



**Zoning & Platting Commission  
March 20, 2012 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> 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 March 6, 2012.

## C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2012-0013 - Jollyville Rezoning**  
Location: 11602 Jollyville Road, Shoal Creek Watershed  
Owner/Applicant: George Kissinger  
Agent: Permit Partners (David Cancialosi)  
Request: LO to LR  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
- 2. Rezoning:** **C14-2012-0017 - San Felipe Boulevard Re-zoning**  
Location: 8007 San Felipe Boulevard, Rattan Creek Watershed  
Owner/Applicant: SDI 2012 Urban, Ltd. (Randy Ziehe)  
Agent: Thrower Design (A. Ron Thrower)  
Request: GR-CO to GR-MU  
Staff Rec.: **Recommendation of GR-MU-CO**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
- 3. Rezoning:** **C14-2012-0019 - James Martin**  
Location: 10812 North FM 620 Road, Bull Creek Watershed  
Owner/Applicant: James Martin  
Request: SF-2 to GR  
Staff Rec.: **Recommendation of GR-CO**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
- 4. Rezoning:** **C14-2011-0160 - Capital City Salvage (L.K.Q.)**  
Location: 7600-7900 South Congress Avenue, South Boggy Creek Watershed  
Owner/Applicant: RDO Properties, LLC (Rob Ormand)  
Agent: Enabler Design Group (DeVon Wood)  
Request: DR to LI  
Staff Rec.: **Recommendation of LI-CO with conditions**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department

5. **Rezoning:** **C14-2012-0006 - Eco-9**  
Location: 9511 North FM 620 Road, Bull Creek Watershed  
Owner/Applicant: ECO Resources  
Agent: Jim Bennett Consulting (Jim Bennett)  
Request: P-CO to GR-CO  
Staff Rec.: **Recommendation of GR-CO**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
6. **Site Plan - Hill Country Roadway & Environmental Variances:** **SPC-2011-0190C - Barton Creek at Loop 360 Climatized Self Storage**  
Location: 2631 S. Capital of Texas Hwy., Barton Creek Watershed-Barton Springs Zone  
Owner/Applicant: Uplifting Properties L.P. (Steve Goldstein)  
Agent: Longaro & Clarke (Alex Clarke P.E.)  
Request: Approval of a site plan for the construction of 2 convenience storage buildings and associated improvements within a Hill Country Roadway Corridor. Variance Requests: 1. TO ALLOW CUT UP TO A MAXIMUM OF 22.0 FEET [LDC 25-8-341];  
2. TO ALLOW FILL UP TO A MAXIMUM OF 17.5 FEET [LDC 25-8-342]; and  
3. TO ALLOW CUT OVER 8.0 FEET IN DEPTH DOWNHILL OF A SLOPE GREATER THAN 15% LDC 25-2-1123(C)]  
Staff Rec.: **Recommended**  
Staff: Nikki Hoelter, 974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov);  
Jeb Brown, 974-2709, [jeb.brown@austintexas.gov](mailto:jeb.brown@austintexas.gov);  
Planning and Development Review Department
7. **Total Plat Vacation:** **C8S-80-116(VAC) - Bluff Springs Estates Section Two (Total Plat Vacation)**  
Location: Bluff Springs Road, Boggy Creek Watershed  
Owner/Applicant: Kalogridis and Kalogridis Development (Mitchell Kalogridis)  
Agent: Granite Development Services (Keith Parkan)  
Request: Approval of the total plat vacation of the Bluff Springs Estates Section Two final plat composed of two lots on 26.04 acres.  
Staff Rec.: **Recommended**  
Staff: Michael Hettenhausen, 854-7563, [michael.hettenhausen@co.travis.tx.us](mailto:michael.hettenhausen@co.travis.tx.us);  
Travis County/City of Austin Single Office

- 8. 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 51 lots on 16.332 acres.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov); Planning and Development Review Department
- 9. Preliminary Plan:** **C8-98-0115.08 - Pioneer Crossing Preliminary**  
Location: East Braker Lane, Walnut Creek Watershed  
Owner/Applicant: Pioneer Austin Development Ltd. (Ralph Reed)  
Agent: DR Horton (Kate McDonald)  
Request: Approval of the Pioneer Crossing Preliminary Plan composed of 1 lot to be subdivided into 56 lots on 11.23 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 10. Final without Preliminary:** **C8-2012-0027.0A - Landmark Southpark**  
Location: 715 W. Slaughter Lane, Slaughter Creek Watershed  
Owner/Applicant: Gruene Commercial (Alma Kay West)  
Agent: Bury & Partners Inc. (Shervin Nooshin)  
Request: Approval of the Landmark Southpark subdivision composed of 1 lot to be subdivided into 2 lots on 24.12 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 11. Final with Preliminary:** **C8J-2009-0142.1A - Estancia Hill Country**  
Location: Puryear Road, Onion Creek Watershed  
Owner/Applicant: SLF III-Onion Creek LP (Ocie Vest)  
Agent: Bury & Partners Inc. (Kelly J. Bell)  
Request: Approval of the Estancia Hill Country subdivision composed of 1 lot on 10.203 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 12. Final Plat:** **C8J-2012-0020.0A - Wells Branch Center**  
Location: North IH-35, Walnut Creek Watershed  
Owner/Applicant: North IH35 Business Park, LP (William Schults)  
Agent: Thrower Design (Neslie Cook)  
Request: Approval of the Wells Branch Center subdivision composed of 14 lots on 45.58 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 13. Preliminary Plan:** **C8-2012-0030 - Oertli Tract Preliminary Plan**  
Location: 1200 E. Parmer Lane, Harris Branch Watershed  
Owner/Applicant: Oertli Family Partnership, LF (Linda Oertli)  
Agent: Continental Properties Co. (Erik Hahn)  
Request: Approval of the Oertli Tract Preliminary Plan composed of 4 lots on 106.2 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Final Plat:** **C8-2012-0030.1A - Springs at Tech Ridge**  
Location: 1200 E. Parmer Lane, Harris Branch Watershed  
Owner/Applicant: Oertli Family Partnership, LF (Linda Oertli)  
Agent: Continental Properties Co. (Erik Hahn)  
Request: Approval of the Springs at Tech Ridge subdivision composed of 2 lots on 24.34 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 15. Final Plat:** **C8J-2012-0029.0A - Lisa S. Worth Subdivision**  
Location: 20411 Trappers Trail, Lockwood Creek Watershed  
Owner/Applicant: Lisa S. Worth  
Agent: Alm Engineering, Inc. (Matthew Mitchell)  
Request: Approval of the Lisa S. Worth Subdivision composed of 1 lot on a 2.417 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 16. Final Plat:** **C8J-2012-0022.0A - White Rock Veterinary Hospital**  
Location: 2509 W. Pecan Street, Gilleland Creek Watershed  
Owner/Applicant: Dr. Todd Riggan  
Agent: Dr. Todd Riggan  
Request: Approval of the White Rock Veterinary Hospital subdivision composed of 1 lot on a 1.09 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 17. Resubdivision:** **C8-2012-0021.0A - Lakeline Riviera Subdivision, Resubdivision of Lot 1**  
Location: 2920-1/2 S Lakeline Blvd., Buttercup Creek Watershed  
Owner/Applicant: Lakeline Market, LTR (Milo Burdette)  
Agent: Bury & Partners, Inc (Jonathan Neslund)  
Request: Approval of the Lakeline Riviera Subdivision, Resubdivision of Lot 1 composed of 2 lots on 4.907 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 18. Final Plat w/Preliminary:** **C8-98-0115.18A - Air Products and Chemicals, Inc. Subdivision**
- Location: E. Parmer Lane, Walnut Creek/ Harris Branch Watersheds
- Owner/Applicant: Air Products and Chemicals, Inc (Jeremy Miletics)
- Agent: Longaro & Clarke (Alex Clarke P.E.)
- Request: Approval of the Air Products and Chemicals, Inc. Subdivision composed of 1 lot on 10 acres
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

#### **D. NEW BUSINESS**

- 1. New Business:**
- Request: Consider directing Staff to initiate permanent zoning for the Anderson Mill Annexation area, generally bounded by North U.S. 183 Highway Southbound, Anderson Mill Road and North FM 620 Road.

#### **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: Ann Spiegel, 974-2470