



**Zoning & Platting Commission
December 06, 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 15, 2011.

C. PUBLIC HEARINGS

- 1. Code Amendment C20-2011-029 - Historic Preservation Code Amendments**
Briefing:
Owner/Applicant: City of Austin
Agent: Steve Sadowsky
Request: Amend Chapters 11-1, 25-1, 25-2 and 25-11 of the City of Austin Land Development Code, amending and adding sections relating to the historic landmark tax exemptions, designation criteria for historic landmarks, designation criteria for historic districts, and demolition delays for contributing structures in National Register and local historic districts.

Staff Rec.: **Recommended with additional staff recommendations**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@austintexas.gov
Planning and Development Review Department

- 2. Zoning: C14-2011-0143 - 8115 Altoga Zoning**
Location: 8115 Altoga Drive, Walnut Creek Watershed
Owner/Applicant: LY Holding Co., Inc. (Xuan Ly)
Agent: Thrower Design (Ron Thrower)
Request: I-RR to LI
Staff Rec.: **Recommendation of LI-CO**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov
Planning and Development Review Department

- 3. Rezoning: C14-2011-0148 - 620 JMJ Zoning**
Location: 14926 North FM 620 Road, Lake Creek Watershed
Owner/Applicant: 620 JMJ Ltd. (John Barzizza)
Agent: Cunningham Allen, Inc. (Jana Rice)
Request: DR to CS
Staff Rec.: **Recommendation of CS-CO with conditions**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

- 4. Rezoning: C14-2011-0151 - North Mopac Liquor Store**
Location: 12407 North Mopac Expressway Northbound, Unit 275, Walnut Creek Watershed

Owner/Applicant: LPC Capital Group, Ltd. (Steve Seitz)
Agent: Thrower Design (Ron Thrower)
Request: GR to CS-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

5. **Rezoning:** **C14-2011-0136 - Traywick 3**
 Location: 2105 and 2107 West Slaughter Lane; 2109 Riddle Road, Slaughter Creek Watershed
 Owner/Applicant: THS LLC (Randall Traywick)
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: SF-2; LO-CO to LR-CO
 Staff Rec.: **Recommendation of GO-MU-CO for Tract 1; LO-MU-CO for Tract 2**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
 Planning and Development Review Department
6. **Rezoning:** **C14-2011-0144 - Govalle Tunnel Centralized Odor Control Facility**
 Location: 801 to 821 Patton Avenue, Carson Creek Watershed
 Owner/Applicant: City of Austin - Department of Public Works (Jonathan Thompson)
 Agent: Parsons Corporation (Monica Suarez)
 Request: SF-3 to P
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
 Planning and Development Review Department
7. **Rezoning:** **C14-2011-0145 - Govalle Tunnel Centralized Odor Control Facility**
 Location: 818 to 826 Patton Avenue, Carson Creek Watershed
 Owner/Applicant: City of Austin - Department of Public Works (Jonathan Thompson)
 Agent: Parsons Corporation (Monica Suarez)
 Request: SF-3; MF-2; MF-3 to P
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
 Planning and Development Review Department
8. **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

- 9. Site Plan Conditional Use Permit:** **SPC-2007-0439C(R3) - Western Oaks Retail Center**
- Location: 4625 West William Cannon Drive, Williamson Creek – Barton Springs Zone Watershed
- Owner/Applicant: AVG Austin, LP. (Doug Jaquay)
- Agent: Land Strategies, Inc. (Paul Linehan)
- Request: Approval of a CUP for a restaurant use as required by the original restrictive covenant
- Staff Rec.: **Recommended**
- Staff: Lynda Courtney, 974-2810, lynda.courtney@austintexas.gov
Planning and Development Review Department
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- 10. Site Plan Extension:** **SP-2007-0393C(XT2) - Ravenscroft North Townhomes**
- Location: 1630 Melibee Trail, Slaughter Creek Watershed
- Owner/Applicant: Silver Oak & Ravenscroft Holdings, LLC (Garrett Martin)
- Agent: Thrower Design (A. Ron Thrower)
- Request: Approval of a 7-month extension from 12/06/11 to 07/05/12
- Staff Rec.: **Recommended**
- Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov
Planning and Development Review Department
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- 11. Site Plan Extension:** **SP-2007-0394C(XT2) - Ravenscroft South Townhomes**
- Location: 1631 Melibee Trail, Slaughter Creek Watershed
- Owner/Applicant: Silver Oak & Ravenscroft Holdings, LLC (Garrett Martin)
- Agent: Thrower Design (A. Ron Thrower)
- Request: Approval of a 7-month extension from 12/06/11 to 07/05/12
- Staff Rec.: **Recommended**
- Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov
Planning and Development Review Department

- 12. Final with Preliminary Plan:** **C8J-2010-0036.2A - Raceway Single Family Subdivision Section Two (A Small Lot Subdivision) Final Plat**
 Location: 4505 1/2 Grand Avenue Parkway, Gilleland and Rattan Creeks Watersheds
 Owner/Applicant: CR VI Raceway Holdings, LP (David Cox)
 Agent: Jones & Carter, Inc. (Gemsong Perry)
 Request: Approval of the Raceway Single Family Subdivision Section Two (A Small Lot Subdivision) Final Plat, a resubdivision of Lots 16, 17, 24, and 25 Northridge Acres No. 2 Subdivision, consisting of 69 total lots on 10.576 acres.
 Staff Rec.: **Recommended**
 Staff: Michael Hettenhausen, 854-7563, Michael.Hettenhausen@co.travis.tx.us
 Travis County/City of Austin Single Office
- 13. Resubdivision with Variance:** **C8-2011-0038.0A - Resubdivision of Lot 2 and a Portion of Lot 3, J. A. Bowles Subdivision**
 Location: 2903 Cameron Loop, South Boggy/Slaughter Creek Watersheds
 Owner/Applicant: Westgate Momark LLC (Terry Mitchell)
 Agent: Hanrahan-Pritchard Eng. (Larry Hanrahan)
 Request: Approve a Variance from Land Development Code 25-4-151 which requires streets in new subdivisions to align or connect to existing, adjoining streets. Approve a resubdivision of one lot and portion of another lot into one lot on 9.396 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov
 Joe Almazan, 974-2674, joe.almazan@austintexas.gov
 Planning and Development Review Department
- 14. Resubdivision:** **C8-2011-0091.0A - Resubdivision of Lot 2, Harris Ranch II, A Replat of Lots 1-5 Harris Ranch**
 Location: 9201 Brodie Lane, Slaughter/Williamson/South Boggy Creek Watersheds – Barton Springs Zone
 Owner/Applicant: Continental Home of Texas LP (Tom Moody)
 Agent: Hanrahan-Pritchard Eng. (Steve Jamison)
 Request: Approve a resubdivision of one lot into 3 residential lots on 20.90 acres.
 Staff Rec.: **Postponement to 1/3/12 (Staff)**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov
 Planning and Development Review Department

- 15. Final Plat: C8J-2011-0105.0A - RRISD West Transportation Facility Final Plat**
Location: 15014 N FM 620 Rd., Lake Creek Watershed
Owner/Applicant: Round Rock I.S.D. (Alan Albers)
Agent: Cunningham-Allen Inc. (Jana Rice)
Request: Approval of the RRISD West Transportation Facility Final Plat consisting of the resubdivision of 1 lot and additional land into 1 lot for a total of 27.561 acres.

Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov
Planning and Development Review Department
- 16. Preliminary Plan: C8J-2011-0065 - Avana Phase 1**
Location: Escarpment Boulevard, Bear Creek/Slaughter Creek Watersheds – Barton Springs Zone

Owner/Applicant: Standard Pacific of Texas Inc. (John Bohnen)
Agent: LJA Engineering & Surveying (John A. Clark)
Request: Approval of the Avana Phase 1 composed of 262 lots on 115.06 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
Planning and Development Review Department
- 17. Final with Preliminary: C8-2010-0051.3A - Springs of Walnut Creek Phase 3**
Location: 12009-1/2 North IH 35 Service Road Northbound, Walnut Creek Watershed

Owner/Applicant: Yager Development LLC (Richard Kunz)
Agent: Pape-Dawson Engineering, Inc. (Dustin Goss)
Request: Approval of the Springs of Walnut Creek Phase 3, composed of 56 lots on 15.62 acres.

Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 18. Final Plat: C8-2011-0146.0A - Avery Ranch Far West Phase Three Section Five-A**
Location: Avery Ranch Boulevard, South Brushy Creek Watershed
Owner/Applicant: Continental Homes of Texas LP (Tom Moody)
Agent: Randall Jones & Assoc. (Brent Jones, P.E.)
Request: Approval of the Avery Ranch Far West Phase Three Section Five-A, composed of 9 lots on 1.973 acres.

Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 19. Final Plat:** **C8J-2011-0148.0A - Partition of the Ida Mae Burch Estate; Resubdivision**
Location: 4008 Burch Drive, Dry Creek East/Onion Creek Watersheds
Owner/Applicant: Austin Granite (Steve Newcomb) & G&P Contractors (Isidro Garcia)
Agent: Austin Granite (Steve Newcomb) & Genesis 1 Engineering Co. (George Gonzales)
Request: Approval of the Partition of the Ida Mae Burch Estate Resubdivision, composed of 3 lots on 5.858 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 20. Final Plat:** **C8-2011-0145.A - Avery Ranch Far West Phase Three Section Five**
Location: Avery Ranch Boulevard, South Brushy Creek Watershed
Owner/Applicant: Continental Home of Texas LP (Tom Moody)
Agent: Randall Jones & Assc. (Brent Jones, P.E.)
Request: Approval of the Avery Ranch Far West Phase Three Section Five, composed of 33 lots on 15.49 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.