



**Zoning & Platting Commission
October 04, 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 20, 2011.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2011-0092 - Hoffman-Pauls Triangle**
Location: 8901, 8903, 8905 FM 969 Road, Elm Creek Watershed
Owner/Applicant: Connie Hoffman
Request: DR to GR
Staff Rec.: **Staff recommendation of GR-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

- 2. Rezoning:** **C14-2011-0097 - Round Rock ISD West Transportation Facility**
Location: 15000 North FM 620 Road, Lake Creek Watershed
Owner/Applicant: Round Rock Independent School District (Alan Albers)
Agent: Cunningham-Allen, Inc. (Jana Rice)
Request: DR to GR
Staff Rec.: **Staff recommendation of GR-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

- 3. Rezoning:** **C14-2011-0108 - Grandview Hills Section 9**
Location: 12701 Wilson Parke Avenue, Lake Travis Watershed
Owner/Applicant: Wilson Parke Avenue, Ltd. (Jeremy Smitheal)
Agent: Brown McCarroll (Nikelle Meade)
Request: LO to SF-2
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

- 4. Zoning:** **C14-2011-0110 - Parmer Lane Luxury Apartments**
Location: 5922 1/2 Parmer Lane, Walnut Creek Watershed
Owner/Applicant: Robinson Land Limited Partnership, Et Al (John Oscar Robinson)
Agent: Bury & Partners, Inc. (Megan Wanek)
Request: I-RR to MF-4
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

5. **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
6. **Rezoning:** **C14-2011-0111 - Naser Rezoning**
 Location: 12030 North Lamar Boulevard, Walnut Creek Watershed
 Owner/Applicant: Faris Properties (Nasib Naser)
 Request: LR-CO to LR-CO, to change a condition of zoning
 Staff Rec.: **Recommended with conditions**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
 Planning and Development Review Department
7. **Site Plan** **SPC-2011-0077D - Great Hills Country Club Tennis Court and Paving**
Conditional Use **Layout Adjustment**
Permit and
Compatibility
Waiver:
 Location: 5914 Lost Horizon Drive, Bull Creek Watershed
 Owner/Applicant: Great Hills Golf Club of Austin (Larry Harper)
 Agent: Randall Jones & Associates Engineering, Inc. (R. Brent Jones)
 Request: To approve a Conditional Use Permit for construction of an Outdoor Sports and Recreation use in GR-CO zoning and to approve a compatibility waiver from Land Development Code section 25-2-1067(F) to construct tennis courts within 50 feet of a single-family use zoned SF-2.
 Staff Rec.: **Recommended**
 Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov
 Planning and Development Review Department

- 8. Site Plan - Conditional Use Permit:** **SPC-2011-0113D - Walnut Creek Outfall Bank Erosion Phase II**
 Location: 7113 FM 969 Road, Walnut Creek Watershed
 Owner/Applicant: City of Austin, Public Works (Steve Parks)
 Agent: Baer Engineering and Environmental Consulting Inc. (Jennifer Lueckemeyer)
 Request: Request approval of a conditional use permit because the site is zoned P, Public and greater than one acre. [Section 25-2-625(D)(2)]
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov
 Planning and Development Review Department
- 9. Final w/o Preliminary Plan: Resubdivision:** **C8J-2011-0022.0A - L&I Subdivision, Resubdivision of Part of Lot 16, Ed Seeling's Subdivision**
 Location: South of F. M. 973 on Linden Road, South Dry Creek Watershed
 Owner/Applicant: J. Santos and I. Montoya
 Agent: Nash Gonzalez
 Request: Approval of a resubdivision of Part of Lot 16, Ed Seeling's Subdivision, L&I Subdivision composed of 4 lots for single-family development
 Staff Rec.: **Recommended**
 Staff: Jose Luis Arriaga, 854-7562, joe.arriaga@co.travis.tx.us
 Single Office: City of Austin/Travis County
- 10. Revised Preliminary:** **C8J-06-0124.02 - The Hollow at Slaughter Creek, Revised Preliminary**
 Owner/Applicant: Centex Homes (Brent Baker)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of a revised preliminary composed of 217 lots on 20.742 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Resubdivision:** **C8J-2011-0126.0A - Partition of the Ida Mae Burch Estate; Resubdivision. (Withdrawal & Resubdivision of C8J-2010-0097.0A)**
 Location: 4008 Burch Drive, Dry Creek East / Onion Creek Watersheds
 Owner/Applicant: Austin Granite (Steve Newcomb) & G & P Contractors (Isidro Garcia)
 Agent: Genesis 1 Engineering Co. (George Gonzalez)
 Request: Approval of the Partition of the Ida Mae Burch Estate; Resubdivision (Withdrawal & Resubdivision of C8J-2010-0097.0A), composed of 3 lots on 5.858 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 12. Final Plat:** **C8-2011-0124.0A - Avery Ranch Far West Turkey Hollow Trail Addition**
Location: Turkey Hollow Trail, South Brushy Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
Agent: Randall Jones & Associates Engineering, Inc. (R. Brent Jones)
Request: Approval of the Avery Ranch Far West Turkey Hollow Trail Addition composed of 7 lots on 1.422 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 13. Final Plat:** **C8-2011-0122.0A - Ford Oaks Annex, Lots 25, 26, & 27**
Location: 2504 Mitchell Lane, Slaughter Creek Watershed
Owner/Applicant: Cara Griswold (Herman L. Baker Jr.)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Approval of the Ford Oaks Annex, Lots 25, 26, & 27 composed of 3 lots on 3.534 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Final Plat:** **C8-2011-0130.0A - Northwoods Avery Ranch Subdivision**
Location: Lakeline Boulevard, South Brushy Creek Watershed
Owner/Applicant: Northwoods Avery Ranch LLC (Gary L. Newman)
Agent: LJA Engineering (Danny Miller)
Request: Approval of the Northwoods Avery Ranch Subdivision composed of 1 lot on 18.223 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 15. Resubdivision:** **C8J-2011-0119.0A - River Pointe Subdivision, Lots 21A & 21B; Resubdivision**
Location: 3334 Far View Drive, Panther Hollow Watershed
Owner/Applicant: Thomas & Anastasia Pullum
Agent: Frie Planning & Development Concepts, LLC (Ross Frie)
Request: Approval of the River Pointe Subdivision, Lots 21A & 21B; Resubdivision composed of 2 lots on 5.80 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 16. Final Plat:** **C8J-2011-0123.0A - Signal Hill Plat**
Location: 10570 Signal Hill Road, Bear Creek Watershed – Barton Springs Zone
Owner/Applicant: Synthia Smith, Alfred Villarreal, Joan C. & Timothy M. Perry
Agent: Genesis 1 Engineering Co. (George Gonzalez)
Request: Approval of the Signal Hill Plat composed of 3 lots on 10.00 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on electing Zoning & Platting Commission Officers.

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.