



**Zoning & Platting Commission
July 7, 2015 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

Dustin Breithaupt
Louisa Brinsmade
Ann Denkler
Bruce Evans
Yvette Flores
Jackie Goodman

Susan Harris
Jolene Kiolbassa
Sunil Lavani
Gabriel Rojas
Tomas Weber

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 19, 2015, Special Called Meeting.

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:** **C14-2015-0031.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;
Planning and Zoning Department
- 3. Rezoning:** **C14-2014-0193 - MMK Ventures, LLC; District 7**
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. Zoning: C14-2015-0060 - Onion Creek Commercial; District 5**
 Location: 2201 Onion Creek Parkway, Onion Creek Watershed
 Owner/Applicant: Forestar Real Estate Group, Inc. (Darlene Louk)
 Agent: Carlson, Brigrance & Doering, Inc. (Bill E. Couch)
 Request: I-RR to GR
 Staff Rec.: **Postponement request by the Staff to July 21, 2015**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Planning and Zoning Department
- 9. Zoning: C14-2015-0066 - Big State Electric; District 2**
 Location: 7101 Burluson Road, Onion Creek Watershed
 Owner/Applicant: BSE Investments, LLC (Vincent Real)
 Agent: Southwest Engineers, Inc. (Gabriel Hovdey)
 Request: I-RR to LI
 Staff Rec.: **Recommended, with conditions**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Planning and Zoning Department
- 10. 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
- 11. Site Plan - Environmental Variance only: SP-2014-0459C.SH - Live Oak Trail; District 8**
 Location: 8500 W. 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 Environmental Variances to exceed cut and fill requirements, LDC 25-8-341 and 25-8-341
 Staff Rec.: **Pulled from the agenda; No action required**
 Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov;
 Development Services Department

- 12. Site Plan Extension: SP-2010-0052C(XT2) - Arbor Town Square; District 10**
 Location: 10721 Research Bv., Walnut Creek Watershed
 Owner/Applicant: Freedomia 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
- 13. Site Plan Conditional Use Permit: SPC-2014-0356C - Cantarra Amenity Center; District 1**
 Location: 13317 Cantarra Dr., Gilleland Creek Watershed
 Owner/Applicant: Cantarra Ventures Ltd., (Brett Corwin)
 Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of a Conditional Use Permit for a Community Recreation (Private) use in order to construct an amenity center in SF-4A zoning.
 Staff Rec.: **Recommended**
 Staff: Donna Galati, 512-974-2733, donna.galati@austintexas.gov;
 Development Services Department
- 14. Site Plan - Hill Country Roadway Approval: SPC-2014-0312C - Steiner Ranch MU 14; District 6**
 Location: 4801 Quinlan Park Road, Bear Creek Watershed
 Owner/Applicant: Taylor Woodrow Communities (Michael Slack)
 Agent: Texas Engineering Solutions (Stephen Delgado)
 Request: To construct 75 duplexes on 81.34 acres with associated improvements in the FM 620 Low Intensity Hill Country Roadway
 Staff Rec.: **Recommended with conditions**
 Staff: Christine Barton-Holmes, 512-947-2788, christine.barton-holmes@austintexas.gov;
 Development Services Department
- 15. Site Plan Extension: SP-2010-0052C(XT2) - Arbor Town Square; District 10**
 Location: 10721 Research Bv., Walnut Creek Watershed
 Owner/Applicant: Freedomia 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

- 16. Site Plan Compatibility Waiver:** **SP-2013-0494C(R1) - Lynnbrook Condominiums; District 5**
- Location: 2312 Lynnbrook Drive, Slaughter Creek Watershed
- Owner/Applicant: Pulte Homes of Texas (Stephen Ashlock)
- Agent: Carlson, Brigance & Doering, Inc. (Bill E. Couch)
- Request: The applicant is proposing to revise a previously-approved site plan to construct 25 condominiums with patios that encroach into the required Compatibility Setback [LDC 25-2-1063].
- Staff Rec.: **Recommendation to approved the waiver from LDC Section 25-2-1063(B) to reduce the Comptability setback from 25 feet to 23.15 feet from adjacent SF-2-CO -zoned property.**
- Staff: Christine Barton-Holmes, 512-947-2788, christine.barton-holmes@austintexas.gov; Development Services Department
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- 17. 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
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- 18. 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

- 19. Subdivision Plat Vacation:** **C8S-59-088(VAC) - Total Vacation of Oakmont Heights X; District 10**
 Location: W. 39th Street at Oakmont Boulevard, Shoal Creek Watershed
 Owner/Applicant: Edward Rathgeber
 Agent: Hector Avila
 Request: Approve the total plat vacation of 3 amended lots back to the original platted 3 lots.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Development Services Department
- 20. Final Plat with Variance:** **C8-2014-0153.0A - Restoration Temple Subdivision; District 1**
 Location: 6301 Moonglow Drive, Walnut Creek Watershed
 Owner/Applicant: Restoration Temple (Pastor John Horne)
 Agent: I.T. Gonzalez Engineering (Bill Graham)
 Request: Approval of a final plat containing one lot on 4.51 acres, and a variance to LDC 25-4-151.
 Staff Rec.: **Recommended**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov; Development Services Department
- 21. 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
- 22. Preliminary Plan:** **C8J-2014-0131 - Cebolla Creek Preliminary Plan**
 Location: Twin Creeks Road (Just west of Old San Antonio Road), Bear Creek/ Onion Creek Watersheds
 Owner/Applicant: Royce Rippey
 Agent: LJA Engineering Inc. (John Clark)
 Request: Approval of a preliminary plan consisting of 197 single-family lots on 70.86 acres.
 Staff Rec.: **Recommended**
 Staff: Jose L. Arriaga, 512-854-7562, joe.arriaga@traviscounty.tx.gov; Single-Office: Travis County/City of Austin

- 23. 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
- 24. Preliminary Plan:** **C8-2014-0147 - Harris Branch Tract E-68; District 1**
 Location: E. Howard Ln at Titanium Street, Harris Branch Watershed
 Owner/Applicant: Austin HB Residential Properties, LTD. (John McCullough)
 Agent: CSF Civil Group LLC (Charles Steinman)
 Request: Approve a preliminary subdivision for 137 lots on 28.49 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
 Development Services Department
- 25. Final Plat with Preliminary Plan:** **C8J-2014-0059.1A - Heritage Oaks at Pearson Ranch West Section 1**
 Location: 7900 - 8525 Pearson Ranch Rd, South Brushy Creek Watershed
 Owner/Applicant: Pulte Group (Stephen Ashlock)
 Agent: Big Red Dog (Nicholas Kehl)
 Request: Approval of the Heritage Oaks at Pearson Ranch West Section 1 final plat composed of 89 lots on 41.54 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, , cesar.zavala@austintexas.gov;
 Development Services Department
- 26. Final Plat with Preliminary:** **C8J-2008-0056.7A - Pearson Place Section Four; District 6**
 Location: 13115 Avery Ranch Boulevard, South Brushy Creek Watershed
 Owner/Applicant: Century Land Holdings, II, LLC (Kevin Fleming)
 Agent: CSF Civil Group, LLC (Randy Nixon)
 Request: Approval of Pearson Place Section Four composed of 95 lots on 29.23 acres
 Staff Rec.: **Recommended**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov;
 Development Services Department

- 27. Final Plat - Resubdivision (variance only):** **C8-2014-0134.0A - Caswell Estates; District 10**
 Location: 3336 Mount Bonnell Drive, Huck's Slough/Lake Austin
 Owner/Applicant: Kenneth Kennedy Caswell Jr. and Claire Caswell Cunningham (Charles Quisenberry)
 Agent: Wuest Group (Scott Wuest)
 Request: The applicant requests a variance from Section 25-8-281(B) to allow a CEF on a residential lot and a variance from Section 25-8-281C(1)(a) to reduce a CEF setback to 50 feet.
 Staff Rec.: **Recommended.**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Mike McDougal, 512-974-6380, mikedougal@austintexas.gov; Development Services Department
- 28. Final Plat with Preliminary:** **C8J-05-0236.03.3A - Cantarra III-B**
 Location: E Howard Ln, Gilleland Creek Watershed
 Owner/Applicant: Compass Bank (Randell Livingston)
 Agent: Carlson, Brigrance and Doering, Inc. (Geoff Guerrero)
 Request: Approval of Cantarra III-B composed of 101 lots on 38.664 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 29. Final Plat with Preliminary:** **C8J-2007-0135.01.3A - Stoney Ridge Phase C- Section 2B**
 Location: Ross Road, Dry Creek East Watershed
 Owner/Applicant: SR Development (William Gurasich)
 Agent: Doucet & Associates (Davood Salek)
 Request: Approval of Stoney Ridge Phase C- Section 2B composed of 16 lots on 2.631 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 30. Final Plat:** **C8-2015-0126.0A - Airport 124 Final Plat**
 Location: 1319 South FM 973 Road, Onion Creek Watershed
 Owner/Applicant: Airport 124.06 LP (Christopher Blackburn)
 Agent: Carlson, Brigrance and Doering, Inc. (Geoff Guerrero)
 Request: Approval of the Airport 124 Final Plat composed of 1 lot on 124.06 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 31. Final Plat - Amended Plat:** **C8-2015-0128.0A - Lots 3 and B, Block A, Resubdivision of a portion of Lot 2; Kruger Subdivision; Amended**
 Location: 1714 East Parmer Lane, Harris Branch Watershed
 Owner/Applicant: Essen-Parmer, LLC (R Craig Smith)
 Agent: McClendon & Associates Development Consulting LLC (Carl McClendon)
 Request: Approval of Lots 3 and B, Block A, Resubdivision of a portion of Lot 2; Kruger Subdivision; Amended composed of 1 lot on 3.571 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 32. Final Plat - Amended Plat:** **C8J-2015-0132.0A - Fitzhugh Ranch**
 Location: 13101 Winding Creek Rd, Barton Creek Watershed-Barton Springs Zone
 Owner/Applicant: Jack and Heather Barnett
 Agent: The Maroney Company (Mark Maroney)
 Request: Approval of Fitzhugh Ranch composed of 1 lot on 1 acre
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 33. Preliminary Plan:** **C8J-2015-0134 - Preston Park Subdivision Preliminary**
 Location: 16140 Bratton Lane, Gilleland Creek Watershed
 Owner/Applicant: Zydeco Partners-1 LTD. (Howard Yancy)
 Agent: Thrower Design (A. Ron Thrower)
 Request: Approval of Preston Park Subdivision Preliminary composed of 266 lots on 60.688 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 34. Final Plat - Resubdivison:** **C8-2015-0129.0A - The Island at Mount Bonnell Shores; Resubdivision of Lot 8-A-2**
 Location: 4601 Island Cove, Lake Austin Watershed
 Owner/Applicant: Benson A. E. Bentzin
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of The Island at Mount Bonnell Shores; Resubdivision of Lot 8-A-2 composed of 2 lots on 0.505 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 35. Preliminary Plan: C8-2015-0125 - Gracy Woods**
 Location: 1601-1/2 Kathy Lynn Court, Walnut Creek Watershed
 Owner/Applicant: Gracy Receiver (Mary Walker)
 Agent: Texas Engineering Solutions (James Hagen, P.E.)
 Request: Approval of Gracy Woods composed of 26 lots on 5.21 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 36. Preliminary Plan: C8-2015-0133 - Cottages at Beaver Creek Preliminary**
 Location: 1701 South Heatherwilde Boulevard, Harris Branch Watershed
 Owner/Applicant: KB Home Lone Star (John Zinsmeyer)
 Agent: GICE (Norma Divine)
 Request: Approval of the Cottages at Beaver Creek Preliminary composed of 203 lots on 43.11 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 37. Final Plat - C8J-2015-0124.0A - LMAT Subdivision**
Previously Unplatted:
 Location: 7400 Blue Goose Road, Gilleland Creek Watershed
 Owner/Applicant: Landmark Eng. (Javier Barajas)
 Agent: LMAT, LLC (Loi Mark)
 Request: Approval of the LMAT Subdivision composed of 1 lot on 6 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 38. Final Plat - C8-2015-0130.0A - Apache Shores Section 7, Lots 7 & 8**
Amended Plat:
 Location: 14503 Tucumcari Trail, Lake Austin Watershed
 Owner/Applicant: Jeremy & Amanda Rimer
 Agent: Lantana Homes (Mark Pritchard)
 Request: Approval of Apache Shores Section 7, Lots 7 & 8 composed of 1 lot on 1.105 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 & Development Review Department, at 512-974-2104, for additional information; TTY users route through Relay Texas at 711.