



**Zoning & Platting Commission
November 1, 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

Jason Meeker
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 18, 2011.

C. PUBLIC HEARINGS

1. Briefing

Staff briefing on the Imagine Austin Comprehensive Plan.
Staff: Mark Walters, 974-7695, Mark.Walters@austintexas.gov;
Planning and Development Review Department

2. Briefing:

Staff briefing on the Colorado River Corridor Study.
Staff: Jean Drew, 974-2272, Watershed Protection Department;
jean.drew@austintexas.gov

3. Rezoning:

C14-2011-0081 - Platinum Slaughter Lane

Location: 715 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Estate of Donald Lamar West and Alma Kay West; Gruene Commercial Property, Ltd. (Alma Kay West)
Agent: Smith, Robertson, Elliott, Klein, & Douglas, LLP (David Hartman)
Request: DR to MF-3
Staff Rec.: **Recommendation of MF-3-CO with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

4. Rezoning:

C14-2011-0127 - Bluff Springs Commercial

Location: 7001 Bluff Springs Road, Onion Creek; Williamson Creek Watershed
Owner/Applicant: NL Land Holdings, Ltd. (Jimmy Nassour)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: CS-CO to CS-CO, to change a condition of zoning
Staff Rec.: **Recommended with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

5. 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.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

- 6. Site Plan - Environmental Variances Only: SP-2010-0006D(R1) - Lone Star Bank**
- Location: 10901 West US 290 Highway, Slaughter Creek - Barton Springs Zone Watershed
- Owner/Applicant: Lone Star Bank (Van P. Swift)
- Agent: ATX Planning (Ted McConaghy)
- Request: To allow fill greater than 4 feet but not to exceed 7 feet (LDC Section 25-8-342)
- Staff Rec.: **Recommended**
- Staff: Jim Dymkowski, 974-2707, jim.dymkowski@austintexas.gov; Benny Ho, 974-3402, benny.ho@austintexas.gov; Planning and Development Review Department
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- 7. Site Plan - Environmental Variances Only: SP-2008-0235D(R1) - Travis County Eastside Service Center**
- Location: 10700 FM 969, Elm Creek Watershed
- Owner/Applicant: Travis County Facilities Management Department (Roger El Khoury)
- Agent: Lockwood, Andrews & Newman, Inc (Julie Hastings)
- Request: Approval of two environmental variances requests as follows: 1. To allow construction in the Critical Water Quality Zone (LDC 25-8-392); and 2. to allow fill over 4 feet but not to exceed 8 feet (LDC 25-8-342).
- Staff Rec.: **Recommended**
- Staff: Mike McDougal, 974-6380, mike.mcdougal@austintexas.gov; Sue Welch, 974-3294, sue.welch@austintexas.gov; Planning and Development Review Department
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- 8. Site Plan - Environmental Variance Only: SP-2010-0338D - Harris Branch Interceptor Lower A**
- Location: 11949 Arlington Mill Road, Harris Branch and Gilleland Creek Watersheds
- Owner/Applicant: City of Austin - Austin Water Utility (Yvonne Gil Vallejo)
- Agent: Chan & Partners Engineering, LLC (Tom Curran)
- Request: Approval of a variance from LDC Section 25-8-361 to allow construction in a Critical Water Quality Zone for the extension of a wastewater line.
- Staff Rec.: **Recommended**
- Staff: Brad Jackson, 974-3410, brad.jackson@austintexas.gov; Sarah Graham, 974-2826, sarah.graham@austintexas.gov; Planning and Development Review Department

- 9. Final Plat with Preliminary: C8-2009-0026.3A - Avery Ranch Far West Phase 3, Section 4**
- Location: Avery Ranch Boulevard, South Brushy Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
 Agent: Randall Jones & Assc. (R. Brent Jones)
 Request: Approval of the Avery Ranch Far West Phase 3, Section 4, composed of 38 lots on 8.29 acres.
- Staff Rec.: **Recommended**
 Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department
- 10. Final Plat with Preliminary: C8-2009-0026.2A - Avery Ranch Far West Phase Three Section Three**
- Location: Avery Ranch Boulevard, South Brushy Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
 Agent: Randall Jones & Assc. (R. Brent Jones)
 Request: Approval of the Avery Ranch Far West Phase Three Section Three, composed of 41 lots on 10.16 acres.
- Staff Rec.: **Recommended**
 Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department
- 11. Resubdivision: C8J-2011-0081.0A - Steiner Ranch Phase One, Section 10D; Resubdivision of Lots 303-315, Lots 324-339 Block F**
- Location: University Club Drive, Steiner Creek; Lake Austin Watersheds
 Owner/Applicant: Taylor Woodrow Communities/Steiner Ranch (Michael Slack)
 Agent: Texas Engineering Solutions, LLC (Stephen Delgado)
 Request: Approval of the Steiner Ranch Phase One, Section 10D; Resubdivision of Lots 303-315, Lots 324-339 Block F, to resubdivide an existing subdivision of 27 lots into 34 lots for residential use.
- Staff Rec.: **Recommended**
 Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 12. Final Plat: C8-2011-0075.0A - Lakeline Retail Subdivision, Section 1**
- Location: South Lakeline Boulevard, Lake Creek/Buttercup Creek Watersheds
 Owner/Applicant: 183 BLW, LP (Edward S. Butler)
 Agent: Bury & Partners, Inc. (Jonathan Neslund)
 Request: Approval of the Lakeline Retail Subdivision, Section 1, composed of 5 lots on 37.983 acres.
- Staff Rec.: **Recommended**
 Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department

- 13. Final without Preliminary: C8J-2011-0135.0A - England Subdivision**
 Location: North FM 620, Lake Creek Watershed
 Owner/Applicant: Joe F. England
 Agent: Cunningham-Allen, Inc. (Jana Rice)
 Request: Approval of the England Subdivision composed of 1 lot on 5.918 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Amended Plat: C8-2011-0137.0A - Era McClish Subdivision, 2nd Amended Plat of Lots 1, 2, 9 & 10, Block D, Eubank Acres**
 Location: 1802 Hornsby Street, Walnut Creek Watershed
 Owner/Applicant: Louis S. Rousett, Jr.
 Agent: Louis S. Rousett, Jr.
 Request: Approval of the Era McClish Subdivision, 2nd Amended Plat of Lots 1, 2, 9 & 10, Block D, Eubank Acres, composed of 4 lots on 0.5 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat: C8J-2011-0139.0A - Borders Subdivision**
 Location: 9202 FM 812 Road, Cottonmouth Creek Watershed
 Owner/Applicant: Iron Borders Property Group (Ryan Borders)
 Agent: Austin Civil Engineering (Brent Hammond)
 Request: Approval of the Borders Subdivision, composed of 1 lot on 9.388 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.

Facilitator: Wendy Rhoades, 974-7719
 City Attorney: Meitra Farhadi, 974-2310