



**Zoning & Platting Commission  
August 16, 2011 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> 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 August 2, 2011.

## C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2011-0066 - Creekside**  
Location: 5616 South 1st Street, Williamson Creek Watershed  
Owner/Applicant: Equilibrium Development, LP (Brad Schubert)  
Agent: PSW Homes (Ryan Diepenbrock)  
Request: GR-CO to SF-6-CO  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department
- 2. Rezoning:** **C14-2011-0069 - Scofield Montessori School**  
Location: 1701 Scofield Lane, Walnut Creek Watershed  
Owner/Applicant: Omsai Joint Venture LLC (Ashok Shomeshwar)  
Agent: Jim Bennett Consulting (Jim Bennett)  
Request: NO to GO  
Staff Rec.: **Recommendation of GO-CO**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department
- 3. Zoning:** **C14-2011-0072 - 8915 Anderson Mill Road**  
Location: 8915 Anderson Mill Road, Lake Creek Watershed  
Owner/Applicant: GK Turtle Rock Ltd. (David Holland)  
Request: I-RR to GR-MU  
Staff Rec.: **Recommendation Pending**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department
- 4. Zoning:** **C14-2011-0073 - Villages at Turtle Rock**  
Location: 12800 Turtle Rock Road, Lake Creek Watershed  
Owner/Applicant: GK Turtle Rock Ltd. (David Holland)  
Request: I-RR to MF-3  
Staff Rec.: **Recommendation of MF-3-CO**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department

5. **Rezoning:** **C14-2011-0075 - NYOS Charter School Inc.**  
Location: 820 West Yager Lane, Walnut Creek Watershed  
Owner/Applicant: NYOS Charter School Inc. (Kathleen Zimmerman)  
Request: LI to CS  
Staff Rec.: **Recommendation of CS-CO**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department
6. **Rezoning:** **C14-2011-0076 - Mopac Mini Storage**  
Location: 2702 O Neal Lane, Walnut Creek Watershed  
Owner/Applicant: Holford Group (Charles Dunn)  
Agent: Mopac Mini Storage (Phillip McKinley)  
Request: RR to CS  
Staff Rec.: **Recommendation of CS-CO**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department
7. **Rezoning:** **C814-2008-0136.01 - North Austin Medical Center PUD Amendment #1**  
Location: 12221 North MOPAC Expressway Northbound, 2311-2511 Park Bend Drive, Walnut Creek Watershed  
Owner/Applicant: St. David's Healthcare Partnership LP, LLP (Malcolme Bellsie)  
Agent: City of Austin-Parks and Recreation Department (Chris Yanez), Coats Rose Yale Ryman & Lee, P.C. (John M. Joseph)  
Request: PUD to PUD  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department
8. **Rezoning:** **C14-2011-0071 - D. West Tract**  
Location: 707 West Slaughter Lane, Slaughter Creek Watershed  
Owner/Applicant: Alma K. West  
Agent: Jim Bennett Consulting (Jim Bennett)  
Request: DR to GO-MU-CO  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

- 9. Zoning & Rezoning:**  
Location: 4909 FM 2222, Bull Creek, Lake Austin Watershed  
Owner/Applicant: Booth Family Living Trust  
Agent: Armbrust & Brown, L.L.P. (David Armbrust)  
Request: I-LA & PUD to PUD  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
Planning and Development Review Department
- 10. Rezoning:**  
Location: 3635 North Hills Drive, Dry North Creek Watershed  
Owner/Applicant: TSI North Hills Pad, Ltd.(Fred H. Thomas)  
Agent: McLean & Howard, L.L.P. (Jeff Howard)  
Request: LR to GR  
Staff Rec.: **Recommendation of GR-CO**  
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
Planning and Development Review Department
- 11. Rezoning:**  
Location: 2611 Park Bend Drive, Walnut Creek Watershed  
Owner/Applicant: City of Austin Parks and Recreation Department (Gregory Montes)  
Agent: City of Austin Parks and Recreation Department (Gregory Montes)  
Request: I-RR to P  
Staff Rec.: **Recommended**  
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us  
Planning and Development Review Department
- 12. Rezoning:**  
Location: 5502 Johnny Morris Road, Walnut Creek Watershed  
Owner/Applicant: City of Austin Parks and Recreation Department (Gregory Montes)  
Agent: City of Austin Parks and Recreation Department (Gregory Montes)  
Request: SF-3 to P  
Staff Rec.: **Recommended**  
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us  
Planning and Development Review Department

- 13. Site Plan Conditional Use Permit:** **SPC-2011-0123A - Cielo Center**  
Location: 1250 S. Capital of Texas Hwy, Bldg. 3, Ste 100, Eanes Creek Watershed  
Owner/Applicant: Brandywine Acquisition Partners, LP  
Agent: Thrower Design (Ron Thrower)  
Request: To approve a CUP for a change of use from Office/Restaurant to Medical Office/Office/Restaurant in LR-CO zoning.  
Staff Rec.: **Recommended**  
Staff: Lynda Courtney, 974-2810, lynda.courtney@ci.austin.tx.us  
Planning and Development Review Department
- 14. Site Plan Environmental Variance:** **SP-2011-0051D - Judge's Overlook**  
Location: 6916 FM 2244 Road, Bee Creek Watershed  
Owner/Applicant: The Overlook at Rob Roy, L.P. (Steven Harren)  
Agent: ATS Engineering (Mark Dickey)  
Request: Approval of environmental variances to allow cut up to a maximum of 8 feet for driveway construction, to allow fill up to a maximum of 8 feet for driveway construction, and to allow up to 21% impervious cover for the site.  
Staff Rec.: **Recommended with conditions**  
Staff: Brad Jackson, 974-3410, brad.jackson@ci.austin.tx.us  
Donna Galati, 974-2733, donna.galati@ci.austin.tx.us  
Planning and Development Review Department
- 15. Preliminary Plan:** **C8J-2010-0141 - Green Crossing**  
Location: Von Quintus@Maha Loop, Dry East and Maha Creek Watersheds  
Owner/Applicant: Ernest Maschmeyer  
Agent: Doucet and Assoc. (Cary Breseler)  
Request: Approval of a Preliminary Plan consisting of 216 total lots which include small lot, commercial, multi-family, retail and open space.  
Staff Rec.: **Recommended**  
Staff: Jose Luis Arriaga, 854-7562, joe.arriaga@co.travis.tx.us  
Single Office

- 16. Preliminary Plan with Variance:** **C8J-2009-0142 - Estancia Hill Country**  
Location: Old San Antonio at Puryear Road, Onion Creek Watershed  
Owner/Applicant: SLF III Onion Creek LP  
Agent: Bury & Partners (Kelly Bell)  
Request: Action on an Original Tract Variance and Approval of a preliminary plan consisting of 29 commercial lots on 593.6 acres.  
Staff Rec.: **Recommended**  
Staff: Sarah Sumner, 854-7687, sarah.sumner@co.travis.tx.us  
Single Office
- 17. Resubdivision:** **C8J-2010-0039.0A - Lopez-McKenszie, Resubdivision of Thomas C. Taylor Subdivision**  
Location: South F. M. 973, South Dry Creek Watershed  
Owner/Applicant: Jose and Catalina Lopez  
Agent: ATS Engineering (Mark Dickey)  
Request: Approval of the resubdivision of Lopez-McKenzie, Resubdivision of the Thomas C. Taylor Subdivision consisting of 11 single-family lots on 17.46 acres  
Staff Rec.: **Recommended**  
Staff: Jose Luis Arriaga, 854-7562, joe.arriaga@co.travis.tx.us  
Single Office
- 18. Final without a Preliminary:** **C8-2011-0055.0A - J V Road**  
Location: 11601 Jollyville Road, Walnut Creek Watershed  
Owner/Applicant: JV Road, LTD. (Mike Young)  
Agent: Longaro & Clarke (Alex Clarke)  
Request: Approve the subdivision of 2.00 acres of land into one lot for Commercial Use.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
Planning and Development Review Department
- 19. Final without a Preliminary:** **C8J-2011-0094.0A - Orduna Subdivision**  
Location: 3620 Turnersville Road, Maha Creek Watershed  
Owner/Applicant: Raul Orduna  
Agent: Christi Anderson  
Request: Approval of the Orduna Subdivision composed of 2 lots on 11.371 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 20. Preliminary Plan: C8J-2011-0092 - Boone-Heep Preliminary Plan**  
Location: 13338 Old San Antonio Road, Onion Creek Watershed  
Owner/Applicant: LSM Investments Ltd. (John Lloyd)  
Agent: Murfee Engineering Co. (Ken Martin)  
Request: Approval of the Boone-Heep Preliminary Plan composed of 13 lots on 344.3 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 21. Resubdivision: C8-2011-0093.0A - Resubdivision of Parmer Place Subdivision, Lot 4**  
Location: 12315 Dessau Road, Walnut Creek Watershed  
Owner/Applicant: Dessau 38 Partners, LTD (John Lewis)  
Agent: Dessau 38 Partners, LTD (John Lewis)  
Request: Approval of the Resubdivision of Parmer Place Subdivision, Lot 4, composed of 2 lots on 1.503 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 22. Resubdivision: C8-2011-0091.0A - Harris Ranch II, Resubdivision of Lot 2, a Resubdivision of Lots 1-5, Harris Ranch**  
Location: 9201 Brodie Lane, Slaughter/ South Boggy/ Williamson Creek Watersheds  
Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)  
Agent: Hanrahan-Pritchard Engineering, Inc. (Steve Jamison)  
Request: Approval of the Harris Ranch II, Resubdivision of Lot 2, a Resubdivision of Lots 1-5 Harris Ranch, composed of 3 lots on 20.90 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 23. Revised Prelim: C8J-2011-0099 - Blackstone Vineyard (Revised Preliminary Plan)**  
Location: 13005 Fitzhugh Road, Barton Creek - Barton Springs Zone Watershed  
Owner/Applicant: Blackstone Vineyard Development (Chad Nemec)  
Agent: Vaughn & Associates (Rick Vaughn)  
Request: Approval of the Blackstone Vineyard (Revised Preliminary Plan) composed of 159 lots on 209.25 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 24. Final Plat with/ Preliminary: C8J-2011-0099.1A - Blackstone Vineyard**  
Location: 13005 Fitzhugh Road, Barton Creek - Barton Springs Zone Watershed  
Owner/Applicant: Black Vineyard Development (Chad Nemec)  
Agent: Vaughn & Associates (Rick Vaughn)  
Request: Approval of the Blackstone Vineyard composed of 5 lots on 17.5 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 25. Amended Plat:** **C8J-2011-0102.0A - River Place Addition, Sec 16, Block M, Lots 49B and Lot 52A**  
Location: 7901 Big View Drive, Lake Austin Watershed  
Owner/Applicant: Ann S. Morris  
Agent: Thompson Land Engineering (Robert C. Thompson)  
Request: Approval of the River Place Addition, Section 16, Block M, Lots 49B and Lot 52A composed of 3 lots on 4.9 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 26. Final Plat:** **C8-2011-0103.0A - Stablewood Subdivision**  
Location: 10301 Old San Antonio Road, Slaughter Creek Watershed  
Owner/Applicant: Sheldon Stablewood LP (Rick Sheldon)  
Agent: Thrower Design (Ron Thrower)  
Request: Approval of the Stablewood Subdivision composed of 1 lot on 18.109 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

#### **D. NEW BUSINESS**

- 1. New Business:**  
Request: Discussion and action on electing Zoning & Platting Commission Officers.

#### **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.