



**Zoning & Platting Commission
November 2, 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 October 19, 2010.

C. PUBLIC HEARINGS

1. Retroactive

Variance:

Location: 4709 Highland Terrace
Owner/Applicant: Jim Einhaus (David Weekley Homes)
Request: Discussion and possible action to rescind and amend action taken by the Zoning & Platting Commission on September 21, 2010 to approve all retroactive variance to the Land Development Code 25-8-641 to remove/impact a Heritage Tree.
Staff: Keith Mars, City Arborist, 974-2755, keith.mars@ci.austin.tx.us
Planning and Development Review Department

2. Zoning and Rezoning:

C14-2008-0220 - Double Creek Village

Location: 10200 - 10614 South IH-35 Service Road Southbound, Slaughter/Onion Creeks Watersheds
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 of CS-MU-CO with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

3. 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: Thrower Design (Ron Thrower)
Request: MF-2-CO to MF-2-CO to change a condition of zoning
Staff Rec.: **Not recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

4. Rezoning:

C14-2010-0156 - Daisy Drive

Location: 2609 & 2701 Daisy Drive, Walnut Creek Watershed
Owner/Applicant: Guadalupe Gonzalez
Agent: CPG Consultants (Cany Moreno)
Request: CS to CS-MU
Staff Rec.: **Recommendation of CS-MU-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

5. **Rezoning: C14-2010-0164 - 8610 N. Mopac Rezoning**
 Location: 8610 North Mopac Expressway South Bound, Shoal Creek Watershed
 Owner/Applicant: Stephen Whatley
 Agent: Thrower Design (A. Ron Thrower)
 Request: LR-CO to GR
 Staff Rec.: **Recommendation Pending**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
 Planning and Development Review Department
6. **Zoning: C14-2010-0104 - Greenshores Annexation Zoning #3**
 Location: Greenshores Subdivision @ Pearce Road and Turnbuoy Drive, Lake Austin Watershed
 Agent: City of Austin, Planning & Development Review Department (Clark Patterson)
 Request: I-RR & I-SF-1 to RR, SF-1 & P
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us
 Planning and Development Review Department
7. **Site Plan - Hill Country Roadway Project with Environmental Variance and Transportation Variance: SPC-2009-00349C - The Trails at 620**
 Location: 8300 N FM 620, Lake Travis Watershed
 Owner/Applicant: 69 Grandview LP (Leslie Perry Sloan)
 Agent: Texas Engineering Solutions, LLC (Stephen Delgado)
 Request: Approval of a Hill Country Roadway site plan. Approval of a variance request from Land Development Code Section 25-6-415 (A), which requires a maximum of two access points to be permitted from any one site to a Hill Country Roadway, whereas the applicant is requesting a third access point to RM 620. Approval of a variance request from Land Development Code Sections 25-8-341 and 25-8-342, which requires no cut or fill greater than 4 feet; the applicant requests allowance of cut up to maximum of 8.2 feet, and allowance of fill up to maximum of 10.3 feet.
 Staff Rec.: **Recommended with conditions**
 Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
 Shandrian Jarvis, 974-2628, shandrian.jarvis@ci.austin.tx.us
 Planning and Development Review Department

- 8. Preliminary Plan: C8-2010-0035 - Savoy Subdivision**
 Location: 3730 Cima Serena, Shoal Creek Watershed
 Owner/Applicant: Stephen Whatley
 Agent: Hanrahan Pritchard Eng. (Larry Hanrahan)
 Request: The approval of Savoy Subdivision Preliminary Plan composed of 28 lots (26 single-family lots, 1 Drainage Easement lot and 1 open space/landscape lot) on 5.94 acres.
 Staff Rec.: **Recommended**
 Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us
 Planning and Development Review Department
- 9. Amended Plat: C8J-2010-0113.0A - River Place Section 15, Block A, Lots 106 & 107; Amended Plat**
 Location: 3724 Josh Lane, Lake Austin Watershed
 Owner/Applicant: David & Helen Maidment
 Agent: Holt Planners
 Request: Approval of the River Place Section 15, Block A, Lots 106 & 107; Amended Plat composed of 2 lots on 1.244 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Preliminary Plan: C8J-2010-0114 - AustinSeventyOne**
 Location: 10549 W SH 71, Barton Creek - Barton Springs Zone Watershed
 Owner/Applicant: AustinSeventyOne, Ltd. (Joseph W. Bell Jr.)
 Agent: J. Boswell Interests (John Boswell)
 Request: Approval of the AustinSeventyOne subdivision composed of 17 lots on 30.946 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Resubdivision: C8-2010-0115.0A - Crossing at Lakeline Phase 1 Resub of Lot 1 Block A**
 Location: Lakeline Boulevard, Lake Creek Watershed
 Owner/Applicant: Gary Mefford
 Agent: Big Red Dog Engineering (Matthew Stewart)
 Request: Approval of the Crossing at Lakeline Phase 1 Resub of Lot 1 Block A, composed of 2 lots on 14.30 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

D. NEW BUSINESS

12. New Business:

Request:

Discussion and Action on approving the 2011 Zoning & Platting Commission schedule.

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.