



**Zoning & Platting Commission  
May 18, 2010 @ 6:00 P.M.  
City Hall  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701**

## **AGENDA**

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

Teresa Rabago – Secretary  
Patricia Seeger  
Donna Tiemann – 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 May 4, 2010.

## C. PUBLIC HEARINGS

- 1. Zoning:** **C814-2009-0094 - Whisper Valley PUD**  
Location: 9605 N. FM 973 Rd.; 9501 N. FM 973 Rd.; Taylor Ln.; Nez Perce Trace; 8312 Taylor Ln.; and 9015 Taylor Ln, Colorado River and Gilleland Creek Watershed  
Owner/Applicant: Club Deal 120 Whisper Valley, LP (Doug Gilliland)  
Agent: Metcalfe Williams, LLP (Michele Rogerson)  
Request: Unzoned to PUD  
Staff Rec.: **Recommended**  
Staff: Jerry Rusthoven, 974-3207, jerry.rusthoven@ci.austin.tx.us  
Planning and Development Review Department
- 2. Zoning and Rezoning:** **C14-2009-0089 - Indian Hills**  
Location: N. FM Rd. 973, Decker Creek and Elm Creek Watershed  
Owner/Applicant: Club Deal 116 Indian Hills TX, LP (Doug Gilliland)  
Agent: Metcalfe Williams, LLP (Michele Rogerson)  
Request: Unzoned, P, and DR to MF-3 and LI-CO  
Staff Rec.: **Recommended**  
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
Planning and Development Review Department
- 3. Rezoning:** **C14-2010-0017 - Great Hills Country Club**  
Location: 5917 Lost Horizon Drive, Bull Creek Watershed  
Owner/Applicant: Great Hills Golf Club of Austin, Inc. (Larry Harper)  
Agent: Randall Jones & Associates Engineering, Inc. (R. Brent Jones)  
Request: GR-CO to GR-CO  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department
- 4. Zoning:** **C14-2010-0050 - 2705 East Highway 71**  
Location: 2705 East State Highway 71, Colorado River Watershed  
Owner/Applicant: Gustavo Aldama; Oscar Aldama  
Agent: Brent Hammond  
Request: I-RR to CS  
Staff Rec.: **Recommendation of GR-CO**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

- 5. Preliminary Plan: C8J-2009-0102 - AngelwyldeSetion 3, Lot 9, Block A**  
Location: FM 2244 (Patterson Rd at Angelwylde Dr), Barton Creek Watershed  
Owner/Applicant: Angelwylde 8 Joint Venture (Keith Schoenfelt)  
Agent: Vincent Gerard & Assoc. (Vince Huebinger0  
Request: Approve a Variance to LDC 30-2-159 to allow prvate streets for a subdivision and a preliminary plan for 9 lots on 40.33 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
- 6. Resubdivision: C8J-2009-0045.0A - Resubdivision of Lot 9, Block A, Angelwylde section 3**  
Location: 9701 Angelwylde Drive, Barton Creek Watershed  
Owner/Applicant: Angelwylde 8 Joint Venture (Keith Schoenfelt)  
Agent: Vincent Gerard & Assoc. (Vince Huebinger0  
Request: Approve the resubdivision of one lot into 9 lots on 40.33 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
- 7. Final with Preliminary: C8-04-0028.6A.SH - The Woodlands Section 6**  
Location: FM 969 (at Southwick Drive), Elm Creek Watershed  
Owner/Applicant: Centex Homes (Brent Baker)  
Agent: Carlson, Brigance & Doering, Inc. (Brett Pasquerella)  
Request: Appove the final plat out of an approved preliminary plan for 149 lots on 30.449 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
Planning and Development Review Department

- 8. Preliminary Plan: C8J-2009-0078 - Wolf Tract**  
Location: 17004 Blake Manor Road, Gilleland and Willbarger Creek Watershed  
Owner/Applicant: Ed Wolf  
Agent: Lakeside Engineers (Chris Ruiz)  
Request: Approve a preliminary plan consisting of 734 lots on 204.71 acres.  
Staff Rec.: **Recommended**  
Staff: Sarah Sumner, 854-7687, sarah.sumner@ci.austin.tx.us  
Single Office
- 9. Preliminary Plan: C8-2010-0051 - The Springs of Walnut Creek**  
Location: 12009-1/2 N IH 35 Service Road NB, Walnut Watershed  
Owner/Applicant: Yager Development, LLC (Richard Kunz)  
Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)  
Request: Approval of The Springs of Walnut Creek composed of 3 lots on 62.6 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 10. Final with Preliminary: C8-2010-0051.1A - The Springs of Walnut Creek Phase 1**  
Location: 12009-1/2 N IH 35 Service Road NB, Walnut Watershed  
Owner/Applicant: Yager Development, LLC (Richard Kunz)  
Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)  
Request: Approval of The springs of Walnut Creek Phase 1 composed of 3 lots on 9.3 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 11. Final with Preliminary: C8-2010-0051.2A - The Springs of Walnut Creek Phase 2**  
Location: 12009-1/2 N IH 35 Service Road NB, Walnut Watershed  
Owner/Applicant: Yager Development, LLC (Richard Kunz)  
Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)  
Request: Approval of The Springs of Walnut Creek Phase 2 composed of 3 lots on 9.3 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

## **D. NEW BUSINESS**

1. Discussion and possible action to rescind and reconsider action taken on May 4, 2010 on case C14-2009-0093 & C14-2010-0044.

**Rezoning:** **C14-2009-0093 - 2203 and 2205 Western Trails Zoning Change**  
**Location:** 2203 and 2205 Western Trails Boulevard, Williamson Creek Watershed  
**Owner/Applicant:** Richard H. Einck, Jr.; Karl A. Burkett  
**Request:** SF-3 to NO-MU  
**Staff Rec.:** **Recommended**  
**Staff:** Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

**Rezoning:** **C14-2010-0044 - Western Trails Boulevard Zoning Change**  
**Location:** 2301, 2303 and 2305 Western Trails Boulevard, Williamson Creek Watershed  
**Owner/Applicant:** Kristine Alpert, Wilfred W. Kellas, Jr., Joe M. and Janet D. Sullivan  
**Agent:** Karl A. Burkett  
**Request:** SF-3 to NO-MU  
**Staff Rec.:** **Recommendation of NO-MU-CO**  
**Staff:** Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

## **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.