



**Zoning & Platting Commission
September 20, 2011 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

Betty Baker –Chair

Sandra Baldrige – Parliamentarian

Cynthia Banks – Assist. Secretary

Gregory Bourgeois – Secretary

Gabriel Rojas

Patricia Seeger – 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 September 6, 2011.

Facilitator: Don Perryman, 974-2786

City Attorney: Susana Gonzalez, 530-6364

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2011-0061 - 3635 North Hills Drive**
Location: 3635 North Hills Drive, Dry North Creek Watershed
Owner/Applicant: TSI North Hills Pad, Ltd. (Fred H. Thomas)
Agent: McLean & Howard, L.L.P. (Jeff Howard)
Request: LR to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

- 2. Zoning & Rezoning:** **C814-2009-0139.02 - Bull Creek PUD Amendment #2**
Location: 4909 FM 2222, Bull Creek, Lake Austin Watershed
Owner/Applicant: Booth Family Living Trust
Agent: Armbrust & Brown, L.L.P. (David Armbrust)
Request: I-LA & PUD to PUD
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

- 3. Rezoning:** **C14-2011-0066 - Creekside**
Location: 5616 South 1st Street, Williamson Creek Watershed
Owner/Applicant: Equilibrium Development, LP (Brad Schubert)
Agent: PSW Homes (Ryan Diepenbrock)
Request: GR-CO to SF-6-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department

- 4. Rezoning:** **C14-2011-0096 - 6405 Hergotz**
Location: 6405 Hergotz Lane, Colorado River/Carson Creek Watersheds
Owner/Applicant: Artie Osborn
Agent: Rock Ridge Consulting (Jim Herbert)
Request: SF-3 to SF-6, as amended
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department

5. **Rezoning:** **C14-2011-0080 - Gyro Plus, L.L.C.**
 Location: 5106 Nixon Lane, Walnut Creek Watershed
 Owner/Applicant: Gyro Plus, L.L.C. (Mohammad Arami)
 Request: SF-2 & LR-CO to GR
 Staff Rec.: **Recommendation of GR-CO**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department
6. **Rezoning:** **C814-2008-0136.01 - North Austin Medical Center PUD Amendment #1**
 Location: 12221 North MOPAC Expressway Northbound, 2311-2511 Park Bend Drive, Walnut Creek Watershed
 Owner/Applicant: St. David's Healthcare Partnership LP, LLP (Malcolme Bellsie)
 Agent: City of Austin-Parks and Recreation Department (Chris Yanez), Coats Rose Yale Ryman & Lee, P.C. (John M. Joseph)
 Request: PUD to PUD
 Staff Rec.: **Recommended with conditions**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
 Planning and Development Review Department
7. **Rezoning:** **C14r-85-023.01 - Kallestad Laboratories, Inc.-PDA Amendment**
 Location: 10010 FM 2222 Road, Bull Creek, West Bull Creek Watersheds
 Owner/Applicant: Austin Baptist Church
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
 Request: R&D-PDA to R&D-PDA
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
 Planning and Development Review Department
8. **Final without Preliminary Plan:** **C8J-2010-0135.0A - Blake Manor Eco-Development Subdivision Final Plat**
 Location: Blake Manor Road, Lockwood Creek, Colorado River Watersheds
 Owner/Applicant: Carlos Victoria Rueda
 Agent: Advanced Consulting Engineers (Ash Tariq)
 Request: Approval of the Blake Manor Eco-Development Subdivision Final Plat consisting of 8 lots on 10.6 acres.
 Staff Rec.: **Recommended**
 Staff: Michael Hettenhausen, 854-7563, Michael.Hettenhausen@co.travis.tx.us
 Travis County/City of Austin Single Office

- 9. Preliminary Plan: C8J-2010-0141 - Green Crossing**
 Location: Von Quintus@Maha Loop, Dry East and Maha Creek Watersheds
 Owner/Applicant: Ernest Maschmeyer
 Agent: Doucet and Associates (Cary Breseler)
 Request: Approval of a Preliminary Plan consisting of 216 total lots on 93.90 acres that includes small lots, commercial, multi-family, retail and open space.
 Staff Rec.: **Recommended**
 Staff: Jose Luis Arriaga, 854-7562, joe.arriaga@co.travis.tx.us
 Single Office
- 10. Preliminary: C8J-2010-0134 - Austin Seventy One**
 Location: 10549 West SH 71, Barton Creek Watershed - Barton Springs Zone
 Owner/Applicant: AustinSeventyOne, Ltd. (Joseph W. Bell Jr.)
 Agent: J. Boswell Interests (John Boswell)
 Request: Approval of the AustinSeventyOne composed of 18 lots on 30.946 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
 Planning & Development Review Department
- 11. Preliminary Plan: C8J-2010-0139 - Greyrock Ridge Preliminary Plan**
 Location: South Mopac Expressway Southbound, Bear/Slaughter Creek Watersheds – Barton Springs Zone
 Owner/Applicant: Wildflower Commons II, LP
 Agent: LJA Engineering & Surveying, Inc. (Dan Ryan)
 Request: Approval of the Greyrock Ridge Preliminary Plan composed of 394 lots on 177.853 acres.
 Staff Rec.: **Recommended.**
 Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
 Planning and Development Review Department
- 12. Final with Preliminary: C8-2010-0131.1A - Archeleta Boulevard**
 Location: SH 45 Eastbound, Slaughter Creek Watershed – Barton Springs Zone
 Owner/Applicant: Wildflower Commons II, LP
 Agent: LJA Engineering & Surveying (Dan Ryan)
 Request: Approval of the Archeleta Boulevard composed of 3 lots on 2.068 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
 Planning and Development Review Department

- 13. Final Plat/ Resubdivision: C8J-2011-0023.0A - La Hacienda Estates; Resubdivision of Lot 75**
Location: 5008 Doss Road, Lake Travis Watershed
Owner/Applicant: Terry Floyd
Agent: Hector Avila
Request: Approval of La Hacienda Estates; Resubdivision of Lot 75 composed of 2 lots on 5.25 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov
Planning and Development Review Department
- 14. Final Plat: C8J-2011-0110.0A - J.L. Real Estate Plat**
Location: 9120 South FM 973 Road, South Fork Brushy Creek Watershed
Owner/Applicant: Joe Thyssen
Agent: Coombs Environmental Engineering (David W. Coombs)
Request: Approval of the J.L. Real Estate Plat composed of 3 lots on 10.00 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 15. Final Plat: C8J-2011-0113.0A - Parmer Lane Luxury Apartments Subdivision**
Location: Legendary Drive, Walnut Creek Watershed
Owner/Applicant: Robinson Land Limited Partnership (Robin Skruhak)
Agent: Bury + Partners, Inc. (Megan Wanek)
Request: Approval of the Parmer Lane Luxury Apartments Subdivision composed of 3 lots on 67.66 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 16. Final Plat: C8J-2011-0116.0A - G. Perez Subdivision**
Location: 6507 McKinney Falls Parkway, Cottonmouth Creek Watershed
Owner/Applicant: Guillermo P. Perez
Agent: Genesis 1 Engineering Co. (George Gonzalez)
Request: Approval of the G. Perez Subdivision composed of 2 lots on 2.00 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 17. Final Plat: C8J-2011-0118.0A - Lakeline Multi Family**
Location: Ridgeline Boulevard, Buttercup Creek Watershed
Owner/Applicant: North American Properties (Mike Pacillio)
Agent: Bury + Partners, Inc. (Steven J. Bertke)
Request: Approval of the Lakeline Multi Family composed of 2 lots on 46.7 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 18. Final without Preliminary Plan: C8-2011-0115.0A - Shoalmont Addition Resubdivision Block 14, Lots 6 & 7; Amended Plat**
Location: 2401 Lawnmont Drive, Shoal Creek Watershed
Owner/Applicant: Jacquelyn & Jeffrey Barber
Agent: Lisa Gray
Request: Approval of the Shoalmont Addition Resubdivision Block 14, Lots 6 & 7; Amended Plat composed of 2 lots on 0.344 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 19. Final without Preliminary Plan: C8J-2011-0112.0A - Eastbourne Crossing**
Location: East SH 71 Eastbound, Onion Creek/Colorado River Watersheds
Owner/Applicant: Eastbourne Crossing Limited Partnership (Frank Egan)
Agent: Bury & Partners, Inc. (Scott Teeters)
Request: Approval of Eastbourne Crossing composed of 1 lot on 389.447 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.