



Zoning & Platting Commission
November 15, 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 November 1, 2011.

C. PUBLIC HEARINGS

1. Interlocal

Agreement:

Location: 3700 & 3800 Slaughter Lane/North side of Slaughter Lane at Brodie Lane, Slaughter Creek Watershed – Barton Springs Zone

Owner/Applicant: AISD (Curt Shaw)

Agent: City of Austin, Planning and Development Review Department

Request: Conduct a public hearing and consider authorizing execution of an Interlocal Agreement between the City of Austin and Austin Independent School District establishing site development standards for the Bowie High School Practice fields.

Staff Rec.:

Recommended

Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov;
Planning and Development Review Department

2. 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

3. 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

4. Rezoning:

C14-2011-0054 - Alarid Residence

Location: 8004 Two Coves Drive, West Bull Creek Watershed

Owner/Applicant: David Alarid

Agent: Jim Bennett Consulting (Jim Bennett)

Request: DR to SF-2

Staff Rec.: **Recommendation of SF-1-CO**

Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department

5. **Zoning:** **C14-2011-0120 - Shops at Volente, Ltd.**
 Location: 11416 North F.M. 620 Road, Lake Austin Watershed
 Owner/Applicant: Shops at Volente, Ltd. (Sandy P. Aron)
 Agent: Greenblum & Associates (J. Bradley Greenblum)
 Request: I-RR to GR for Tract 1 and CS-1 for Tract 2
 Staff Rec.: **Recommendation of GR-CO for Tract 1 and CS-1-CO for Tract 2**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
 Planning and Development Review Department
6. **Rezoning:** **C14-2011-0121 - 13825 FM 2769**
 Location: 13825 F.M. 2769, Lake Travis Watershed
 Owner/Applicant: Linda Carter
 Agent: Conley Engineering (Carl Conley)
 Request: DR to GR
 Staff Rec.: **Recommendation of LO-CO**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
 Planning and Development Review Department
7. **Zoning:** **C14-2011-0122 - Atlantic-14**
 Location: 15433 FM 1325 Road, Rattan Creek Watershed
 Owner/Applicant: Mike McCarty
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: I-RR to MF-3
 Staff Rec.: **Recommendation of MF-3-CO**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
 Planning and Development Review Department
8. **Rezoning:** **C14-2011-0123 - Wells Branch Properties**
 Location: 1215, 1301, and 1307 Wells Branch Parkway, Harris Branch Watershed
 Owner/Applicant: River City Partners, Ltd. (Lee T. Raines)
 Agent: The Faust Group (William Faust)
 Request: RR to LI
 Staff Rec.: **Recommendation of CS**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
 Planning and Development Review Department

- 9. Rezoning: C14-2011-0135 - Howard Schain's Rezoning**
 Location: 6400 South 1st Street, Williamson Creek Watershed
 Owner/Applicant: Schain Properties (Howard Schain)
 Agent: Moncada Consulting (Phil Moncada)
 Request: GR-CO to CS-1
 Staff Rec.: **Recommendation of CS-1-CO**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
 Planning and Development Review Department
- 10. Site Plan - Conditional Use Permit: SPC-2011-0220A - Toro Negro Lounge**
 Location: 615 West Slaughter Lane, Slaughter Creek Watershed
 Owner/Applicant: Toro Negro Lounge (Carl S. Trevino)
 Agent: Moncada Consulting (Phil Moncada)
 Request: Approval of a conditional use permit to allow a cocktail lounge within an existing shopping center.
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov;
 Planning and Development Review Department
- 11. Site Plan - Hill Country Roadway: SPC-2011-0105C - Enclave at Westlake Drive**
 Location: 4501 Westlake Drive, Lake Austin Watershed
 Owner/Applicant: KKMA, LLC (Lee Nicol)
 Agent: Bury+Partners (Dwayne M. Shoppa)
 Request: Approval of a Hill Country Roadway site plan
 Staff Rec.: **Recommended**
 Staff: Michael Simmons-Smith, 974-1225, michael.simmons-smith@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 Plat Resubdivision:** **C8J-2011-0063.0A - Steiner Ranch Phase Two, Sec. 10 of lot 1 Bldk C; Resubdivision**
 Location: 5145 North FM 620 Road, Bear Creek Watershed
 Owner/Applicant: Joe Kinn
 Agent: LJA Engineer & Surveying (Danny Miller)
 Request: Approval of the Steiner Ranch Phase Two, Section 10 of Lot 1 Block C; Resubdivision, composed of 1 lot to 14 lots on 60.930 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 14. Final with Preliminary:** **C8J-2010-0139.1A - Greyrock Ridge Phase 1**
 Location: South Mopac Expressway Southbound, Bear Creek/Slaughter Creek Watersheds - Barton Springs Zone
 Owner/Applicant: Wildflower Commons II LP
 Agent: LJA Engineering & Surveying (Dan Ryan)
 Request: Approval of the Greyrock Ridge Phase 1 subdivision composed of 77 lots on 38.60 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Replat:** **C8-2011-0140.0A - Replat of Davis Spring Commercial Section**
 Location: 9520 Spectrum Drive, Lake Creek Watershed
 Owner/Applicant: Davis/Spectrum Properties LP (Fred Eppright & Richard E. Anderson)
 Agent: Griffin Engineering (Greg Griffin)
 Request: Approval of the Replat of Davis Spring Commercial Section, composed of 2 lots on 32.53 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat:** **C8J-2011-0142.0A - East Travis Hills Lot 65 Resubdivision**
 Location: Hayride Road, Maha Creek/Dry Creek East Watersheds
 Owner/Applicant: Ado Chanthavixay
 Agent: Sage Realty Consultants (William M. Newton)
 Request: Approval of the East Travis Hills Lot 65 Resubdivision, composed of 3 lots on 5 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final Plat:** **C8J-2011-0141.0A - Ross Elroy Road**
 Location: 7200 Elroy Road, Dry Creek East Watershed
 Owner/Applicant: Saja Investments, Inc. (Barkat Ali)
 Agent: Cuatro Consultants, Ltd. (Hugo Elizondo)
 Request: Approval of the Ross Elroy Road composed of 1 lot on 2.00 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on approving the Zoning & Platting Commission 2012 meeting schedule.

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.