



**Zoning & Platting Commission**  
**October 6, 2015 @ 6:00 P.M.**  
**City Hall – Council Chambers**  
**301 W. 2<sup>nd</sup> Street**  
**Austin, TX 78701**

## **AGENDA**

Dustin Breithaupt  
Ann Denkler – Parliamentarian  
Bruce Evans  
Yvette Flores  
Jackie Goodman – Vice-Chair  
Susan Harris

Jolene Kiolbassa  
Sunil Lavani  
Gabriel Rojas - Chair  
Thomas Weber  
Vacant

### **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 September 15, 2015.

## C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2015-0061 - Townbridge Homes Rezoning; District 2**  
Location: 7513 and 7603 Cooper Lane, South Boggy Creek Watershed  
Owner/Applicant: Townbridge Homes LLC (Aaron Levy)  
Agent: Thrower Design (Ron Thrower)  
Request: DR; SF-2 to SF-6  
Staff Rec.: **Recommendation of SF-6-CO**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department
  
- 2. Zoning:** **C14-2015-0120 - 13401 Corner; District 6**  
Location: 13401 Pond Springs Road, Lake Creek Watershed  
Owner/Applicant: Pond Springs School, Ltd.  
Agent: Shaw Hamilton  
Request: I-RR to GR  
Staff Rec.: **Recommendation of GR-CO zoning, with conditions**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department
  
- 3. Rezoning:** **C14-2015-0123 - Langan Rezoning; District 2**  
Location: 7016 Circle S Road, South Boggy Creek Watershed  
Owner/Applicant: Francis X. Langan  
Request: SF-2 to SF-3  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department
  
- 4. Rezoning:** **C14-2015-0131 - 14000 Echo Lane Corrective Rezoning; District 6**  
Location: 14000 Echo Lane, Bear Creek West, Lake Austin Watersheds  
Owner/Applicant: Mary Ann Baker  
Agent: City of Austin  
Request: LA to LA, to correct the property address  
Staff Rec.: **Recommended**  
Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov  
Planning and Zoning Department

5. **Final Plat with Preliminary Plan:** **C8-2013-0032.5A - Retreat at Tech Ridge, Section Three; District 7**  
 Location: 12422 Dessau Road, Harris Branch Watershed  
 Owner/Applicant: KB Home  
 Agent: KB Home (Laurie Lara)  
 Request: Approval of the Retreat at Tech Ridge, Section Three composed of 76 lots on 12.741 acres.  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
 Development Services Department
6. **Preliminary Plan:** **C8-2014-0238 - Ballantyne Subdivision; District 7**  
 Location: 800-1/2 West Wells Branch Parkway, Harris Branch Watershed  
 Owner/Applicant: Finley Co. (Tim Finley)  
 Agent: Jones and Carter, Inc. (Gemsong Ryan)  
 Request: Approval of a preliminary plan containing 188 lots on 43.69 acres.  
 Staff Rec.: **Pulled; No action required**  
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov  
 Development Services Department
7. **Final Plat with Preliminary Plan:** **C8J-2014-0059.2A - Heritage Oaks at Pearson Ranch West Section Two**  
 Location: 7900 - 8525 Pearson Ranch Road, South Brushy Creek Watershed  
 Owner/Applicant: England Ranch NW Limited Partnership  
 Agent: Big Red Dog Engineering and Consulting (Nicholas Kehl)  
 Request: Approval of the Heritage Oaks at Pearson Ranch West Section Two final plat composed of 81 lots on 25.0522 acres.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
 Development Services Department
8. **Resubdivision:** **C8J-2014-0155.0A - Resubdivision of Lots 1, 2, & 12, Block 5, Hudson Bend Colony Subdivision No. 1**  
 Location: 16100 Lake Travis Drive, Lake Travis Watershed  
 Owner/Applicant: Torreon, LLC (Joseph Randall & Phyllis Lacey)  
 Agent: Bowman Consulting (Dave Irish)  
 Request: Approve a resubdivision of 1 lot, parts of 2 lots into one lot on 4.073 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
 Development Services Department

- 9. Final Plat with Preliminary Plan:** **C8J-04-0160.3A - Gilbert Lane Phase Three Final Plat**  
 Location: Gilbert Road, Decker Creek Watershed  
 Owner/Applicant: Gilbert Lane Investments, L.P. (John Lloyd)  
 Agent: Murfee Engineering Company, Inc. (Ronee Gilbert)  
 Request: Approval of the Gilbert Lane Phase Three Final Plat composed of 102 lots on 23.0117 acres.  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
 Development Services Department
- 10. Final Plat:** **C8-2015-0183.1A.SH - Riverbend West 1; District 2**  
 Location: East State Highway 71, Colorado River, Onion Creek Watersheds  
 Owner/Applicant: Stoneridge (Mitchell Wong), GRCE/TX Austin (James Goveia)  
 Agent: Katie Droughton  
 Request: Approval of Riverbend West 1 composed of 2 lots on 28.40 acres.  
 Staff Rec.: **Disapproval**  
 Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov  
 Development Services Department
- 11. Final Plat - Resubdivision:** **C8-2015-0196.0A - Elmwood Estates Replat of Lot 12 Block E; Resubdivision (Withdraw & Resubmit of C8-2014-0163.0A); District 5**  
 Location: 1103 Matthews Lane, South Boggy Creek Watershed  
 Owner/Applicant: Matthews Lane LP (Amy Bernhard)  
 Agent: ATS Engineers Inspectors and Surveyors (Andrew Evans)  
 Request: Approval of the Elmwood Estates Replat of Lot 12 Block E; Resubdivision (Withdraw & Resubmit of C8-2014-0163.0A) composed of 4 lots on 2.664 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 12. Final Plat - Resubdivision:** **C8-2015-0201.0A - Deer Run Subdivision; District 2**  
 Location: 7513 Cooper Lane, South Brushy Creek Watershed  
 Owner/Applicant: Townbridge Homes LLC (Aaron Levy)  
 Agent: Throwing Design (Ron Throwing)  
 Request: Approval of the Deer Run Subdivision composed of 2 lots on 4.67 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 13. Final Plat:** **C8-2015-0203.0A.SH - LaMadrid Apartment Homes and Townhomes; District 5**  
Location: 11310 Manchaca Drive, Slaughter Creek Watershed  
Owner/Applicant: A Texas Limited Partnership (John Cummings, Jr.)  
Agent: KBGE (Bryant Bell)  
Request: Approval of LaMadrid Apartments and Townhomes composed of 1 lot on 6.0281 acres.  
Staff Rec.: **Disapproval**  
Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov  
Development Services Department
- 14. Final Plat:** **C8-2015-0205.0A - Main Event Subdivision Amended Plat of Lots A, B & D Resubdivision of Lot 1 Block A Anderson Arbor III; District 6**  
Location: 13301 North U.S. Highway 183, Lake Creek Watershed  
Owner/Applicant: H & S Horizons, L.L.C. (Neil Hufauer)  
Agent: Austin Civil Engineering, Inc. (Hunter Shadburne)  
Request: Approval of the Main Event Subdivision Amended Plat of Lots A, B & D Resubdivision of Lot 1 Block A Anderson Arbor III composed of 4 lots on 15.53 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 15. Preliminary Plan:** **C8J-2015-0191 - Travesia Subdivision**  
Location: 4001 Grane Avenue, Gilleland Creek Watershed  
Owner/Applicant: CRVI Raceway Holdings, LP (Brent Health)  
Agent: Jones and Carter, Inc. (Shawn Graham, P.E.)  
Request: Approval of the Travesia Subdivision composed of 85 lots on 17.51 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 16. Final Plat:** **C8J-2015-0193.0A - Marbella Phase 3**  
Location: 8106 Bluff Springs Road, Onion Creek Watershed  
Owner/Applicant: Bud Hudgins  
Agent: Urban Design Group / John Noell, P.E. (Katie Droughton)  
Request: Approval of Marbella Phase 3 composed of 6 lots on 111.08 acres.  
Staff Rec.: **Disapproval**  
Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov  
Development Services Department

- 17. Final Plat: C8J-2015-0197.0A - Chowning Subdivision**  
 Location: 12900 North Lakeland Drive, Lake Austin Watershed  
 Owner/Applicant: Jay Chowning  
 Agent: Jim Bennett Consulting (Jim Bennett)  
 Request: Approval of the Chowning Subdivision composed of 1 lot on 2.223 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 18. Final Plat: C8J-2015-0199.0A - Witt Subdivision**  
 Location: 19320 Hog Eye Road, Lockwood Creek Watershed  
 Owner/Applicant: Janice Witt  
 Agent: Steve Wenzel  
 Request: Approval of Witt Subdivision composed of 5 lots on 9.9 acres.  
 Staff Rec.: **Disapproval**  
 Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov  
 Development Services Department
- 19. Final Plat: C8J-2015-0204.0A - Thrive FP Addition**  
 Location: 809 North Cuernavaca Drive, Cuernavaca Creek Watershed  
 Owner/Applicant: Principals Assurance (JP Newman)  
 Agent: SAS Partners (Hunter Shadburne)  
 Request: Approval of Thrive FP Addition composed of 3 lots on 10.77 acres.  
 Staff Rec.: **Disapproval**  
 Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov  
 Development Services Department

## **D. NEW BUSINESS**

1. Discussion and action on electing a Zoning & Platting Commission Secretary.

## **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 Jerry Rusthoven at Planning and Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.

Facilitator: Heather Chaffin, 512-974-2122  
 City Attorney: Angela Rodriguez, 512-974-6032