



**Zoning & Platting Commission  
July 2, 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 June 18, 2013.

## C. PUBLIC HEARINGS

- 1. Briefing/Update and Possible Discussion and Action:**

**Drinking Water Protection Zone (DWPZ)**

Request: Briefing/Update and possible discussion and action on Austin Water Utility presentation and update on new Drinking Water Protection Zone (DWPZ) Capital Improvement Projects (CIP).

Staff: Kristi Fenton, 512-972-0178, [kristi.fenton@austintexas.gov](mailto:kristi.fenton@austintexas.gov); Brian Long, 512-972-0177, [Brian.Long@austintexas.gov](mailto:Brian.Long@austintexas.gov); Austin Water Utility
- 2. 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 - This is a continued case from the June 4, 2013 commission meeting. EARLY ON AGENDA.**

Staff: Cesar Zavala / David Wahlgren, 512-974-3404 / 512-974-6455, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov); Planning and Development Review Department
- 3. Restrictive Covenant Amendment:**

**C14-85-149.100 (RCA) - Scofield Farms Phase 3 Section 2**

Location: 13103 Wingate Way, Walnut Creek Watershed

Owner/Applicant: James E. McCarn

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

Request: To amend the public restrictive covenant associated with zoning case C14-85-149, the North Lamar Area Study, to amend Paragraph 1 as it refers to the conceptual land use plan to allow for a total density of 46 single-family residential units instead of 42 residential units and to amend Paragraph 5(e) to remove Area 11 from this section so that they can comply with standard subdivision requirement of the City for a minimum lot width of 50 feet.

Staff Rec.: **Recommended**

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

4. **Rezoning:** **C14-2013-0050 - Donaldson**  
Location: 13033 FM 2769 Road, Lake Travis Watershed  
Owner/Applicant: Brand and Debra Donaldson  
Agent: Livin Austin Realty (Bab Yarbrough)  
Request: DR to LR  
Staff Rec.: **Recommendation of LR-CO**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
5. **Rezoning:** **C14-2013-0053 - Still Waters**  
Location: 515 East Slaughter Lane, Onion Creek Watershed  
Owner/Applicant: Westwood Residential 48, L.P. (Jeff Lindsey)  
Agent: Jones & Carter, Inc. (James M. Schissler, P.E.)  
Request: MF-2-CO to MF-3-CO  
Staff Rec.: **Recommended with conditions**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
6. **Rezoning:** **C14-2013-0060 - Bluff Springs Food Mart**  
Location: 7101 Bluff Springs Road, Onion Creek Watershed  
Owner/Applicant: Bluff Springs Food Mart, Inc. (Tariq Majeed)  
Agent: Moncada Consulting (Phil Moncada)  
Request: SF-4A-CO; LR-CO to LR-CO to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
7. **Site Plan - Extension:** **SP-99-0172B(XT4) - Waterfront Marina Condominiums Davenport Ranch**  
Location: 4408 Long Champ Drive, Lake Austin Watershed  
Owner/Applicant: MFH Engineering (Martha Mangum)  
Agent: MFH Engineering (Martha Mangum)  
Request: Five-year extension of a previously-approved site plan, to build 3 condominium residences.  
Staff Rec.: **Recommended**  
Staff: Christine Barton-Holmes, 512-974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov);  
Planning and Development Review Department

- 8. Preliminary Plan: C8J-2010-0095 - Hills of Bear Creek**  
Location: 2101 West FM 1626, Bear Creek; Little Bear Creek Watershed  
Owner/Applicant: Chester and Martha Johnson  
Agent: Hanrahan/Pritchard Engineering, Inc. (Larry Hanrahan)  
Request: Approval of Preliminary Plan composed of 206 lots on 77.71 acres.  
Staff Rec.: **Recommended**  
Staff: Joe Arriaga, 512-854-7562, [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us);  
Single-Office: Travis County/City of Austin
- 9. Preliminary Plan: C8J-2013-0011 - Sunshine RV Park**  
Location: 9301 Hog Eye Road, Elm Creek Watershed  
Owner/Applicant: JD Equity, LP  
Agent: Bury & Partners Inc. (K. English)  
Request: Approval of Preliminary Plan composed of 12 lots on 26.92 acres.  
Staff Rec.: **Recommended**  
Staff: Joe Arriaga, 512-854-7562, [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us);  
Single-Office: Travis County/City of Austin
- 10. Resubdivision Plat With Final with Preliminary Plan: C8J-2010-0036.3A - Raceway Single-Family Subdivision, Section 3**  
Location: 4505 Grand Avenue Parkway, Gilleland Creek; Rattan Creek Watershed  
Owner/Applicant: CR VI Raceway Holding, LP  
Agent: CSF Civil Engineering Group (C Potts)  
Request: Approval of a resubdivision/final plat composed of 66 lots on 16.25 acres.  
Staff Rec.: **Recommended**  
Staff: Joe Arriaga, 512-854-7562, [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us);  
Single-Office: Travis County/City of Austin
- 11. Preliminary Plan: C8-2012-0049 - Pioneer Hill**  
Location: Dessau Road, Walnut Creek Watershed  
Owner/Applicant: D.R. Horton (Kate McDonald)  
Agent: D.R. Horton (Kate McDonald)  
Request: Approval of Pioneer Hill composed of 695 lots on 268.94 acres.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov);  
Planning and Development Review Department

- 12. Preliminary Plan: C8J-2012-0114 - Avana Phase 3 Preliminary Plan**  
Location: 12131 - 1/2 Escarpment Boulevard, Bear Creek-Barton Springs Zone Watershed  
Owner/Applicant: Standard Pacific of Texas, Inc. (John Bohnen)  
Agent: LJA Engineering & Surveying (John A. Clark)  
Request: Approval of the Avana Phase 2 Preliminary Plan composed of 20 lots on 36.94 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department
- 13. Final Plat; Previously Unplatted: C8J-2013-0108.0A - Final Plat-G. Perez Subdivision (Resubmittal of C8J-2012-0097.0A)**  
Location: 6507 McKinney Falls Parkway, Cottonmouth Creek Watershed  
Owner/Applicant: Guillermo P. Perez  
Agent: Genesis 1 Engineering Co. (George Gonzalez)  
Request: Approval of the Final Plat-G. Perez Subdivision (Resubmittal of C8J-2012-0097.0A) composed of 2 lots on 2 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Final Plat w/Preliminary: C8-85-086.02.9A - Springfield Section 9**  
Location: McKinney Falls Parkway, Cottonmouth Creek & Onion Creek Watershed  
Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)  
Agent: Pape-Dawson Engineer (Dustin Goss)  
Request: Approval of Springfield Section 9 composed of 114 lots on 23.11 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 15. Final Plat w/Preliminary: C8-97-0123.03.3A - Presidio Section Two**  
Location: 13625 Lyndhurst Street, Lake Creek Watershed  
Owner/Applicant: Sonmar of Phoenix LLC (Jordan Scott)  
Agent: Austin Civil Engineering (Keith Parkan)  
Request: Approval of Presidio Section Two composed of 1 lot on 3.55 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 16. Resubdivision:** **C8-2013-0114.0A - Lot 14, Block D, Meadows @ Double Creek; Resubdivision of**  
Location: South 1st Street, Onion Creek Watershed  
Owner/Applicant: Ford Smith, Jr.  
Agent: Cartex Engineering Services Inc (Gary Jones)  
Request: Approval of the Lot 14, Block D, Meadows @ Double Creek;  
Resubdivision composed of 2 lots on 3.072 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 17. Resubdivision:** **C8-2013-0111.0A - Summit Oaks, Block B, Lot C; Resubdivision**  
Location: 11720 Bell Ave, Walnut Creek Watershed  
Owner/Applicant: The Amouzandeh Family Trust (Ati Daniel)  
Agent: IT Gonzalez Engineers (Bill Graham)  
Request: Approval of the Summit Oaks, Block B, Lot C; Resubdivision composed  
of 2 lots on 0.3781 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.