



**Zoning & Platting Commission  
June 4, 2013 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701**

**AGENDA**

Betty Baker – Chair  
Cynthia Banks – Secretary  
Sean Compton  
Rahm McDaniel

Jason Meeker – Assist. Secretary  
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 21, 2013.

## C. PUBLIC HEARINGS

- 1. Certificate of Appropriateness - Appeal:** **C14H-1990-0006 - Mount Bonnell**

Location: 3800 Mount Bonnell Road, Lake Austin/ Huck's Slough Watersheds

Owner/Applicant: City of Austin, Parks and Recreation Department (Kim McKnight)

Appellant: West Point Society of Central Texas (Fred Bothwell)

Request: Consider an appeal from a Historic Landmark Commission decision to deny a Certificate of Appropriateness for property located at 3800 Mount Bonnell Road.

Staff Rec.: **Uphold the Certificate of Appropriateness as approved by the Historic Landmark Commission**

Staff: Steve Sadowsky, 512-974-6454, [steve.sadowsky@austintexas.gov](mailto:steve.sadowsky@austintexas.gov)  
Planning and Development Review Department
  
- 2. Site Plan – Appeal FOR ACTION ONLY:** **SP-2012-0382D - Republic Services of Austin - Recycling Center Grading Plan**

Location: 10001 East 290 Highway Eastbound, Decker/Gilleland Creek Watersheds

Owner/Applicant: BFI Waste Systems of North America, LLC (Lee Kuhn)

Appellant: Coats Rose Yale Ryman & Lee, PC (John M. Joseph)

Request: Appeal of an administratively approved 180-day extension to an application update deadline.

Staff Rec.: **Not Recommended**

Staff: Christine Barton-Holmes, 512-974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)  
Planning and Development Review Department
  
- 3. Rezoning:** **C14-2013-0012 - Hopper Communities**

Location: 9710-9718 Anderson Mill Road, Lake Creek/Bull Creek Watersheds

Owner/Applicant: Pohl Partners, Inc. (Kristiana Alfsen)

Agent: ZFB, Ltd. (William Pohl)

Request: CS-CO, I-RR to CS-MU-CO

Staff Rec.: **Recommendation of CS-MU-CO**

Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Planning and Development Review Department

4. **Rezoning:** **C14-2013-0051 - Tech Ridge Rezoning**  
Location: 12501 1/2 Interstate Highway-35 Service Road Northbound, Walnut Creek Watershed  
Owner/Applicant: Parmer Tech Ridge, LLC (Erik Tompkins)  
Agent: Thrower Design (A. Ron Thrower)  
Request: GR to CS-1  
Staff Rec.: **Recommendation of CS-1-CO**  
Staff: Sherri Sirwaitis, 512-974-3067, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department
5. **Rezoning:** **C14-2013-0011 - Restaurant**  
Location: 11800 Arabian Trail, Walnut Creek Watershed  
Owner/Applicant: Xue Yun Tang  
Agent: Shaw Hamilton Consultants (Shaw Hamilton)  
Request: SF-2 to GR  
Staff Rec.: **Not Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department
6. **Rezoning:** **C14-2013-0045 - Huber Family Tract**  
Location: 4200 Rivercrest Drive, Lake Austin Watershed  
Owner/Applicant: Brian Huber  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: LA to SF-2  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 512-974-7691, clark.patterson@austintexas.gov  
Planning and Development Review Department
7. **Rezoning:** **C14-2013-0048 - 3715 Westlake Rezoning**  
Location: 3715 Westlake Drive, Lake Austin Watershed  
Owner/Applicant: John Mayes  
Agent: Permit Partners, L.L.C. (David Cancialosi)  
Request: LA to SF-2  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 512-974-7691, clark.patterson@austintexas.gov  
Planning and Development Review Department

- 8. Rezoning:** **C14-2013-0027 - Kincheon Neighborhood Commercial Center**  
Location: 7905 Brodie Lane, Williamson Creek Watershed-Barton Springs Zone  
Owner/Applicant: Shelby Michael Minns and Katherine T. Minns  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: NO-CO to LR-CO  
Staff Rec.: **Not Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Development Review Department
- 9. Resubdivision:** **C8-2012-0152.0A - Shoalmont Addition, Block 3, Lot 12; Resubdivision**  
Location: 5409 Shoalwood, Shoal Creek Watershed  
Owner/Applicant: Mark Alan Canada Investments, Inc. (Mark A. Canada)  
Agent: Doucet & Associates (Jennifer Simmons)  
Request: Approve the resubdivision of an existing lot into a two lot subdivision on 0.46 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Planning and Development Review Department
- 10. Preliminary Plan:** **C8J-2013-0089 - McCormick Ranch on Lake Austin**  
Location: Selma Hughes Park Road, Lake Austin Watershed  
Owner/Applicant: TR Vista Preserve, LLC (Chris Thompson)  
Agent: Texas Engineering Solutions (Connor Overby)  
Request: Approval of the McCormick Ranch on Lake Austin composed of 148 lots on 211.58 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 11. Final Plat; Amended Plat:** **C8-2013-0091.0A - Davis Spring Section 10-B; Amended Plat**  
Location: East Parmer Lane, Lake Creek Watershed  
Owner/Applicant: Davis Spring Properties, LTD (Fred G. Eppright)  
Agent: Griffin Engineering Group, Inc. (Gregory Griffin)  
Request: Approval of the Davis Spring Section 10-B; Amended Plat, composed of 2 lots on 2.341 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 12. Final Plat; Resubdivision: C8-2013-0095.0A - Paloma Ridge Subdivision**  
Location: 13620-13700 North RM 620 Road, Lake Creek Watershed  
Owner/Applicant: Koontz/McCombs 1, LTD & The Remington, Ltd. (Cynthia H. Stevens)  
Agent: Bury & Partners, Inc. (Jonathan R. Neslund)  
Request: Approval of the Paloma Ridge Subdivision composed of 5 lots on 36.053 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 13. Final Plat: C8F-79-067(RCT) - Rob Roy Phase 2, Block E, Lot 51**  
Location: 5 Humboldt Lane, Lake Austin Watershed  
Owner/Applicant: Maureen Alexander  
Agent: Braun & Gresham Attorneys at Law (David Braun)  
Request: Approval of the Rob Roy Phase 2, Block E, Lot 51 composed of 1 lot on 32.574 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Preliminary Plan: C8-2013-0092 - Revised Springfield Section 2, 3, 4, 5, 10 & 11**  
Location: East William Cannon Drive, Onion Creek, Cottonmouth/Marble Creek Watersheds  
Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)  
Agent: Pape-Dawson Engineer (Dustin Goss)  
Request: Approval of the Revised Springfield Sections 2, 3, 4, 5, 10 & 11 composed of 482 acres on 129.32 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 15. Final Plat w/Prelim: C8-2012-0019.4A - Reserve at Southpark Meadows II, Ph 2A**  
Location: South 1st Street, Slaughter Creek Watershed  
Owner/Applicant: Len-Buf Land Acquisitions of Texas, LP (Chris Fields)  
Agent: Cunningham-Allen Inc (Jana Rice)  
Request: Approval of the Reserve at Southpark Meadows II, Ph 2A composed of 44 lots on 7.125 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 16. Final Plat w/Replat:** **C8-2013-0085.0A - Bull Creek PUD (Withdraw/Resubmit of C8-2012-0006.0A)**  
Location: FM 2222, Bull Creek Watershed  
Owner/Applicant: Booth Family Trust (David Booth)  
Agent: Atkins (Terry Reynolds)  
Request: Approval of the Bull Creek PUD (Withdraw/Resubmit of C8-2012-0006.0A) composed of 6 lots on 71.931 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 17. Preliminary Plan:** **C8J-2013-0084 - First Amendment to Eastern Heights Preliminary Plan**  
Location: East US 290 Highway, Walnut Creek Watershed  
Owner/Applicant: Edward Butler  
Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)  
Request: Approval of the First Amendment to Eastern Heights Preliminary Plan composed of 13 lots on 39.92 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review 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 974-2104, for additional information; TTY users route through Relay Texas at 711.

Facilitator: Lee Heckman, 974-7604  
City Attorney: Beverly West, 974-2957