



**Zoning & Platting Commission  
June 21, 2011 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701**

**AGENDA**

Betty Baker - Chair  
Sandra Baldrige - Parliamentarian  
Cynthia Banks – Assistant Secretary  
Gregory Bourgeois – 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 June 7, 2011.

## C. PUBLIC HEARINGS

### 1. Briefing:

Request: Briefing on the Planning and Development Review Department's Proposed FY 2012 Budget.  
Staff: Greg Guernsey, Director, 974-2387, greg.guernsey@ci.austin.tx.us  
Planning and Development Review Department

### 2. Rezoning:

#### **C14-2011-0049 - Pioneer Hill**

Location: 9901-10017 Dessau Road, Walnut Creek Watershed  
Owner/Applicant: D.R. Horton/ Continental Homes of Texas, L.P. (Richard Maier), The Estate of Fred Morse (Scott Morse)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: TND to MF-1, SF-6, MF-3, GR and LI  
Staff Rec.: **Recommended with conditions**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department

### 3. Rezoning:

#### **C14-93-0090.01 - 7700 Parmer Lane**

Location: 7700 Parmer Lane, Rattan Creek Watershed  
Owner/Applicant: Parmer Lane Parent, L.P. (John Grassi)  
Agent: Aquila Commercial (Jim Gallegos)  
Request: I-LI-PDA to LI-PDA  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department

### 4. Rezoning:

#### **C14-2011-0048 - 973 Retail**

Location: 3311 South FM 973 Road, Colorado River Watershed  
Owner/Applicant: 973 Retail LLC c/o East Bourne Investments (Frank Egan)  
Agent: Metcalfe Williams, LLP (Michele Rogerson Lynch)  
Request: DR to CS-CO  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

5. **Rezoning:** **C14-2011-0051 - 6104 South 1st Street**  
Location: 6104 South 1st Street, Williamson Creek Watershed  
Owner/Applicant: Mursch Partners, LP (J. Winston Krause)  
Agent: Werner Campbell Permits (Danae Falvo)  
Request: LO to GO  
Staff Rec.: **Recommendation of GO-CO**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department
6. **Site Plan - Environmental Variances Only:** **SP-2010-0336D - Grace Land Office Building**  
Location: 317 Grace Lane, Barton Creek Watershed - Barton Springs Zone  
Owner/Applicant: The Overlook at Barton Creek Ltd. (Steve Harren)  
Agent: Conley Engineering (Carl Conley)  
Request: Approval of a cut variance not to exceed 11 ft. and a fill variance not to exceed 14 ft. LDC 25-8-341/342  
Staff Rec.: **Recommended**  
Staff: Brad Jackson, 974-3410, Brad.Jackson@ci.austin.tx.us  
Benny Ho, 974-3402, benny.ho@ci.austin.tx.us  
Planning and Development Review Department
7. **Site Plan Extension:** **SP-06-0548D(XT2) - Seven Oaks Office Park**  
Location: 8701 FM 2244, Barton Creek Watershed - Barton Springs Zone  
Owner/Applicant: Bee Cave Oaks, Ltd. General Partner We Store, Inc. (PD Gully)  
Agent: Land Strategies, Inc. (Paul Linehan)  
Request: Approval of a 7 year extension on a previously approved site plan.  
Staff Rec.: **Recommendation of 3 years**  
Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us  
Lynda Courtney, 974-2810, lynda.courtney@ci.austin.tx.us  
Planning and Development Review Department
8. **Site Plan Extension:** **SP-93-0563D(XT2) - Riverbend Baptist Church**  
Location: 4214 North Capital of Texas Highway, St. Stephens Creek (Water Supply Rural) Watershed  
Owner/Applicant: Riverbend Church (Norm Schoenfeld)  
Agent: Coats Rose Yale Ryman & Lee (John Joseph)  
Request: Approval of a 75 year extension on a previously approved site plan.  
Staff Rec.: **Pulled, no action required. Will be renotified.**  
Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us  
Planning and Development Review Department

- 9. Site Plan - Hill Country Roadway:** **SPC-2011-0090A - Riverbend Church**  
Location: 4214 North Capital of Texas Highway, St. Stephens Creek (Water Supply Rural) Watershed  
Owner/Applicant: Riverbend Church (Norm Schoenfeld)  
Agent: Coats Rose Yale Ryman & Lee (John Joseph)  
Request: Approval of a Hill Country Roadway Site Plan to construct buildings including a student center building.  
Staff Rec.: **Pulled, no action required. Will be renotified.**  
Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us  
Planning and Development Review
- 10. Resubdivision:** **C8-2011-0042.0A - Resubdivision Of Lot 1A, Resubdivision of Lot 1, Block B, Double Creek Village Block B**  
Location: 11200-11324 IH-35 Service Road Southbound, Onion Creek Watershed  
Owner/Applicant: Haviland Lake Partners, L.P. c/o HF2M (Jeffery Drinkard)  
Agent: Jones & Carter, Inc. (James Schissler)  
Request: Approve the resubdivision of one lot into 3 lots on 44.881 acres  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
Planning and Development Review Department
- 11. Final Plat without Preliminary:** **C8-2010-0127.0A - Resubdivision of Lot 2, Blk. A, Anderson Arbor III Subdivision**  
Location: 13343 North US 183 Highway, Lake Creek Watershed  
Owner/Applicant: SCMR-Anderson Arbor PH III General Partnership  
Agent: Consort, Inc. (Steve King)  
Request: Approval of the Anderson Arbor III Subdivision, Block A, Lot 2 Resubdivision composed of 2 lots on 8.83 acres.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us  
Planning and Development Review Department

- 12. Final without Preliminary:**  
Location: 9200 Brown Lane, Walnut Creek Watershed  
Owner/Applicant: Deepak Bajaj, Brown Lane Properties and Commercial Square Properties (Rey Legett)  
Agent: Conley Engineering (Carl Conley)  
Request: Approval of the Commercial Square Subdivision composed of 3 lots on 7.0 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 13. Final Plat with Preliminary:**  
Location: Avery Ranch Boulevard, South Brushy Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)  
Agent: Randall Jones & Assoc. (R. Brent Jones)  
Request: Approval of the Avery Ranch Far West Phase 3, Section 4 subdivision composed of 38 lots on 8.29 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Final Plat with Preliminary:**  
Location: Avery Ranch Boulevard, South Brushy Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)  
Agent: Randall Jones & Assoc. (R. Brent Jones)  
Request: Approval of the Avery Ranch Far West Phase Three, Section Three subdivision composed of 41 lots on 10.16 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

## **D. NEW BUSINESS**

- 1. New Business:**  
Request: Direct staff to initiate a single zoning case for multiple Non-Contiguous PARD owned properties with interim zoning. The subject properties are located on U.S Highway 290, Old Manor Road, Daffan Lane, and Johnny Morris Road. PARD is seeking approval of P zoning on all mentioned properties.  
Staff: Gregory Montes, 974-9458, gregory.montes@ci.austin.tx.us  
Parks and Recreation 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.