



**Zoning & Platting Commission
July 5, 2011 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

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

Gabriel Rojas
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 June 7, 2011.
2. Approval of minutes from June 21, 2011.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2010-0111 - 10301 Old San Antonio Rezone**
Location: 10301 Old San Antonio Road, Slaughter Creek Watershed
Owner/Applicant: Sheldon Stablewood, LP (Rick Sheldon)
Agent: Thrower Design (Ron Thrower)
Request: MF-2-CO to MF-2-CO to change a condition of zoning
Staff Rec.: **Not Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department
- 2. Rezoning:** **C14-2011-0056 - Najar**
Location: 7503 Wynne Lane, South Boggy Creek Watershed
Owner/Applicant: Xochi Najar
Agent: Jim Bennett Consulting (Jim Bennett)
Request: MH to SF-3
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department
- 3. Rezoning:** **C14-2011-0051 - 6104 South 1st Street**
Location: 6104 South 1st Street, Williamson Creek Watershed
Owner/Applicant: Mursch Partners, LP (J. Winston Krause)
Agent: Werner Campbell Permits (Danae Falvo)
Request: LO to GO
Staff Rec.: **Recommendation of GO-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department
- 4. Site Plan Extension:** **SP-93-0563D(XT2) - Riverbend Baptist Church**
Location: 4214 North Capital of Texas Highway, St. Stephens Creek (Water Supply Rural) Watershed
Owner/Applicant: Riverbend Church (Norm Schoenfeld)
Agent: Coats Rose Yale Ryman & Lee (John Joseph)
Request: Approval of a 75 year extension on a previously approved site plan.
Staff Rec.: **10-year extension recommended by staff.**
Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us
Planning and Development Review Department

5. **Site Plan Appeal - Appeal of an Extension of Update Deadline of a Site Plan Application:** **SP-2010-0338D - Harris Branch Interceptor Lower A**
Location: 11949 Arlington Mill Rd, Harris Branch and Gilleland Creek Watersheds
Owner/Applicant: City of Austin - Austin Water Utility (Yvonne Gil Vallejo)
Agent: Chan & Partners Engineering, LLC (Tom Curran)
Request: Appellants, represented by law firm Coats Rose, are appealing the Director's decision to extend the deadline for submitting an update to an application, as allowed under LDC Section 25-1-88.
Staff Rec.: **Recommend Denial of the Appeal**
Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
Planning and Development Review Department
6. **Subdivision Construction Plan - Environmental Variances Only:** **C8J-92-0080.07.1B(R1) - Senna Hills Section 10**
Location: FM 2244 & Senna Hills, Lake Austin Watershed
Owner/Applicant: Taylor Woodrow Homes - Austin Div. Ltd. (Robert Long)
Agent: Axiom Engineers Inc. (Alan Rhames)
Request: Approval of a fill variance not to exceed 13 ft. per Lake Austin Watershed Ordinance (840301-G)
Staff Rec.: **Recommended with conditions**
Staff: Jeb Brown, 974-2709, jeb.brown@ci.austin.tx.us
Jennifer Groody, 974-6361, jennifer.groody@ci.austin.tx.us
Planning and Development Review Department
7. **Resubdivision:** **C8-2011-0042.0A - Resubdivision Of Lot 1A, Resubdivision of Lot 1, Block B, Double Creek Village Block B**
Location: 11200-11324 IH-35 Service Road Southbound, Onion Creek Watershed
Owner/Applicant: Haviland Lake Partners, L.P. c/o HF2M (Jeffery Drinkard)
Agent: Jones & Carter, Inc. (James Schissler)
Request: Approve the resubdivision of one lot into 3 lots on 44.881 acres
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

- 8. Preliminary Plan: C8J-2010-0101 - Hutton Industrial Park**
Location: South U.S. Highway 183 and McKenzie Road, North Fork Dry Creek Watershed
Owner/Applicant: Carlson 183 LLC, Eledge 183 LLC and Foster 183 LLC
Agent: Carlson, Brigrance and Doering (Brett Pasquarella)
Request: Approval of a preliminary plan consisting of 11 commercial lots on 21.836 acres.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 854-7687, sarah.sumner@co.travis.tx.us
Single Office
- 9. Preliminary: C8-2010-0131 - Slaughter 100 Tract 14A Preliminary Plan**
Location: SH 45, Slaughter Creek Watershed – Barton Springs Zone
Owner/Applicant: Wildflower Commons II LP
Agent: LJA Engineering & Surveying, Inc. (Dan Ryan)
Request: Approval of the Slaughter 100 Tract 14A Preliminary Plan composed of 4 lots on 36.356 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning & Development Review Department
- 10. Final Plat: C8-2011-0049.0A - Resubdivision of Lot 1, Block B, Parkline Section II**
Location: 9500 Block of North Lake Creek Parkway, South Boggy Creek Watershed
Owner/Applicant: Lakeline Corner Partners, Ltd. (Michael Barron)
Agent: Jones & Carter, Inc. (James Schissler)
Request: Approval of the Resubdivision of Lot 1, Block B, Parkline Section II which proposes to resubdivide 1 lot into 2 lots on a 4.024 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, David.wahlgren@ci.austin.tx.us
Planning and Development Review Department
- 11. Final Plat Resubdivision: C8-2011-0006.0A - Resubdivision of Lot 1, Blk. A, Lakes at Techridge**
Location: 14021 North IH 35 Service Road Northbound, Harris Branch/Walnut Creek Watersheds
Owner/Applicant: Techridge BC, LP (Steve Harrison)
Agent: Bury & Partners, Inc. (Kelly Bell)
Request: Approval of the Resubdivision of Lot 1, Blk A, Lakes at Techridge, which proposes to resubdivide 1 lot into 2 lots on 56.202 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, David.wahlgren@ci.austin.tx.us
Planning and Development Review Department

- 12. Amended Plan:** **C8J-2011-0072.0A - Amended Plat of Block M, Lots 49B & 52A, River Place Addition Section 16**
Location: 7901 Big View, Lake Austin Watershed
Owner/Applicant: Ann S. Morris
Agent: Coats, Rose, Yale, Ryman & Lee (John M. Joseph)
Request: Amended Plat of Block M, Lots 49B & 52A, River Place Addition Section 16 composed of 2 lots on 4.9 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 13. Final without Preliminary:** **C8J-2011-0076.0A - Bruton Springs Subdivison Lot 37A, Sterling Acres Block A, Lot 15, Paddock at Commons Ford**
Location: 501 Riders Trail, Lake Austin Watershed
Owner/Applicant: Babak & Kimberly Afshin
Agent: Thompson Land Engineering, LLC (Robert C. Thompson)
Request: Approval of the Bruton Springs Subdivision Lot 37A, Sterling Acres Block A, Lot 15, Paddock at Commons Ford composed of 2 lots on 11.4 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Final Plat:** **C8-2011-0075.0A - Lakeline Retail Subdivision, Section 1**
Location: South Lakeline Boulevard, Lake Creek/Buttercup Creek Watersheds
Owner/Applicant: 183 BLW, LP (Edward S. Butler)
Agent: Bury & Partners, Inc. (Jonathan Neslund)
Request: Approval of the Lakeline Retail Subdivision, Section 1 composed of 5 lots on 37.983 acres.
Staff Rec.: **Disapproval**
Staff: Planning & Development Review Department
- 15. Final Plat:** **C8-2011-0073.0A - Lakeline Retail Subdivision, Section 2**
Location: South Lakeline Boulevard, Lake Creek Watershed
Owner/Applicant: 183 BLW, LP (Edward S. Butler)
Agent: Bury & Partners, Inc. (Jonathan Neslund)
Request: Approval of the Lakeline Retail Subdivision, Section 2 composed of 1 lot on 2.124 acres.
Staff Rec.: **Disapproval**
Staff: Planning & Development Review Department
- 16. Final Plat:** **C8-2011-0074.0A - Lakeline Retail Subdivision, Section 3**
Location: Pecan Park Boulevard, Lake Creek Watershed
Owner/Applicant: 183 BLW, LP (Edward S. Butler)
Agent: Bury & Partners, Inc. (Jonathan Neslund)
Request: Approval of the Lakeline Retail Subdivision, Section 2 composed of 1 lot on 2.593 acres.
Staff Rec.: **Disapproval**
Staff: Planning & 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.