



**Zoning & Platting Commission
August 18, 2015 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

Dustin Breithaupt
Louisa Brinsmade – Secretary
Ann Denkler – Parliamentarian
Bruce Evans
Yvette Flores
Jackie Goodman – Vice-Chair

Susan Harris
Jolene Kiolbassa
Sunil Lavani
Gabriel Rojas - Chair
Thomas 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 August 4, 2015.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2015-0080 - 11200 N Ranch Road 620; District 6**
Location: 11200 North Ranch Road 620, Lake Travis/Bull Creek Watersheds
Owner/Applicant: Robinson Investments (Blake Robinson)
Agent: Lenworth Consulting, LLC (Nash Gonzales)
Request: GR-CO to CS
Staff Rec.: **Recommendation of GR-CO zoning**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department

- 2. Rezoning: C14-2015-0017 - 5204 FM 2222; District 10**
Location: 5204 FM 2222, Bull Creek Watershed
Owner/Applicant: The Dudley P. Prade Testamentary Trust & Prade Family Limited Partnership, Ltd. (Phil Mockford)
Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: GO to GR-CO
Staff Rec.: **Recommended**
Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov;
Planning and Zoning Department

- 3. 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.: **Recommended with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department

- 4. 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

- 5. 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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- 6. 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
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- 7. Zoning: C14-2015-0096 - Goodnight Manchaca Development; District 5**
- Location: 10035 Manchaca Road, Slaughter Creek Watershed
- Owner/Applicant: 10035 Manchaca Road LLC (Brandon Cash)
- Agent: Miller Gray (Dale Gray, P.E.)
- Request: I-RR to CS
- Staff Rec.: **Recommendation of CS-CO**
- Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department

- 8. Site Plan - Hill Country Roadway** **SPC-2015-0179C - Secured Climate Storage Buildings RVE and RVN; District 6**
Approval:
Location: 9311 North FM 620 Road, Bull Creek Watershed
Owner/Applicant: CSP Asset 1, LLC (James R. Carpenter)
Agent: Richard Mathias
Request: The applicant is requesting approval to construct two RV/Boat Storage buildings in the FM 620 Moderate Intensity Zone Hill Country Roadway.
Staff Rec.: **Recommended**
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov; Development Services Department
- 9. Site Plan - Large Retail:** **SPC-2015-0023A - 8801 S Congress Land Use; District 2**
Location: 8801 South Congress Avenue, Onion Creek Watershed
Owner/Applicant: HEB (Mary Rohrer)
Agent: Bury + Partners (Jeff Scott)
Request: Approval of a Large Retail use for an approximately 139,000 square foot retail grocery store, per 25-2-815
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov; Development Services Department
- 10. Final Plat - Resubdivision:** **C8J-2015-0077.0A - Lots 87 A & 87 B St. Tropez P.U.D.; Resubdivision; District 10**
Location: Harbor Village Trail, Lake Austin Watershed
Owner/Applicant: Graham Mortgage Crop (Dean Castelhana)
Agent: Conley Engineering (Carl Conley)
Request: Approval of the resubdivision of Lots 87 A & 87 B St. Tropez P.U.D.; composed of 1 lot on 3.039 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Development Services Department

- 11. Final Plat out of an approved Preliminary Plan:**
C8-85-086.02.10A - Springfield Section 7; District 2
- Location: McKinney Falls Parkway (at Janes Ranch Rd.), Onion Creek/Marble Creek Watersheds
- Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
- Agent: Pape-Dawson Engineers (Dustin Goss)
- Request: Approve a final plat out of an approved preliminary for 107 lots on 31.884 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Development Services Department
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- 12. Final Plat out of an approved Preliminary Plan:**
C8-85-086.02.13A - Springfield Section 8A & 8B; District 2
- Location: East William Cannon Drive, Onion Creek Watershed
- Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
- Agent: Pape-Dawson Engineers (Dustin Goss)
- Request: Approve a final plat out of an approved preliminary for 120 lots on 24.944 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Development Services Department
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- 13. Final Plat out of an approved Preliminary Plan:**
C8-85-086.02.12A - Springfield Section 9; District 2
- Location: McKinney Falls Parkway, Onion Creek/Marble Creek Watersheds
- Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
- Agent: Pape-Dawson Engineers (Dustin Goss)
- Request: Approve a final plat out of an approved preliminary for 113 lots on 23.11 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Development Services Department

- 14. Final Plat out of an approved Preliminary Plan:** **C8-2014-0089.1A - Pioneer Crossing West 11; District 1**
 Location: 2500 East Braker Lane, Walnut Creek Watershed
 Owner/Applicant: D.R. Horton (Kevin Pape)
 Agent: Longaro & Clarke, Inc. (Walter Hoysa)
 Request: Approval of the final plat composed of 74 lots on 46.36 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Development Services Department
- 15. Preliminary Plan with Variances:** **C8-2015-0092 - The Enclave at Arch Hill; District 6**
 Location: 11915 Archhill Drive, Bull Creek Watershed
 Owner/Applicant: Haven Blue Development (Andrea Mangan)
 Agent: Site Specifics (B.J. Cornelius)
 Request: Approval of the preliminary plan composed of 19 lots on 5.96 acres with variances to L.D.C Section 25-4-171 from the requirement that lots should abut dedicated public street and allow a private road and cove, and a variance from L.D.C. 25-4-175 to allow
 Staff Rec.: **Recommended with conditions on the variance to L.D.C. Section 25-4-171**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Development Services Department
- 16. Resubdivision:** **C8-2015-0017.0A - Resubdivision of the East 140 feet of Lot 1 and the East 140 feet of the South 25 feet of Lot 2, Block 6, Shoalmont Addition; District 7**
 Location: 5400 Shoalwood Avenue, Shoal Creek Watershed
 Owner/Applicant: David Whitworth Development Co. (David Whitworth)
 Agent: David Whitworth Development Co. (David Whitworth)
 Request: Approval of the resubdivision of portions of existing lots into a two lot subdivision on 0.322 acres
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Development Services Department

- 17. Final Plat - Amended Plat: C8-2015-0166.0A - Cima Homes; District 10**
 Location: Cima Serena, Shoal Creek Watershed
 Owner/Applicant: 16 Cima Serena (Anthony Siela)
 Agent: PSW Homes (Rachel Hartzler)
 Request: Approval of Cima Homes composed of 17 lots on 2.7 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 18. Final Plat: C8-2015-0162.0A - 7005 Burleson Industrial; District 2**
 Location: 7005 Burleson Road, Onion Creek Watershed
 Owner/Applicant: BUR 13, LTD (Terry Boothe)
 Agent: Bury, Inc. (Nick Brown)
 Request: Approval of 7005 Burleson Industrial
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 19. Final Plat - Previously Unplatted: C8-2015-0161.0A - Live Oak at Southpark Meadows; District 5**
 Location: 10301 Old San Antonio Road, Slaughter Creek Watershed
 Owner/Applicant: Sheldon Stablewood (Rick Sheldon)
 Agent: Robert J. Smith P.E. (Kimley-Horn and Assoc.)
 Request: Approval of Live Oak at South Park Meadows composed of 1 lot on 19.082 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 20. Final Plat with Preliminary: C8-06-0077.1A - The Riverbend West 1; District 2**
 Location: East SH 71 Westbound, Colorado River Watershed
 Owner/Applicant: Stone Ridge (Mitchell Wong) & GRCE/TX Austin (Jame Goveia)
 Agent: Katie F. Droughton
 Request: Approval of The Riverbend West 1 composed of 2 lots on 28.40 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 21. Final Plat:** **C8-2015-0160.0A - Pecan Park Subdivision; Amended Plat; District 6**
 Location: 10811 Pecan Park Boulevard, Lake Creek Watershed
 Owner/Applicant: Chaudhari Partnership
 Agent: Throrer Design (A. Ron Throrer)
 Request: Approval of the Pecan Park Subdivision; Amended Plat composed of 2 lots on 5.853 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 22. Final Plat - Resubdivision:** **C8J-2015-0158.0A - 9810 Rancho La Escondida**
 Location: 9810 Thaxton Road, Marble Creek/Cottonmouth Creek Watersheds
 Owner/Applicant: Patino Ramiro & Ampelio Carreno
 Agent: Lenworth Consulting, LLC (Nash Gonzales, Jr.)
 Request: Approval of 9810 Rancho La Escondida composed of 2 lots on 4 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 23. Final Plat - Resubdivision:** **C8-2015-0167.0A - Parmer Business Park (Withdraw/Resubmittal of C8-2014-0145.0A); District 7**
 Location: 13100 Harris Ridge Boulevard, Walnut Creek Watershed
 Owner/Applicant: Karlin Tech Ridge 301 LLC (Matthew Schwab)
 Agent: Bury Aus (Jonah Mankovsky)
 Request: Approval of the Parmer Business Park (Withdraw/Resubmittal of C8-2014-0145.0A) composed of 14 lots on 288.206 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 24. Briefing, Discussion and possible action:**
 Request: Briefing, discussion and possible action on Site Plan Extensions.
- 25. Briefing, Discussion and possible action:**
 Request: Briefing, discussion and possible action on the applicability of Traffic Impact Analyses and how there are differing requirements in the City and the County.

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on electing a Zoning & Platting Commission Assistant Secretary.

2. New Business:

Request: Discussion and possible action on revising the Zoning and Platting Commission Bylaws, and forward to the Office of the City Clerk.

3. New Business:

Request: Discussion and possible action on revising the Zoning and Platting Commission Rules and Regulations, and forward to the Office of the City Clerk.

E. ITEMS FROM COMMISSION

F. 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.