



**Zoning & Platting Commission
October 18, 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 October 4, 2011.

C. PUBLIC HEARINGS

- 1. 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
- 2. Rezoning:** **C14-2011-0055 - Kessler Zoning Change**
Location: 12502 Tomanet Trail, Walnut Creek Watershed
Owner/Applicant: Illan David Kessler
Request: SF-1 to NO-MU
Staff Rec.: **Recommendation of NO-MU-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department
- 3. 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
- 4. Rezoning:** **C814-95-0002.10 - Four Points Centre PUD Amendment #10**
Location: 7013 and 7318 1/2 River Place Boulevard, 11120 and 11034 Four Points Drive, Bull Creek Watershed
Owner/Applicant: New TPG-Four Points, L.P. (Tom Paradise)
Request: PUD to PUD
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

5. **Rezoning:** **C14-2011-0102 - Southern Creek Hike & Bike Trail**
 Location: 2907-1/2 Delwau Lane, Boggy Creek Watershed
 Owner/Applicant: City of Austin Parks and Recreation Department (Greg Montes)
 Agent: City of Austin Parks and Recreation Department (Greg Montes)
 Request: SF-2 to P
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov
 Planning and Development Review Department
6. **Rezoning:** **C14-2011-0107 - Southern Creek Hike & Bike Trail**
 Location: 7112-1/2 Zachary Drive, Walnut Creek Watershed
 Owner/Applicant: City of Austin Parks and Recreation Department (Greg Montes)
 Agent: City of Austin Parks and Recreation Department (Greg Montes)
 Request: SF-4A to P
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov
 Planning and Development Review Department
7. **Rezoning:** **C14-2011-0114 - Southern Creek Hike & Bike Trail**
 Location: 2906-1/2 Delwau Lane, Boggy Creek Watershed
 Owner/Applicant: City of Austin Parks and Recreation Department (Greg Montes)
 Agent: City of Austin Parks and Recreation Department (Greg Montes)
 Request: SF-2 to P
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov
 Planning and Development Review Department
8. **Site Plan EV Variance:** **SP-2011-0243DS - Vallandingham Residence**
 Location: 10101 Silver Mountain Drive, Slaughter Creek Watershed - Barton Springs Zone
 Owner/Applicant: Michael Vallandingham
 Agent: Carlson Brigance & Doering, Inc. (Charles Brigance)
 Request: To allow encroachment into the Critical Water Quality Zone
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 974-2810, lynda.courtney@austintexas.gov
 Brad Jackson, 974-3410, brad.jackson@austintexas.gov
 Planning and Development Review Department

- 9. Conditional Use Permit: SPC-2011-0252A - Oak Creek Plaza**
 Location: 3107 Oak Creek Drive, Walnut Creek Watershed
 Owner/Applicant: Eastbourne Mopac LLC (Francis Egan)
 Agent: Metcalfe Williams LLP (Michelle Rogerson Lynch)
 Request: To approve a Conditional Use Permit for College and University Facilities use in LO zoning.
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 974-2810, lynda.courtney@austintexas.gov
 Planning and Development Review Department
- 10. Site Plan EV Variance: SP-2010-0335D - Texas Custom Choppers**
 Location: 15602 1/2 Storm Drive, Running Deer Creek Watershed
 Owner/Applicant: WO Holdings LLC (Barry Williamson)
 Agent: Urban Design Group (Don Sansom)
 Request: 1) To allow up to 53% impervious cover on the site (LDC 25-8-454(D)(1A)); 2) To eliminate the requirement that 40% of the site be restored to its natural state to serve as a buffer [LDC Section 25-8-454(D)(2)]
 Staff Rec.: **Not Recommended**
 Staff: Jay Baker, 974-2636, jay.baker@austintexas.gov
 Brad Jackson, 974-3410, brad.jackson@austintexas.gov
 Planning and Development Review Department
- 11. Final Plat - Variance Only: C8J-2010-0117.0A - Replat of Carriage Crossing Section 2, Lot 1**
 Location: 8510 Galeana Trace Cove, Cuernavaca Creek Watershed
 Owner/Applicant: RSS Office Partners LLC (Robert Swett)
 Agent: Bury+Partners Inc. (Dwayne Shoppa)
 Request: 1) To allow 2 lots that each lie partially within the critical water quality zone to have less than 2 acres in the water quality transition zone [LDC 30-5-453(C)]; 2) To allow construction of a driveway on slopes in excess of 15% [LDC 30-5-301(A)]
 Staff Rec.: **Both Variances are Recommended**
 Staff: Mike McDougal, 974-6380, mike.mcdougal@austintexas.gov
 Planning and Development Review Department

- 12. Final Plat:** **C8J-2011-0053.0A - Steiner Ranch MU14**
 Location: 4807 North Quinlan Park Road, Lake Austin Watershed
 Owner/Applicant: Taylor Woodrow Communities/STEINER RANCH, LTD. (James Plasek)
 Agent: Sarah Crocker
 Request: The applicant is requesting a variance from Section 30-5-452 of the Land Development Code to allow construction in a water quality zone for a private roadway to provide primary access to two lots.
 Staff Rec.: **Recommended**
 Staff: Brad Jackson, 974-3410, brad.jackson@austintexas.gov
 Don Perryman, 974-2786, don.perryman@austintexas.gov
 Planning and Development Review Department
- 13. Preliminary:** **C8-2011-0134 - Esquel Phase 1 Section 4**
 Location: Escarpment Boulevard and Estana Lane, Slaughter Creek Watershed - Barton Springs Zone
 Owner/Applicant: Standard Pacific of Texas, Inc. (John Bohnen)
 Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
 Request: Approval of Esquel Phase 1 Section 4 composed of one lot into 82 lots on 45.845 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final with Preliminary:** **C8-2011-0134.1A - Esquel Phase 1 Section 4**
 Location: Escarpment Blvd. and Estana Lane, Slaughter Creek Watershed - Barton Springs Zone
 Owner/Applicant: Standard Pacific of Texas, Inc. (John Bohnen)
 Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
 Request: Approval of Esquel Phase 1 Section 4 composed of one lot into 82 lots on 45.845 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat:** **C8-2011-0106.1A - Stirling Bridge Section Four**
 Location: Harris Branch Parkway, Harris Branch/Decker Creek Watersheds
 Owner/Applicant: Centex Homes (Steve Ashlock)
 Agent: CSF Civil Group, LLC (Randy Nixon)
 Request: Approval of Stirling Bridge Section Four composed of 53 lots on 16.332 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

16. Final Plat: **C8J-2011-0132.0A - Double Desmo Subdivision**
Location: Navajo Pass, Lake Travis Watershed
Owner/Applicant: Paul Douglas
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Approval of the Double Desmo Subdivision composed of 1 lot on 3.0146 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.