



**Zoning & Platting Commission
December 1, 2009 @ 6:00 P.M.
City Hall
City Hall – Council Chambers
301 W. 2nd 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 November 17, 2009.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2009-0097 - 11505 Anderson Mill Road Rezone**
Location: 11505 Anderson Mill Road, Bull Creek Watershed
Owner/Applicant: Marvin and Elizabeth Henry
Agent: Thrower Design (Ron Thrower)
Request: DR to LR
Staff Rec.: **Recommendation of LR-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review

- 2. Rezoning:** **C14-2009-0107 - St. Vincent De Paul Catholic Church**
Location: 9500 Neenah Avenue, Lake Creek Watershed
Owner/Applicant: Catholic Dicese of Austin (W.M. Mulvey)
Agent: Baker-Aicklen & Associates (Arnold Gonzales, Jr.)
Request: SF-2 to MF-4
Staff Rec.: **Recommendation of GO-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

- 3. Rezoning:** **C14-2009-0125 - First Brazilian Baptist Church in Austin**
Location: 1509 Dessau Road, Harris Branch Watershed
Owner/Applicant: First Brazilian Baptist Church (Ledo Corral)
Agent: A.J. Ghaddar, P.E. & Associates (A.J. Ghaddar)
Request: DR to LR
Staff Rec.: **Recommendation of LO-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

- 4. Zoning:** **C14-2009-0136 - 13216 Pond Springs Road**
Location: 13216 Pond Springs Road, Lake Creek Watershed
Owner/Applicant: The Human Solution (Jon Paulsen)
Agent: JW Hall Design (Diane Ohmann)
Request: I-RR to CS-CO
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

- 5. Zoning and Rezoning: C14-2008-0220 - Double Creek Village**
Location: 10200 - 10614 South IH-35 Service Road Southbound, Slaughter/Onion Creeks Watershed
Owner/Applicant: Sterling/Babcock & Brown Double Creek LP (Drew M. Ireland)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: I-RR; CS-CO to CS-MU
Staff Rec.: **Recommendation Pending; Postponement request by Staff to January 5, 2010.**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department
- 6. Zoning and Rezoning: C14-2008-0123 - Bennett Tract**
Location: 7309 South IH 35 Service Road Northbound, South Boggy Creek; Onion Creek Watershed
Owner/Applicant: South Austin I-35 Associates c/o Bennett Realty Group (Timothy T. Bennett)
Agent: Big Red Dog Engineering / Consulting (Will Schnier)
Request: I-RR; GR to MF-3 for Tract 1 and CS for Tract 2
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to 1-5-09**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department
- 7. Final Plat: C8-2008-0204.0A - Resubdivision of Lot 1, Shoalwood Addition Section 4**
Location: 2615 Pembroke Trail, Shoal Creek Watershed
Owner/Applicant: Andrew Carr
Agent: Shaw Hamilton Consultants, (Shaw Hamilton)
Request: Approval of the Resubdivision of Lot 1, Shoalwood Section 4, comprised of 3 lots on 0.75 acres.
Staff Rec.: **Recommended.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department

- 8. Resubdivision: C8-2009-085.0A - Resubdivision of Lots 39 & 40, Harris Ridge Phase 3, Section 1, Block C**
Location: Dexford Drive, Harris Branch Watershed
Owner/Applicant: Ken Blevins
Agent: Holt Planners (David Holt, Jr.)
Request: Approval of a Resubdivision Plat composed of 2 lots on 0.85 acres for proposed community recreation (private) use.
Staff Rec.: **Recommended.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning & Development Review Department
- 9. Resubdivision: C8-2008-0224.0A - Resubdivision of Lots 19 & 20, Block 5, Resubdivision of Shoalmont Addition**
Location: 5511 Woodview Ave, Shoal Creek Watershed
Owner/Applicant: Ben Bentrup
Agent: Jim Bennett Consulting (Jim Bennett)
Request: Approve the resubdivision of 2 lots into 4 lots consisting of 0.915 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department
- 10. Final without preliminary, with variance: C8-2009-0048.0A - Ridgewood Addition**
Location: 318 Ridgewood Road, Lady Bird Lake Watershed
Owner/Applicant: Ridgewood BLW LLC (Cass Brewer)
Agent: Vincent Gerard & Associates (Vince Huebinger)
Request: Approve a variance from LDC 25-8-65(A) to omit the roadway deduction in the calculation of allowable impervious cover for the subdivision. And approve the subdivision of 1.04 acres into 2, single family lots.
Staff Rec.: **The Variance is recommended with conditions from the EV Board. With approval of the variance, the subdivision is recommended.**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

- 11. Preliminary Plan: C8J-2008-0237 - Southview Hills Estates**
 Location: Southview Hills Circle at FM 973, South Fork Watershed
 Owner/Applicant: Mr. and Mrs. Samuel Guerrero
 Agent: Cuatro Consultants (Hugo Elizondo)
 Request: Approve a variance in 30-2-159 to allow private streets. And approve Southview Hills Estates composed of 21 single family lots and 1 private street lot on 27.60 acres.
 Staff Rec.: **Recommended**
 Staff: Sarah Sumner, 854-7687, sarah.sumner@co.travis.tx.us
 Planning & Development Review Department
- 12. Final without preliminary: C8J-2009-0132.0A - Patrick Garcia Subdivision**
 Location: 10005 FM 1625 Road, South Fork Brushy Creek Watershed
 Owner/Applicant: Patrick Garcia
 Agent: Hector Avila
 Request: Approval of the Patrick Subdivision composed of 1 lot on 1.586 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning & Development Review Department
- 13. Final without preliminary: C8J-2009-0133.0A - Verna Fowler Banks Subdivision**
 Location: 13300 FM 969 Road, Decker Creek Watershed
 Owner/Applicant: Linda Banks Kneppel
 Agent: Jacobs (Ricky De Camps / Suzanne Dean)
 Request: Approval of the Verna Fowler Banks Subdivision composed of 2 lots on 16.28 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning & Development Review Department
- 14. Final without preliminary: C8-2009-0134.0A - Park West at Circle C Phase 2**
 Location: Tasajillo Trail, Slaughter Creek (BSZ) Watershed
 Owner/Applicant: Joseph Burwell
 Agent: Joseph Burwell
 Request: Approval of the Park West at Circle C Phase 2 Subdivision composed of 2 lots on 0.244 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.