



**Zoning & Platting Commission
March 5, 2013 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd 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 February 19, 2013.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2012-0158 - Decker Lane West**
Location: 7311 Decker Lane, Elm Creek Watershed
Owner/Applicant: Safa Trading Establishment Inc. (Adam Ahmad)
Agent: Land Strategies, Inc. (Paul W. Linehan)
Request: GR, MF-3-CO to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department
- 2. Conditional Use Permit Site Plan:** **SPC-2012-0009C - Village at Western Oaks, Section 20**
Location: 5301 Davis Lane, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: Forestar Real Estate (Ryan Gray)
Agent: AECOM (Roger Durden)
Request: Approval of a Conditional Use Permit
Staff Rec.: **Recommended**
Staff: Lynda Courtney, 974-2810, lynda.courtney@austintexas.gov;
Planning and Development Review Department
- 3. Conditional Use Permit Site Plan:** **SPC-2012-0352CS - Keith Harris Memorial**
Location: 6000 1/2 SH 45, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Circle C Land, LP (Erin D. Pickens)
Agent: Bleyl Interests, Inc (Vince Huebinger)
Request: Approval of a Conditional Use Permit
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 974-2788, christine.barton-holmes@austintexas.gov;
Planning and Development Review Department
- 4. Final Plat Resubdivision:** **C8J-2012-0091.0A - Limon-Hidrogo Addition Resubdivision of Lot 1**
Location: 11106 Hollow Hook, Elm Creek Watershed
Owner/Applicant: Regulo Bahena, Norberto Padron, Martha Martinez Padron
Agent: Prossner and Associates (Hector Avila)
Request: Approval of the Limon-Hidrogo Addition Resubdivision of Lot 1 composed of two lots on 16.047 acres.
Staff Rec.: **Recommended**
Staff: Michael Hettenhausen, 854-7563, michael.hettenhausen@co.travis.tx.us;
Single Office Travis County/City of Austin

Facilitator: Cesar Zavala, 974-3404

City Attorney: Angela Rodriguez, 974-6032

5. **Final Plat / Previously Unplatted:** **C8-2013-0021.0A - South Bridge Villas 3**
Location: 7709 Manchaca Road, South Boggy Creek Watershed
Owner/Applicant: James & Rita Ramsey
Agent: Milestone Community Builders (Garrett Martin)
Request: Approval of the South Bridge Villas 3 composed of 1 lot on 7.404 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
6. **Final Plat/ Amended Plat:** **C8J-2013-0023.0A - Senna Hills Section Six, Block C, Lots 18 & 19; Amended Plat**
Location: 10701 Straw Flower Drive, Lake Austin Watershed
Owner/Applicant: Taylor Woodrow Homes-Austin Division, LTC (Adib Khoury)
Agent: Sarah Crocker
Request: Approval of the Senna Hills Section Six, Block C, Lots 18 & 19; Amended Plat composed of 1 lot on 0.707 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
7. **Final Plat/ Resubdivision:** **C8J-2013-0026.0A - Bluebell Ridge, Lot 10; Resubdivision**
Location: 7701 Coulver Road, Marble Creek Watershed
Owner/Applicant: Lloyd Earl Hunt
Agent: Texas Design Interests, LLC (Jeff Shindler)
Request: Approval of the Bluebell Ridge, Lot 10; Resubdivision composed of 4 lots on 9.59 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
8. **Final Plat w/Preliminary:** **C8J-2009-0142.1A - Estancia Hill Country**
Location: Puryear Road, Onion Creek Watershed
Owner/Applicant: SLF III-Onion Creek, LP (Ocie Vest)
Agent: Bury & Partners, Inc (Kelly Bell, PE)
Request: Approval of the Estancia Hill Country composed of 5 lots on 102.874 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 9. Final Plat w/Preliminary:** **C8-2013-0022.1A - Circle C Ranch Tract 8A**
Location: SH 45 Eastbound, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Standard Pacific Homes (Jay Byler)
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
Request: Approval of the Circle C Ranch Tract 8A composed of 38 lots on 18.335 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 10. Final Plat/Resubdivision:** **C8J-2013-0020.0A - Bluff Springs Estates, Lot 1, Marbella Subdivision, Lot 2**
Location: 7612 Bluff Springs Road, South Boggy Creek Watershed
Owner/Applicant: Kalogridis & Kalogridis Development LLC (Mitchell Kalogridis)
Agent: Urban Design Group (J Segura)
Request: Approval of the Bluff Springs Estates, Lot 1, Marbella Subdivision, Lot 2 composed of 2 lots on 49.06 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.