; District 7**
Location: 2500 South Heatherwilde Boulevard, Harris Branch Watershed
Owner/Applicant: Finley Company (Tim Finley)
Agent: Jones and Carter, Inc. (Gemsong Ryan, P.E.)
Request: DR to SF-4A for Tract 1, MF-4 for Tract 2 and GR for Tract 3
Staff Rec.: **Recommendation Pending; Postponement request by Staff**
Staff: Sherri Sirwaitis, (512)974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department
- 2. Rezoning: C14-2015-0041 - Trial's Rezoning; District 7**
Location: 13805 Orchid Lane, Walnut Creek Watershed
Owner/Applicant: Jon and Linda Trial
Request: GR to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: Sherri Sirwaitis, (512)974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department
- 3. Rezoning: C14-2014-0046 - Route Serv .93; District 7**
Location: 15701 North Interstate Highway-35 Service Road, Gilleland Creek Watershed
Owner/Applicant: Route Serv, LLC (Mitchell D. Savrick)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: SF-2 to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: Sherri Sirwaitis, (512) 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department
- 4. Zoning: C14-2015-0045 - RE 2002 .38; District 2**
Location: 2355 East State Highway 71 Westbound, Colorado River Watershed
Owner/Applicant: 2002 R.E., L.P. (Mitchell D. Savrick)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: I-RR to CS
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Zoning Department

Facilitator: Sylvia Limon, 512-974-2767

City Attorney: Maria Sanchez, 512-974-1354

5. **Final Plat - Resubdivision:** **C8-2014-0227.0A - Resubdivision of Lot 1A1, Resubdivision of Lot 1A, Resubdivision of Lot 1, Block B, Double Creek Village Block B; District 5**
 Location: 11206 South IH 35 Service Road Southbound, Onion Creek Watershed
 Owner/Applicant: Haviland Lake Partners, LP; Big Diamond, LLC (Jeff Drinkard)
 Agent: CEI Engineering (Lance Cooper)
 Request: Approve the resubdivision of one lot to 3 lots on 17.229 acres.
 Staff Rec.: **Pulled due to notice error; no action required**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Development Services Department
6. **Preliminary Plan:** **C8J-2015-0091 - Indian Hills Corporate Park (center); District 1**
 Location: 5601 North FM 973 Road, Decker Creek Watershed
 Owner/Applicant: Linda Kassof
 Agent: Big Red Dog Engineering Consulting (Devon Vo)
 Request: Approval of the Indian Hills Corporate Park (Center) composed of 1 lot on 9.24 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
7. **Final Plat with Preliminary:** **C8J-2015-0091.1A - Indian Hills Corporate Park (Center); District 1**
 Location: 5601 North FM 973 Road, Decker Creek Watershed
 Owner/Applicant: Linda Kassof
 Agent: Big Red Dog Engineering Consulting (Devon Vo)
 Request: Approval of the Indian Hills Corporate Park (Center) composed of 3 lots on 9.27 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
8. **Final Plat with Preliminary:** **C8J-2008-0176.012A - Sun Chase South Section 2 Final Plat; District 2**
 Location: Pearce Lane, Dry Creek East Watershed
 Owner/Applicant: Qualico CR (Vera Massaro)
 Agent: Carlson, Brigance & Doering, Inc. (Bill E. Couch)
 Request: Approval of the Sun Chase South Section 2 Final Plat composed of 96 lots on 17.42 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 9. Final Plat: C8J-2015-0089.0A - Ferguson Bain Subdivision**
 Location: 7200 Bain Road, Dry Creek East Watershed
 Owner/Applicant: Chris Duran
 Agent: Hector Avila
 Request: Approval of the Ferguson Bain Subdivision composed of 2 lots on 5.260 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 10. Final Plat - Resubdivision: C8J-2015-0087.0A - Edelman Estates**
 Location: 11778 Rim Rock Trail, Slaughter Creek/Bear Creek Watersheds
 Owner/Applicant: Gerald Gardner
 Agent: Vickrey & Associates (Andrew Dodson)
 Request: Approval of Edelman Estates composed of 2 lots on 7.048 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 11. Final Plat with Preliminary: C8J-2008-0176.01.1A - Sun Chase South Section 1 Final Plat; District 2**
 Location: Pearce Lane, Dry Creek East
 Owner/Applicant: Qualico CR, LP (Vera Massaro)
 Agent: Carlson, Brigance & Doering, Inc. (Bill E. Couch)
 Request: Approval of the Sun Chase South Section 1 Final Plat composed of 82 lots on 56.41 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 12. Final Plat with Preliminary: C8J-2007-0135.01.2A - Stoney Ridge Phase C-Section 2A (Withdraw/Resubmittal of C8J-2007-0135.01.1A); District 2**
 Location: Ross Road, Dry Creek East Watershed
 Owner/Applicant: SR Development (William Gurasich)
 Agent: Doucet & Associates (Davood Salek)
 Request: Approval of the Stoney Ridge Phase C-Section 2A (Withdraw and Resubmittal of C8J-2007-0135.01.1A) composed of 56 lots on 12.2684 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 13. Preliminary Plan:** **C8-2015-0092 - The Enclave at Arch Hill (Withdraw/Resubmittal of C8-2014-0081); District 6**
 Location: 11915 Archhill Drive, Bull Creek Watershed
 Owner/Applicant: Haven Blue Development (Andrea Mangan)
 Agent: Site Specifics Inc.
 Request: Approval of The Enclave at Arch Hill (Withdraw and Resubmittal of C8-2014-0081) composed of 15 lots on 5.96 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat - Amended Plat:** **C8-2015-0088.0A - Texas Oaks Three Resubdivision of Lot 1 Block A; Amended Plat; District 5**
 Location: 9706 Bilbrook Place, Slaughter Creek Watershed
 Owner/Applicant: 3AQ Inc (Rashid Qureshi)
 Agent: Conley Engineering (Carl Conley)
 Request: Approval of the Texas Oaks Three Resubdivision of Lot 1 Block A; Amended Plat composed of 2 lots on 2.788 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat with Preliminary:** **C8-2013-0058.2A - Fort Dessau, Phase 2; District 7**
 Location: 13826 Dessau Road, Harris Branch Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Kevin Pape)
 Agent: Gray Engineering, Inc. (Steve Bertke)
 Request: Approval of Fort Dessau, Phase 2 composed of 59 lots on 12.53 acres.
 Staff Rec.: **Recommended**
 Staff: David Wahlgren, (512)974-6455, david.wahlgren@austintexas.gov;
 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: Sylvia Limon, 512-974-2767
 City Attorney: Maria Sanchez, 512-974-1354