



**Zoning & Platting Commission
January 18, 2011 @ 6:00 P.M.
City Hall
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

Betty Baker - Chair
Sandra Baldrige - Parliamentarian
Cynthia Banks
Gregory Bourgeois – Assistant Secretary

Patricia Seeger – Vice-Chair
Donna Tiemann

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 January 4, 2011.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2010-0163 - Austin Cribs**
Location: 6320 City Park Road, West Bull Creek Watershed
Owner/Applicant: Austin Cribs (Cord Shiflett)
Agent: Irion Slade, L.L.C. (Terry Irion)
Request: DR to LR
Staff Rec.: **Recommendation of LR-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department
- 2. Zoning:** **C14-2010-0192 - Martin/Valentine Residence**
Location: 8116 Big View Drive, Lake Austin Watershed
Owner/Applicant: Bonita Vista Trust (James Valentine, IV)
Agent: Land Answers (Jim Wittliff)
Request: I-LA to SF-1
Staff Rec.: **Not Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department
- 3. Site Plan:** **SP-2010-0266D - Mountain View Elevated Storage Tank**
Location: 14901 Texas Street, Running Deer Creek Watershed
Owner/Applicant: Travis County Water Control & Improvement District No. 17 (Deborah Gernes)
Agent: River City Engineering (Will Pena, P.E.)
Request: 1. Land Development Code 25-8-341 to allow cut up to a maximum of 7 feet for water tower construction; 2. Land Development Code 25-8-342 to allow fill up to a maximum 11 feet for water tower construction; 3. Land Development Code 25-8-302 to allow construction on slopes for water tower construction.
Staff Rec.: **Recommended with conditions**
Staff: Elizabeth Robinson, 974-6312, elizabeth.robinson@ci.austin.tx.us
Brad Jackson, 974-3410, brad.jackson@ci.austin.tx.us
Planning and Development Review Department

4. **Resubdivision:** **C8J-2010-0016.0A - Resubdivision of Lot 2, Kellywood Estates, Section Two**
Location: 4110 Kellywood Drive, Slaughter Creek Watershed – Barton Springs Zone
Owner/Applicant: Noel M. & Susan Kelly
Agent: Texas Engineering Solutions, LLC (Stephen Delgado)
Request: Approve the resubdivision of one lot into 4 lots on 4.14 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Sarah Sumner, 854-7687, sarah.sumner@co.travis.tx.us
Planning and Development Review Department
5. **Final without Preliminary:** **C8J-2010-0107.0A - Texas Commerce Bancshares Subdivision & M-P Addition Replat**
Location: 2224 Walsh Tarlton Lane, Barton/Eanes Creek Watersheds – Barton Springs Zone
Owner/Applicant: Longaro & Clarke (Eva Wong); Armbrust & Brown (Amanda Morrow)
Agent: Approval of the Texas Commerce Bancshares Subdivision & M-P Addition Replat composed of 2 lots on 16.24 acres.
Request: Approval of the Replat of Lot 1-A of the Amended Plat of Lot 1, M-P Addition and Lot 1, Block A of the Texas Commerce Bancshares Subdivision to combine two legal lots into one lot. The applicant also requests a variance from LDC Section 25-6-381(B) which requires that subdivisions on a major roadway not take access to the major roadway when alternate access is available.
Staff Rec.: **The variance and the plat are recommended for approval with conditions.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department
6. **Preliminary:** **C8J-2010-0139 - Wildflower Commons**
Location: S. MoPac Expressway Southbound, Bear/Slaughter Creek Watersheds – Barton Springs Zone
Owner/Applicant: Wildflower Commons II, LP
Agent: LJA Engineering & Surveying, Inc. (Dan Ryan)
Request: Approval of the Wildflower Commons Subdivision composed of 3 lots on 177.853 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

7. **Amended Plat:** **C8J-2010-0140.0A - Summit Park Subdivision Lots 1, 2, 3, 4, & 5 Amended Plat of the Amended Plat**
Location: 203 Canyon Rim Drive, Barton Creek, Bee Creek Watershed – Barton Springs Zone
Owner/Applicant: William Parkhouse
Agent: Thrower Design (A. Ron Thrower)
Request: Approval of the Summit Park Subdivision Lots 1, 2, 3, 4, & 5 Amended Plat of the Amended Plat composed of 4 lots on 8.28 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
8. **Resubdivision:** **C8J-2010-0145.0A - Ed Seelings Subdivision; Resubdivision Part of Lot 16**
Location: 7703 Linden Road, Maha Creek Watershed
Owner/Applicant: Ignacio Montoya & Lord and I Cemetery (John David Santos), Hector Canales
Agent: Lenworth Consulting, LLC (Nash Gonzales, Jr.)
Request: Approval of the Ed Seelings Subdivision; Resubdivision of Part of Lot 16 composed of 4 lots on 11 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
9. **Final without Preliminary:** **C8-2010-0146.0A - River Place Community**
Location: 6326 River Place Blvd., West Bull Creek Watershed
Owner/Applicant: Fariba Rahnaimai & Abbas Rahanaimai
Agent: Abbas Rahanaimai
Request: Approval of the River Place Community Subdivision composed of 1 lot on 0.561 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
10. **Final Plat:** **C8-2011-0002.0A - Westover Hills, Section 4, Block G, Lots 3 & 4; Amended Plat**
Location: 8406 Emerald Hill Drive, Shoal Creek Watershed
Owner/Applicant: Gerald Kucera; Mary Jo Stilp; Stephen Stilp
Agent: Sarah Crocker
Request: Approval of the Westover Hills, Section 4 Block G, Lots 3&4; Amended Plat composed of 2 lots on 0.7111 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
11. **Final Plat:** **C8J-2010-0143.0A - Dolan's Amending Plat**
Location: 601 Brandon Way, Cuernavaca Creek Watershed
Owner/Applicant: Living Trust (Michael J. Dolan)
Agent: Harris-Grant Surveying (Thomas B. Watts)
Request: Approval of the Dolan's Amending Plat composed of 1 lot on 1.073 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 12. Preliminary Plan: C8J-2010-0141 - Green Crossing**
Location: 13204 Von Quintus Road, Dry Creek/Maha Creek Watersheds
Owner/Applicant: Ernest or Lois Maschmeyer
Agent: Doucet & Associates (Carey Brester)
Request: Approval of the Green Crossing composed of 197 lots on a 93.9 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 13. Amended Plat: C8J-2010-0147.0A - Amended Plat of Lots 9 & 10, Block A, Berdoll Commercial Subdivision**
Location: 5200 Ross Road, Dry Creek Watershed
Owner/Applicant: Sufian Emmar
Agent: Hector L. Avila
Request: Approval of the Amended Plat of Lots 9 & 10, Block A, Berdoll Commercial Subdivision composed of 2 lots on 1.589 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: Wendy Rhoades, 974-7719
City Attorney: Clark Cornwell, 974-6482