



**Zoning & Platting Commission
October 5, 2010 @ 6:00 P.M.
City Hall
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

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

Teresa Rabago – Secretary
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 September 21, 2010.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2010-0146 - Jollyville Food Mart**
Location: 11794 Jollyville Road, Walnut Creek Watershed
Owner/Applicant: Mohammad Arami
Request: LO, LR-CO to LR
Staff Rec.: **Recommendation of LR-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

- 2. Rezoning:** **C14-2010-0152 - M & S Project #2**
Location: 10601 North FM 620 Road, Bull Creek Watershed
Owner/Applicant: Mao Chhay
Agent: Alice Glasco Consulting (Alice Glasco)
Request: LR-CO to CS-1
Staff Rec.: **Recommendation of CS-1-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

- 3. Zoning:** **C14-2010-0038 - Zoning 1.56 acres at 11410 Manchaca Road**
Location: 11410 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: THG Holdings LC (Guy Oliver)
Agent: Brown McCarroll LLP (Nikelle S. Meade)
Request: I-RR to GR-CO, as amended
Staff Rec.: **Recommendation of GR-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

- 4. 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 the Staff to 11-4-10**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

5. **Rezoning:** **C14-2010-0111 - 10301 Old San Antonio Road Rezone**
 Location: 10301 Old San Antonio Road, Slaughter Creek Watershed
 Owner/Applicant: Sheldon Stablewood, LP (Rick Sheldon)
 Agent: Throter Design (Ron Throter)
 Request: MF-2-CO to MF-2-CO to change a condition of zoning
 Staff Rec.: **Recommendation pending; Postponement request by the Staff to 11-4-10**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
 Planning and Development Review Department
6. **HCRO Site Plan:** **SPC-2010-0216C - Versante (Formerly Grandview Hills Section 14)**
 Location: 8824 N. FM 620 Road, Bull Creek, Lake Travis Watersheds
 Owner/Applicant: First Bank (Michelle Alvarado)
 Agent: Bury and Partners, Inc. (Kelly Bell)
 Request: Approval of a Hill Country Roadway ordinance Site Plan
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 974-2810, lynda.courtney@ci.austin.tx.us
 Planning and Development Review Department
7. **Site Plan - Conditional Use Permit:** **SPC-2010-0168A - Circle C Community Center**
 Location: 7817 La Crosse Ave, Slaughter Creek Watershed
 Owner/Applicant: Circle C Homeowner's Assoc (Denise Nordstrom)
 Agent: Land Strategies, Inc (Mitch Wright)
 Request: Request approval of a conditional use permit of a Part A, land use site plan for a neighborhood amenity center (Community Recreation-Private) within a SF-2 zoning district. Waiver: A request to allow a parking area within 25 feet or less from a lot in which a use permitted in an SF-5 or more restrictive zoning district is permitted. [LDC 25-2-1067(G)(2)]
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us
 Planning and Development Review Department

- 8. Site Plan - Variance Only: SP-2010-0042C - Negrete Office**
 Location: 11720 N IH 35 Service Road Southbound, Walnut Creek Watershed
 Owner/Applicant: FNF Cadd Services (Fred Fuentes)
 Agent: David Negrete
 Request: 1. A request to allow a structure within a compatibility setback of 24.5 feet or less from a lot in which a use permitted in an SF-5 or more restrictive zoning district is permitted. [LDC 25-2-1062(C)]. 2. A request to allow a parking area within a compatibility setback of 21 feet or less from a lot in which a use permitted in an SF-5 or more restrictive zoning district is permitted. [LDC 25-2-1067(H)].
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us
 Planning and Development Review Department
- 9. Preliminary Plan: C8-2010-0051 - The Springs of Walnut Creek**
 Location: 12009-1/2 N. IH 35 Service Road Northbound, Walnut Watershed
 Owner/Applicant: Yager Development, LLC (Richard Kunz)
 Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)
 Request: Request for approval of The Springs of Walnut Creek preliminary plan composed of 122 lots on 62.6 acres. The applicant also requests a variance from LDC section 25-4-151 which requires streets in new subdivisions to connect to streets in existing subdivisions and a variance from Section 25-8-392 to allow development within the critical water quality zone.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
 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 Northbound, 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 23 lots on 9.3 acres.
 Staff Rec.: **Recommended.**
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
 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 Northbound, 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 32 lots on 9.3 acres.
 Staff Rec.: **Recommended.**
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
 Planning and Development Review Department
- 12. Final without Preliminary: C8J-2010-0099.0A - Austin (Webberville) DTP III, LLC Addition**
 Location: 13713 FM 969 Road, Decker Creek Watershed
 Owner/Applicant: Samuel F. & Debra G. Glass
 Agent: John Cowan & Associates, Inc. (Nick Rogers)
 Request: Approval of the Austin (Webberville) DTP III, LLC Addition composed of 2 lots on 2.836 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat/Amended Plat: C8-2010-0102.0A - Northwood III Blk E Lts 16-17 & Milwood Sec. 6 Blk Y Lts 6**
 Location: 12601 Barricks Cove, Walnut Creek Watershed
 Owner/Applicant: Lisa W & Edward E Painter
 Agent: Lisa W & Edward E Painter
 Request: Approval of the Northwood III Blk E Lts 16-17 & Milwood Sec. 6 Blk Y Lts 6 composed of 2 lots on .821 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat/Amended Plat: C8-2010-0096.0A - Beaconridge V, Blk C, Lt 14 & Meadowcreek Sec. 1 Blk K, Lt 7 & Tr 1A**
 Location: 7506 Shadywood Drive, South Boggy Creek Watershed
 Owner/Applicant: Lawrence A. Chabira
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: Approval of the Beaconridge V, Blk C, Lt 14 & Meadowcreek Sec. 1 Blk K, Lt 7 & Tr 1A composed of 3 lots on 4.1216 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

15. Resubdivision: C8J-2010-0097.0A - Ida Mae Burch Estate, portion of Lot 5-B; Resubdivision
Location: 4002 Burch Drive, Dry Creek East & Onion Creek Watersheds
Owner/Applicant: G & P Contractors (Isidro Garcia) & Steve Newcomb
Agent: Genesis 1 Engineering Co. (George Gonzalez)
Request: Approval of the Ida Mae Burch Estate, portion of Lot 5-B; Resubdivision composed of 2 lots on 5.858 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

16. Final without Preliminary: C8-2010-0098.0A - Southside Storage Subdivision
Location: 8200 S. Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: Southside Storage (Bobby New)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: Approval of the Southside Storage Subdivision composed of 1 lot on 13.355 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.

Facilitator: Clark Patterson, 974-7691
City Attorney: Gregory Miller, 974-6032