



**Zoning & Platting Commission
June 16, 2015 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

Cynthia Banks - Secretary
Sean Compton
Jackie Goodman

Rahm McDaniel
Gabriel Rojas - Parliamentarian
Patricia Seeger – Vice-Chair
1 Vacancy

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 June 2, 2015.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C814-2014-0120 - Austin Oaks PUD; District 10**
Location: 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, and 3737 Executive Center Drive and 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; Planning and Zoning Department
- 2. Rezoning:** **C14-2015-0049 - Davis Rezoning; District 10**
Location: 8115 Two Coves Drive, West Bull Creek / Coldwater Creek Watersheds
Owner/Applicant: Jilynn E. Davis
Agent: Heather Jones
Request: DR to RR-CO
Staff Rec.: **Recommended**
Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov; Planning and Zoning Department
- 3. Rezoning:** **C14-2014-0193 - MMK Ventures, LLC; District 6**
Location: 1601 Cedar Bend Drive, Walnut Creek Watershed
Owner/Applicant: MKM Hotel Group, LLC (Saeed Minhas)
Agent: Cuatro Consultants, Ltc. (Hugo Elizondo, Jr. P.E.)
Request: RR to SF-4A
Staff Rec.: **Recommended with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Zoning Department
- 4. Rezoning:** **C14-2015-0056 - 8240 N. Mopac Rezoning; District 10**
Location: 8240 North Mopac Expressway, Shoal Creek Watershed
Owner/Applicant: Lapeer Properties, Inc. (Luke Wood)
Agent: Thrower Design (A. Ron Thrower)
Request: LO to LR
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Zoning Department

- 5. Rezoning: C814-04-0187.02.SH - Goodnight Ranch PUD - 2nd Amendment; District 2**
- Location: East side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed
- Owner/Applicant: Austin Goodnight Ranch L.P. (David C. Mahn)
- Agent: Alice Glasco Consulting (Alice Glasco)
- Request: PUD to PUD, to change conditions of zoning
- Staff Rec.: **Request for indefinite postponement by the Staff**
- Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department
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- 6. Rezoning: C14-2015-0003A - South IH 35 Mixed Use Apartment Community - North side of Chaparral Road; District 2**
- Location: 504, 600, 606 and 700 Chaparral Road; 6900 and 6940 South IH 35 Service Road Southbound, Williamson Creek / South Boggy Creek Watersheds
- Owner/Applicant: Long Real Estate Holdings, LLC (Paul Long)
- Agent: Land Answers, Inc. (Jim Wittliff)
- Request: CS to CS-MU-CO for Tract 1; GR-CO; NO-MU-CO; SF-2 to GR-MU-CO for Tract 2
- Staff Rec.: **Recommendation of CS-MU-CO for Tract 1; GR-MU-CO and NO-MU-CO for a portion of Tract 2; Maintain SF-2 for remainder of Tract 2, with conditions**
- Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department
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- 7. Rezoning: C14-2015-0003B - South IH 35 Mixed Use Apartment Community - South side of Chaparral Road; District 2**
- Location: 701 and 709 Chaparral Road, South Boggy Creek Watershed
- Owner/Applicant: Long Real Estate Holdings, LLC (Paul Long)
- Agent: Land Answers, Inc. (Jim Wittliff)
- Request: CS; SF-3 to CS-MU-CO for Tract 1; SF-2 to GR-MU-CO for Tract 2
- Staff Rec.: **Recommendation of CS-MU-CO for Tract 1; NO-MU-CO for Tract 2, with conditions**
- Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department

- 8. Site Plan – Environmental Variance only: SP-2014-0459C.SH - Live Oak Trail; District 8**
- Location: 8500 West SH 71, Williamson Creek Watershed-Barton Springs Zone
 Owner/Applicant: FC SW Housing LC (Walter Moreau)
 Agent: Doucet and Assoc. (Ted McConaghy)
 Request: Approval of EV Variances to exceed cut and fill requirements, 25-8-341 and 25-8-341
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov; Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov; Development Services Department
- 9. Site Plan Extension: SP-2010-0052C(XT2) - Arbor Town Square; District 10**
- Location: 10721 Research Boulevard, Walnut Creek Watershed
 Owner/Applicant: Freedonia Development 1, LP (Robert Norris)
 Agent: Thrower Design (Ron Thrower)
 Request: Approval of a 5-year extension to an approved and released site plan
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov; Development Services Department
- 10. Final Plat: C8-2014-069.0A - Linger Lane; District 3**
- Location: 800 Linger Lane, Colorado River Watershed
 Owner/Applicant: Wastewater Residuals Management, LLC (Cary Juby)
 Agent: Brushy Creek engineering (Tara Bonds)
 Request: Approval of the Linger Lane plat containing two lots on 7.23 acres
 Staff Rec.: **Recommended**
 Staff: Steve Hopkins, 512-974-3176, steve.hopkins@austintexas.gov; Development Services Department

- 11. Preliminary Plan: C8J-2014-0138 - Cantarra II Preliminary Plan (Small Lot); District 4**
 Location: East Howard Lane, Gilleland Creek Watershed
 Owner/Applicant: Ada M. Ellison
 Agent: Carlson, Brigrance and Doering, Inc. (Lee Whited)
 Request: Approval of a preliminary plan consisting of 211 single-family lots on 48.8 acres.
 Staff Rec.: **Recommended**
 Staff: Jose L. Arriaga, 512-854-7562, joe.arriaga@traviscounty.tx.gov;
 Single-Office: Travis County/City of Austin
- 12. Resubdivision with variance: C8-2014-0230.0A - Davis Subdivision, a Resubdivision of Lot 1, R.L.D. Addition; District 8**
 Location: 3607 Pinnacle Rd, Eanes Creek Watershed
 Owner/Applicant: Robert and Peggy Davis
 Agent: Urban Design Group (Don Samson)
 Request: Approval of a flag lot variance and a final plat consisting of two lots on 3.23 acres.
 Staff Rec.: **Recommended**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov;
 Development Services Department
- 13. Final Plat with Preliminary: C8-2012-0049.2A - Pioneer Hill Section 2; District 1**
 Location: Terminus of Baden Lane, Walnut Creek Watershed
 Owner/Applicant: D.R. Horton (Kevin Pape)
 Agent: D.R. Horton (Kevin Pape)
 Request: Approval of Pioneer Hill Section 2 composed of 93 lots on 36.66 acres
 Staff Rec.: **Recommended**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov;
 Development Services Department
- 14. Final Plat with Preliminary: C8-2012-0071.5A - Legends Way Section 5**
 Location: Bradshaw Road, Williamson Creek Watershed
 Owner/Applicant: RG Onion Creek, LLC (Nathan Henry)
 Agent: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)
 Request: Approval of Legends Way Section 5 composed of 93 lots on 36.66 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 15. Final Plat – Previously Unplatted: C8J-2015-0115.0A - Texas Twenty #2 Subdivision**
 Location: East Slaughter Lane, Onion Creek Watershed
 Owner/Applicant: Texas Twenty (Steve Malachowski)
 Agent: Big Red Dog Engineering (Kaitlin Redmon)
 Request: Approval of the Texas Twenty #2 Subdivision composed of 1 lot on 16.809 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 16. Final Plat with Preliminary: C8-2012-0049.3A - Pioneer Hill Section 3**
 Location: Dessau Road, Walnut Creek Watershed
 Owner/Applicant: D.R. Horton (Kevin Pape)
 Agent: Libby Jones
 Request: Approval of Pioneer Hill Section 3 composed of 103 acres on 12.76 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 17. Final Plat – Previously Unplatted: C8J-2015-0121.0A - Chowing Subdivision**
 Location: 12900 North Lakeland Drive, Lake Austin Watershed
 Owner/Applicant: Jay Chowing
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: Approval of the Chowing Subdivision composed of 1 lot on 2.223 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 18. Preliminary Plan: C8J-2015-0110 - Breakwater Subdivision**
 Location: 11825 Rim Rock Trail, Lake Austin Watershed
 Owner/Applicant: Jonathan Cheng
 Agent: Cuatro Consultants, Ltc. (Hugo Elizondo, Jr. P.E.)
 Request: Approval of the Breakwater Subdivision composed of 24 lots on 26.88 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 19. Final Plat – Resubdivision: C8J-2015-0118.0A - 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

- 20. Final Plat – Resubdivision: C8-2015-0114.0A - NE Corner**
 Location: 14401 The Lakes Boulevard, Harris/Walnut Creek Watersheds
 Owner/Applicant: Techridge Spectrum BC, LP (Ian Asselstine)
 Agent: 360 Professional Services, Inc (Scott Foster)
 Request: Approval of the NE Corner composed of 6 lots on 55.3 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 21. Final Plat – Resubdivision: C8-2015-0122.0A - Five Oaks Park North Subdivision; Resubdivision of Lot 1, Block A Final Plat**
 Location: 13000 North IH 35 Service Road Southbound, Walnut Creek Watershed
 Owner/Applicant: Lowes Home Centers, LLC (Devin Staley)
 Agent: Doucet and Assoc. (Syd Xinos)
 Request: Approval of the Five Oaks Park North Subdivision; Resubdivision of Lot 1, Block A Final Plat composed of 2 lots on 13.916 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 22. Preliminary Plan: C8-2015-0119 - Revised Springfield Sections 2, 3, 4, 5, 10 & 11 Preliminary Plan**
 Location: East William Cannon Drive, Cottonmouth Creek Watershed
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
 Agent: Pape-Dawson Engineers Inc. (Dustin Goss)
 Request: Approval of the Revised Springfield Sections 2, 3, 4, 5, 10 & 11 Preliminary Plan composed of 482 lots on 151.04 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 23. Final Plat with Replat: C8J-2015-0117.0A - 3119 E Howard Ln**
 Location: 3119 East Howard Lane, Harris Branch Watershed
 Owner/Applicant: Peter Pham
 Agent: Stansberry Engineering Co, Inc (Blayne Stansberry)
 Request: Approval of the 3119 E Howard Ln 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.