C I T Y ZONING AND PLATTING C O M M I S S I O N
November 21, 2006
CITY HALL – COUNCIL CHAMBERS
301 W. 2nd Street
[ANNOTATED]

CALL TO ORDER – 6:00 P.M.
COMMENCED: 6:15 P.M. ***ADJOURNED: 7:00 P.M.***

_____Betty Baker - Chair
_____Jay Gohil
_____Stephanie Hale
_____Clarke Hammond – Secretary
_____ Keith Jackson - Parliamentarian
_____ Joseph Martinez – Vice-Chair
_____ Janis Pinnelli
_____ Teresa Rabago
_____ James Shieh

All Present

CONDUCT OF PUBLIC HEARINGS

1. Chair announces request.
2. Staff presents a summary of the case.
3. Chair calls on those FAVORING the request.
4. Applicant's presentation (5 minutes).
5. Others favoring the request (3 minutes).
6. Chair calls on those OPPOSING the request.
7. Primary presentation (5 minutes).
8. Others opposing the request (3 minutes).
9. Applicant is given opportunity to answer objections stated. (3 minutes)
10. Staff summation and questions from the Commission.
11. The public hearing on a zoning case may be closed and no further testimony is taken from the public.
12. If the public hearing is closed, the Commission shall make a recommendation to the City Council within 14 days or the case will be forwarded to the City Council without a recommendation. (Section 25-2-282).

All of the following items may be acted upon by one motion. The Commission does not consider items earlier than the time stated on the agenda; "Other Business" items can be taken at any time. After the posted time, the Commission Chairperson may announce the item and, if there is no opposition, the item may be taken "by consent" for approval without discussion.

CITIZENS WISHING TO SPEAK BEFORE THE COMMISSION MUST REGISTER BY SIGNING A LIST AT THE ENTRANCE (RED BOOK).

Any interested party aggrieved by a decision of the Zoning & Platting Commission on a Hill Country Site Plan, Conditional Use Permit, Replacement Site Plan, or a Preliminary Subdivision Plan with an environmental variance may only appeal the Commission's decision to the City Council. The notice of appeal must be submitted in writing on a form provided by the Director of Neighborhood Planning & Zoning Department within fourteen (14) days following the decision of the Zoning & Platting Commission.

The Commission may recommend additional future land use designations that have not been requested or future land use designations that are more or less intensive than the requested future land use. The Commission may also recommend zoning that includes combining districts such as mixed use, conditional overlays, or other combining districts.

AGENDA POSTING & POSTPONEMENT POLICIES

AGENDA POSTING POLICY

Normally when placing an item on a future agenda, commissioners should inform the chair prior to a meeting and announce the item under Items from Commission at the end of the agenda.

If the topic is of a sensitive nature or may be considered outside the scope of the Commission's charge, then the chair may request that it be presented to the Executive Committee for consideration prior to being placed on the agenda.

- An item that arises during the conduct of a meeting may be announced during the pertinent discussion or at the end of the meeting.
- If no objection is raised to the posting of an item, a vote and a second on the posting will not be required.
- If a disagreement arises on the posting of an item, the Commission will act upon the posting by a motion and vote.

POSTPONEMENT POLICY

- All postponement requests from the public normally should be made in writing by 10:00 a.m. the Monday before the Zoning & Platting Commission meeting. The request should be submitted to the case manager. The date and time should be noted on the letter to staff, in addition the reason for postponement and the requested postponement date.

- The party requesting the postponement should attend the Zoning & Platting Commission meeting, in case of a discussion postponement.

- The Zoning & Platting Commission will normally grant, upon voting, a first request notified as described above for postponement by an applicant or neighborhood association.

- Second and/or subsequent request for postponement, depending on the reasons, may or may not be granted by the Zoning & Platting Commission. The commission must, however, vote on the request.

- Individual commissioners may request postponements to be voted on by the full commission.

CORRESPONDENCE WITH THE ZONING & PLATTING COMMISSION

E-mail: E-mail addresses for individual Commissioner's are available on the last page of this agenda.

Mail: Neighborhood Planning & Zoning Department
Attn: Zoning & Platting Commission Liaison
P.O. Box 1088, Austin TX, 78767

Fax: Fax: (512) 974-6054

MORE INFORMATION

COA Development Web: www.cityofaustin.org/development/
Land Development Code: www.cityofaustin.org/development/ldc1.htm

For further information, please contact Dora Anguiano, Neighborhood Planning & Zoning Department at 974-2104 or dora.anguiano@ci.austin.tx.us.

6:00 P.M.

PUBLIC HEARING

A. REGULAR AGENDA

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 Zoning & Platting Commission may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding **any other** item on this agenda.

Private Consultation with Attorney – Section 551.071

CITIZEN COMMUNICATION:

1. The first four (4) speakers signed up to speak will each be allowed a three-minute allotment to address their concerns regarding items *not* posted on the agenda.

NO SPEAKERS.

APPROVAL OF MINUTES

2. Approval of minutes from November 7, 2006.

APPROVED MINUTES FOR NOVEMBER 7, 2006 WITH AMENDMENT MADE BY COMMISSIONER SHIEH ON ITEM #3 (POND SPRINGS PLAZA); BY CONSENT. [J.MARTINEZ, S.HALE 2ND] (9-0)

PDA AMENDMENT

3. Zoning: **C2A-84-002 - Schlumberger PDA Amendment**

Location:	2311 FM 620, Bull Creek Watershed
Owner/Applicant:	USL Austin Reserve, L.P.
Agent:	Richard Suttle, Armbrust & Brown, L.L.P., (512) 435-2310
	Ben Turner, Consort Inc., (512) 469-0500
Request:	**R&D-PDA to R&D-PDA**
Staff Rec.:	**Recommendation of R&D-PDA**
Staff:	Tina Bui, 974-2755, tina.bui@ci.austin.tx.us
	Neighborhood Planning and Zoning Department

POSTPONED TO 12/19/06 (STAFF)
[J.MARTINEZ, B.BAKER 2ND] (9-0)

DISCUSSION AND ACTION ON ZONING CASES

4. Rezoning: C14-06-0200 - Kingswood Apartments

Location:	4318 Bull Creek Road, Shoal Creek Watershed
Owner/Applicant:	Alori Properties (Lawrence Aldridge)
Agent:	Ardent Residential (Brett Denton)
Request:	MF-4 to MF-6-CO
Staff Rec.:	**Recommended**
Staff:	Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us Neighborhood Planning and Zoning Department

POSTPONED TO 01/09/07 (NEIGHBORHOOD)
[J.MARTINEZ, J.SHIEH 2ND] (9-0)

5. Rezoning: C14-06-0098 - Harris Ridge

Location:	13809 Harris Ridge Boulevard, Harris Branch Watershed
Owner/Applicant:	Capital City-Howard Lane, Ltd. (Christopher H. Whitworth)
Agent:	Momark Development (Chris Risher)
Postponements:	Postponed on 6/20/06 (applicant); 7/18/06 (applicant); 8/15/06 (staff); 9/19/06 (staff); Postponed indefinitely on 10/03/06 (staff)
Request:	LI-CO to SF-6, LI
Staff Rec.:	**Recommendation of SF-6-CO (Tract 1), LI (Tract 2)**
Staff:	Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us Neighborhood Planning & Zoning Department

APPROVED STAFF'S RECOMMENDATION FOR SF-6-CO ON TRACT 1; WITH CONDITIONS OF:

- ***45-FT. BUILDING SETBACK;***
- ***8-FT. MASONARY SCREENING WALL ON THE SOUTHERN LINE OF TRACT 1.***

APPROVED STAFF'S RECOMMENDATION OF LI-CO ZONING FOR TRACT 2; WITH CONDITION OF:

- ***78-FT. BUILDING SETBACK.***

[K.JACKSON, J.GOHIL 2ND] (9-0)

6. Rezoning: C14-06-0201 - Cearley Mobile Homes

Location:	8703 FM 969 Road, Walnut Creek Watershed
Owner/Applicant:	Daniel J Cearley
Agent:	Daniel J Cearley
Request:	DR to CS-1
Staff Rec.:	**Alternate Recommendation CS-CO**
Staff:	Robert Heil, 974-2330, Robert.Heil@ci.austin.tx.us Neighborhood Planning and Zoning Department

APPROVED CS-CO ZONING WITH ADDED CONDITIONS:

- ***PERMIT ART WORKSHOP;***
- ***PERMIT AUTO WASHING;***
- ***PERMIT BAIL BOND SERVICES;***
- ***PERMIT AUTO REPAIR SERVICES;***
- ***PERMIT SERVICE STATIONS;***
- ***PERMIT LAUNDRY SERVICES (PROHIBIT PICKUP & DROP-OFF)***

****LAUNDRY PICKUP & DROP-OFF WILL BE IN A RESTRICTIVE COVENANT.***
[J.MARTINEZ, S.HALE 2ND] (9-0)

DISCUSSION AND ACTION ON SITE PLAN CASES

7. Site Plan - Variances Only: SP-06-0293D - InterPort Floodplain Modifications Phase II (LSI Floodplain Modifications)

Location:	3900 Block of E SH 71, Onion Creek Watershed
Owner/Applicant:	Lone Star Infrastructure (Bob Stevens)
Agent:	Urban Design Group (John Noell)
Request:	Approval of **VARIANCES** to the LDC, 25-8-341(Cut Requirements), 25-8-342 (Fill Requirements), 25-8-343 (Spoil Disposal)
Staff Rec.:	**Recommended with conditions**
Staff:	Kevin Shunk, 974-9176, kevin.shunk@ci.austin.tx.us Betty Lambright, 974-2696, betty.lambright@ci.austin.tx.us Watershed Protection and Development Review Department

POSTPONED TO 12/19/06 (STAFF)
[J.MARTINEZ, J.SHIEH 2ND] (9-0)

8. Site Plan - Variances Only: **SP-06-0294D - InterPort Floodplain Modifications**

Location:	3900 Block of E SH 71, Onion Creek Watershed
Owner/Applicant:	New InterPort Ltd (Pete Dwyer)
Agent:	Urban Design Group (John Noell)
Request:	Approval of **VARIANCES** to the LDC, 25-8-341(Cut Requirements), 25-8-342 (Fill Requirements), 25-8-343 (Spoil Disposal)
Staff Rec.:	**Recommended with conditions**
Staff:	Kevin Shunk, 974-9176, kevin.shunk@ci.austin.tx.us Betty Lambright, 974-2696, betty.lambright@ci.austin.tx.us Watershed Protection and Development Review Department

POSTPONED TO 12/19/06 (STAFF)
[J.MARTINEZ, J.SHIEH 2ND] (9-0)

9. Site Plan - Extension: **SP-02-0228C(XT2) - Rishel Shopping Center**

Location:	615-617 W Slaughter, Slaughter Creek Watershed
Owner/Applicant:	Rishel Group Ltd (Bruce Rishel)
Agent:	Avid Building Systems (John Blitch)
Request:	Approval of a Site Plan Extension for 3 years.
Staff Rec.:	**Recommended**
Staff:	Donna Cerkan, 974-2733, Donna.Cerkan@ci.austin.tx.us Sue Welch, 974-3294, Sue.Welch@ci.austin.tx.us Watershed Protection and Development Review Department

APPROVED STAFF'S RECOMMENDATION FOR SITE PLAN EXTENSION FOR 3-YEARS; BY CONSENT.
[J.MARTINEZ, S.HALE 2ND] (9-0)

10. Site Plan - Conditional Use Permit: **SPC-06-0017C - Austin Tennis Center**

Location:	7800 Johnny Morris Road, Decker Creek Watershed
Owner/Applicant:	City of Austin Parks and Recreation Department (Stuart Strong)
Agent:	Public Works (Kalpana Sutaria)
Request:	Approval of a Conditional Use Permit
Staff Rec.:	**Recommended**
Staff:	Sue Welch, 974-3294, sue.welch@ci.austin.tx.us Watershed Protection and Development Review

APPROVED STAFF'S RECOMMENDATION FOR CONDITIONAL USE PERMIT; BY CONSENT.
[J.MARTINEZ, S.HALE 2ND] (9-0)

11. Site Plan - Extension: **SP-03-0113C(XT) - Parking Express**

Location:	1600 E. State Highway 71, Carson Creek Watershed
Owner/Applicant:	Vaughn & Associates, Inc. (Rick Vaughn)
Agent:	Winkley Engineering, Inc. (Larry Tait)
Request:	Approval of a Site Plan Extension for 3 years.
Staff Rec.:	**RECOMMENDED**
Staff:	Sue Welch, 974-3294, sue.welch@ci.austin.tx.us Chris Yanez, 974-1810, chris.yanez@ci.austin.tx.us Watershed Protection and Development Review

APPROVED STAFF'S RECOMMENDATION FOR SITE PLAN EXTENSION FOR 3-YEARS; BY CONSENT.
[J.MARTINEZ, S.HALE 2ND] (9-0)

DISCUSSION AND ACTION ON SUBDIVISION CASES

12. Final with Preliminary: **C8J-03-0116.4A - Austin's Colony Phase 5 Section 3**

Location:	Austins Colony Boulevard at Deaf Smith Boulevard, Elm Creek Watershed
Owner/Applicant:	HBH Acquisitions, LLC
Agent:	Conley Engineering, Inc. (Chris Acreman)
Request:	Approval of a Final Plat, Austin's Colony Phase 5, Section 3, composed of 42 lots on 19.47 acres
Staff Rec.:	**RECOMMENDED**
Staff:	Michael Hettenhausen, 854-7563 / 974-3336, michael.hettenhausen@co.travis.tx.us Single Office:Travis County-Transportation and Natural Resources/City of Austin

APPROVED STAFF'S RECOMMENDATION; BY CONSENT.
[J.MARTINEZ, S.HALE 2ND] (9-0)

13. Total Vacation: **C8-81-022.13(87) - Great Hills Village III**

Location:	Bluffstone and N. Capital of Texas Hwy., Bull Creek Watershed
Owner/Applicant:	Prominent Northpoint L.P. (Mark Mcallister)
Agent:	Bury + Partners, Inc. (John Pelham)
Request:	Approval of the total vacation of the Great Hills Village III
Staff Rec.:	**RECOMMENDED**
Staff:	David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us Watershed Protection and Development Review

APPROVED STAFF'S RECOMMENDATION; BY CONSENT.
[J.MARTINEZ, S.HALE 2ND] (9-0)

14. Final Plat: **C8J-05-0141.1A - Dakota Springs, Phase 1, Section 1**

Location:	Brodie Lane at Frate Barker Rd., Bear Creek Watershed
Owner/Applicant:	Lennar Buffington Colo. Crossing Limited Homes (Bryan G. Sims)
Agent:	C. Faulkner Engineering (Casey Giles)
Request:	Approval of the Dakota Springs, Phase 1, Section 1 composed of 57 lots on 20.96 acres.
Staff Rec.:	**RECOMMENDED.**
Staff:	Don Perryman, 974-2786, don.perryman@ci.austin.tx.us Watershed Protection and Development Review

APPROVED STAFF'S RECOMMENDATION; BY CONSENT.
[J.MARTINEZ, S.HALE 2ND] (9-0)

15. Final Plat: **C8J-05-0141.2A - Dakota Springs, Phase 2, Section 1**

Location:	Brodie Lane at Frate Barker Rd., Bear Creek Watershed
Owner/Applicant:	Lennar Buffington Colo. Crossing Limited Homes (Bryan G. Sims)
Agent:	C. Faulkner Engineering (Casey Giles)
Request:	Approval of the Dakota Springs, Phase 2, Section 1 composed of 120 lots on 72 acres.
Staff Rec.:	**RECOMMENDED.**
Staff:	Don Perryman, 974-2786, don.perryman@ci.austin.tx.us Watershed Protection and Development Review

APPROVED STAFF'S RECOMMENDATION; BY CONSENT.
[J.MARTINEZ, S.HALE 2ND] (9-0)

STATUTORY DISAPPROVAL CASES

16. Final Without Preliminary: **C8-06-0236.0A.SH - Meadows at Trinity Crossing Phase 1B, Lots 2 & 3; Amended Plat**

Location:	Tether Trail, Walnut Creek Watershed
Owner/Applicant:	Westminster Falcon/Trinity
Agent:	Duane Hutson
Request:	Approval of Meadows at Trinity Crossing Phase 1B, Lots 2 & 3; Amended Plat composed of 2 lots on .288 acres.
Staff Rec.:	**Disapproval**
Staff:	Javier Delgado, 974-7648, javier.delgado@ci.austin.tx.us John McDonald, 974-1910, john.mcdonald@ci.austin.tx.us Watershed Protection and Development Review

17. Subdivision Final With Prelim: **C8-06-0172.2A - The Reserve At Southpark Meadows Phase 1B Final Plat.**

Location:	S. 1st Street, Slaughter Creek Watershed
Owner/Applicant:	Lennar Homes, LTD. (James Dorney)
Agent:	Cunningham Engineers (Jana Havelka)
Request:	Approval of the The Reserve At Southpark Meadows Phase 1B Final Plat, composed of 89 lots on 29.805 acres.
Staff Rec.:	**DISAPPROVAL**
Staff:	Watershed Protection and Development Review Department

18. Subdivision Prelim: **C8J-06-0229 - Thaxton Place**

Location:	Thaxton Rd. At Salt Springs Drive, Onion Creek Watershed
Owner/Applicant:	Thaxton Road Group, LTD (Letizia Tom)
Agent:	Pape-Dawson Engineers (Paul Messerli)
Request:	Approval of the Thaxton Place composed of 132 lots on 31.25 acres.
Staff Rec.:	**DISAPPROVAL**
Staff:	Watershed Protection and Development Review Department

19. Prelim: **C8J-06-0232 - Bellingham Meadows (A Small Lot Subdivision)**

Location:	Farmhaven Rd at Parmer Ln, Gilleland Creek Watershed
Owner/Applicant:	Nancy Mayes, Jane Ward Gault, Roy Vaughan, David & Virginia Vaughan
Agent:	Carlson, Brigance & Doering (Debbie Guerra)
Request:	Approval of Bellingham Meadows (A Small Lot Subdivision) composed of 640 lots on 183.12 acres.
Staff Rec.:	**DISAPPROVAL**
Staff:	Watershed Protection and Development Review

20. Final with Preliminary: **C8-00-2227.01.1A - Enchanted Forest**

Location:	Dorsett Rd at Hawkhaven Ln, Walnut Creek Watershed
Owner/Applicant:	Enchanted Forest, LTD (Chris Blackburn)
Agent:	Garret Bonn
Request:	Approval of Enchanted Forest composed on 14.52 acres.
Staff Rec.:	**DISAPPROVAL**
Staff:	Watershed Protection and Development Review

21. Final Without Preliminary: **C8J-06-0230.0A - Olympic Heights Outlot #2**

Location:	Manchaca, Slaughter Creek Watershed
Owner/Applicant:	720 Lamar Place, LLC (Jerry Creagh)
Agent:	Klotz Associates (Darren Webber)
Request:	Approval of the Olympic Heights Outlot #2 subdivision composed of 1 lot on 0.946 acres.
Staff Rec.:	**DISAPPROVAL**
Staff:	Watershed Protection and Development Review

22. Replat: **C8J-06-0234.0A - Little Creek on Lake Austin Replat**

Location:	3103 Fritz Hughes Park Rd., Lake Austin Watershed
Owner/Applicant:	Scott Mullican / Larry W. Coker
Agent:	Vaughn & Associates (Rick Vaughn)
Request:	Approval of the Little Creek on Lake Austin Replat composed of 1 lot on 2.501 acres.
Staff Rec.:	**DISAPPROVAL**
Staff:	Watershed Protection and Development Review

23. Resubdivision: **C8-06-0238.0A - MCCall Subdivision, Resubdivision of Westfield A**

Location:	1905 MCCall Rd., Johnson Creek Watershed
Owner/Applicant:	Ronald & Karen Tidmore
Agent:	Urban Design (Ruth Belmarez)
Request:	Approval of the MCCall Subdivision, Resubdivision of Westfield A composed of 2 lots 0.51.
Staff Rec.:	**DISAPPROVAL**
Staff:	Watershed Protection and Development Review

#16-23; DISAPPROVED BY CONSENT.
[J.MARTINEZ, S.HALE 2ND] (9-0)

B. OTHER BUSINESS

ITEMS FROM THE COMMISSION

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. Please call Dora Anguiano, Neighborhood Planning & Zoning Department, at 974-2104, for information, text phone users route through Relay Texas at (800) 735-2989.

Ms. Betty Baker
301 Congress Ave. Ste. 200
Austin, TX. 78701
Contact Phone: (512)442-5371 hm.
E-mail Address: bbaker5@austin.rr.com
Nominated By: Council Member Betty Dunkerley

Mr. Jay A. Gohil
10201 Tenava Court
Austin, TX. 78726
Contact Phone: (512)258-4248
E-Mail Address: jay@jaygohilrealty.com
Nominated By: Mayor Will Wynn

Mr. Clarke Hammond
403 Chaparral Road
Austin, TX. 78745
Contact Phone: (512)441-3861
E-Mail Address: chammond1@austin.rr.com
Nominated By: Council Member Lee Leffingwell

Mr. Keith B. Jackson
504 E. 42nd Street
Austin, TX. 78751
Contact Phone: (512)327-6840
E-mail Address: kbjackson@pbsj.com
Nominated By: Council Member Brewster McCracken

Ms. Stephanie Hale
1779 Wells Branch Pkwy. #110-B
Box 274
Austin, TX. 78728
Contact Phone: (512)252-8022
Email Address: info@swhconsulting.com
Nominated By: Mayor ProTem Danny Thomas

Mr. Joseph Martinez
42 Waller Street
Austin, TX. 78702
Contact Phone: (512)474-8148
E-Mail Address:
josephamartinez@yahoo.com
Nominated By: Consensus

Mr. James Shieh
2901 Windsor Rd.
Austin, TX. 78703
Contact Phone: (512)499-0972
E-Mail Address: shieh1@aol.com
Nominated By: Council Member Jennifer Kim

Mrs. Janis Pinnelli
P.O. Box 50038
Austin, TX. 78763
Contact Phone: (512)478-7816
E-Mail Address: Pinnelli@flash.net
Nominated By: Consensus

Ms. Teresa Rabago
612 W. Johanna Street
Austin, TX. 78704
Contact Phone: (512)447-9613
E-Mail Address: trabago@austin.rr.com
Nominated By: Council Member Mike Martinez