



**Zoning & Platting Commission
September 3, 2013 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

Betty Baker – Chair
Cynthia Banks – Secretary
Sean Compton
Rahm McDaniel

Jason Meeker – Assist. Secretary
Gabriel Rojas - Parliamentarian
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 August 20, 2013.

C. PUBLIC HEARINGS

- 1. Resubdivision: C8-2012-0152.0A – Shoalmont Addition, Block 3, Lot 12; Resubdivision**
Location: 5409 Shoalwood, Shoal Creek Watershed
Owner/Applicant: Mark Alan Canada Investments, Inc. (Mark A. Canada)
Agent: Doucet & Associates (Jennifer Simmons)
Request: Approve the resubdivision of an existing lot into a two lot subdivision on 0.46 acres.
Staff Rec.: **Recommended - This is a continued case from the June 4, 2013 commission meeting.**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov;
Planning and Development Review Department
- 2. Rezoning: C14-2013-0062 – Sutton-Lakeshore Addition**
Location: 3909 Westlake Drive, Lake Austin Watershed
Owner/Applicant: Glenn Sutton
Agent: Law Office of Terrence L. Irion (Terry Irion)
Request: LA to SF-2
Staff Rec.: **Recommendation pending**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department
- 3. Rezoning: C14-2013-0064 – Limerick Center**
Location: 12412 Limerick Avenue, Walnut Creek Watershed
Owner/Applicant: First Network Realty (Son Thai)
Request: NO to GO
Staff Rec.: **Recommendation of LO-MU-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
- 4. Rezoning: C14-2013-0095 – 9405 Fourteen Tee Drive**
Location: 9405 Fourteen Tee Drive, Bull Creek Watershed
Owner/Applicant: Balcones Country Club Membership Association (David Dew)
Agent: Hutson Land Planners (Duane Hutson)
Request: RR, I-SF-2 to SF-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

5. **Rezoning:** **C14-2013-0096 – 11512 Spicewood Parkway**
Location: 11512 Spicewood Parkway, Bull Creek Watershed
Owner/Applicant: Balcones Country Club Membership Association (David Dew)
Agent: Hutson Land Planners (Duane Hutson)
Request: RR to SF-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
6. **Rezoning:** **C14-2013-0097 – 11300 Spicewood Parkway**
Location: 11300 Spicewood Parkway, Bull Creek Watershed
Owner/Applicant: Balcones Country Club Membership Association (David Dew)
Agent: Hutson Land Planners (Duane Hutson)
Request: RR to SF-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
7. **Rezoning:** **C14-2013-0098 – 9900 Mandeville Circle**
Location: 9900 Mandeville Circle, Bull Creek Watershed
Owner/Applicant: Balcones Country Club Membership Association (David Dew)
Agent: Hutson Land Planners (Duane Hutson)
Request: RR to SF-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
8. **Zoning:** **C14-2013-0061 – Simpson Tract**
Location: South Chisholm Trail, 4, 800 feet south of its intersection with West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Floyd Earl Simpson, Sr.; Calvin Wesley Simpson, Sr. (Sandra Simpson)
Agent: Thrower Design (Ron Thrower)
Request: I-RR to SF-6
Staff Rec.: **Recommendation of SF-6-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

- 9. Zoning: C14-2013-0093 – Lynnbrook Condos**
 Location: 2312 Lynnbrook Drive, Slaughter Creek Watershed
 Owner/Applicant: X-Six Properties LLC (Rob A. and Kathy L. Steele)
 Agent: Rob A. Steele
 Request: I-RR to SF-6
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Planning and Development Review Department
- 10. Conditional Use Permit: SPC-2013-0157C – Sams Club 6188-00**
 Location: Lakeline Mall Blvd., Lake Creek Watershed
 Owner/Applicant: Sam's Real Estate Business Trust
 Agent: Kimley-Horn and Assoc.
 Request: Approve a CUP for a Big Box Retail Development
 Staff Rec.: **Pending; Postponement request by applicant to 9/17/13.**
 Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov;
 Planning and Development Review Department
- 11. Environmental Variances Only: SP-2013-0018C – Spicewood Springs Plaza Office Project**
 Location: 4714 Spicewood Springs Road, Bull Creek Watershed
 Owner/Applicant: Brueckl Norman E.J., Trustee of the Brueckl Trust
 Agent: Longaro and Clarke
 Request: To allow construction of a driveway on slopes in excess of 15% [LDC 25-8-301(A)], To allow construction of a building on slopes in excess of 25% [LDC 25-8-302(A)(1)], To allow construction of 0.14 acres of a building on slopes from 15 to 25% [LDC 25-8-302(B)(1)], To allow cut to exceed 4 feet [LDC 25-8-341(A)], To allow fill to exceed 4 feet [LDC 25-8-342(A)], To reduce a CEF setback [LDC 25-8-281(C)(1)(a)]
 Staff Rec.: **Recommended with Conditions**
 Staff: Mike McDougal, Environmental Reviewer, 512-974-6380, mike.mcdougal@austintexas.gov;
 Brad Jackson, Case Manager, 512-974-3410, brad.jackson@austintexas.gov;
 Planning and Development Review Department

- 12. Site Plan Extension: SP-2008-0324C(XT2) – Tech Ridge, Section One**
 Location: 13001 Center Lake Drive, Walnut Creek Watershed
 Owner/Applicant: Centerstate 99, Ltd.
 Agent: Jones and Carter, Inc. (Jim Schissler)
 Request: To extend an approved site plan ten years
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov;
 Planning and Development Review Department
- 13. Site Plan Extension: SP-06-0217C(XT3) – Four Points Centre Lot 5, Block A**
 Location: 11040 Four Points Drive, Bull Creek Watershed
 Owner/Applicant: New TPG-Four Points
 (Tom Paradise)
 Agent: Big Red Dog Engineering / Consulting (Kaitlin Redmon)
 Request: To allow a 3 year extension from 12-9-2013 to 12-9-2016.
 Staff Rec.: **Recommended**
 Staff: Amanda Couch, 512-974-2881, amanda.couch@gmail.com;
 Planing and Development Review Department
- 14. Final Plat; Previously Unplatted: C8-2013-0142.0A – Troutman Subdivision Plat**
 Location: 11112 FM 2222 Road; Bull Creek Watershed
 Owner/Applicant: New TPG-Four Points
 (Tom Paradise)
 Agent: Big Red Dog Engineering/Consulting
 (Kaitlin Redmon)
 Request: Approval of the Troutman Subdivision Plat composed of 1 lot on 1.28
 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 15. Final Plat w/ a Preliminary:** **C8J-05-0236.0A.4A – Cantarra IIB-2**
 Location: Gregg Lane, Gilleland Creek Watershed
 Owner/Applicant: Cantarra Ventures Ltd. by Intermandeco GP, LLC (Brett Corwin)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of Cantarra IIB-2 composed of 33 lots on 6.044 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat; Amended Plat:** **C8-2013-0136.0A – Beaconridge V Lot 14 Block C Tract 1A, Block A Meadowcreek Section One Lot 12; Amended Plat**
 Location: 7506 Shadywood Drive, South Boggy Creek Watershed
 Owner/Applicant: Larry Chabira
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: Approval of the Beaconridge V Lot 14 Block C Tract 1A Block A Meadowcreek Section One Lot 12; Amended Plat composed of 2 lots on 4.2235 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final Plat; Amended Plat:** **C8-2013-0138.0A – Amended Plat of Lots 6 & 7, Block B Jester Point 2 Section 3**
 Location: 7881 Lakewood Drive, Bull Creek Watershed
 Owner/Applicant: Brown Trust (Mary Lore Drott)
 Agent: Bury & Partners (Bryant Bell)
 Request: Approval of the Amended Plat of Lots 6 & 7, Block B Jester Point 2 Section 3 composed of 2 lots on 2.3089 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Final Plat w/Preliminary:** **C8J-2008-0056.5A – Pearson Place Section Three**
 Location: 13115 Avery Ranch Boulevard, Lake Creek Watershed
 Owner/Applicant: Pearson Place at Avery Ranch (Gary L. Newman)
 Agent: CSF Civil Group (Christine Potts)
 Request: Approval of Pearson Place Section Three composed of 121 lots on 34.30 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 19. Final Plat Resubdivision: C8J-2013-0140.0A – Rim Rock Trail Subdivision**
 Location: 11783 Rim Rock Trail, Barton Creek-Barton Springs Zone Watershed
 Owner/Applicant: W. David & Gina Hill
 Agent: Doucet & Associates (Hanna Lupico)
 Request: Approval of the Rim Rock Trail Subdivision composed of 2 lots on 16.406 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 20. Preliminary: C8J-2007-1061.01 – The Vistas of Austin**
 Location: 9220-1/2 Old Lockhart Road, Onion/Marble/Rinard Creek Watershed
 Owner/Applicant: The Vistas of Austin, Ltd (Doyle Wilson)
 Agent: Cantarra Ventures Ltd by Intermandeco GP, LLC (Brett Corwin)
 Request: Approval of The Vistas of Austin composed of 535 lots on 148.84 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 21. Final Plat w/Preliminary: C8J-2012-0114.1A – Avana Phase 3 Final Plat**
 Location: Escarpment Boulevard, Bear Creek-Barton Springs Zone Watershed
 Owner/Applicant: Standard Pacific Homes (Jay Byler)
 Agent: LJA Engineering & Surveying, Inc. (John A Clark)
 Request: Approval of the Avana Phase 3 Final Plat composed of 24.48 lots on 36.94 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.