



**Zoning & Platting Commission
February 16, 2010 @ 6:00 P.M.
City Hall
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

Betty Baker - Chair
Sandra Baldrige
Cynthia Banks
Gregory Bourgeois – Assistant Secretary

Teresa Rabago – Secretary
Patricia Seeger
Donna Tiemann – 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 February 2, 2010.

C. PUBLIC HEARINGS

- 1. Zoning and Rezoning:** [C14-2008-0220](#) - **Double Creek Village**
Location: 10200 - 10614 South IH-35 Service Road Southbound, Slaughter/Onion Creeks Watershed
Owner/Applicant: Sterling/Babcock & Brown Double Creek LP (Drew M. Ireland)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: I-RR; CS-CO to CS-MU
Staff Rec.: **Recommendation Pending; Postponement request by the Applicant to April 20, 2010.**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department
- 2. Rezoning:** [C14-2009-0158](#) - **7211 Albert Road Zoning Change**
Location: 7211 Albert Road, South Boggy Creek; Williamson Creek Watershed
Owner/Applicant: Chester C. Young
Agent: Damon Young
Request: DR to SF-2
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department
- 3. Rezoning:** [C14-2009-0157](#) - **Albert Road**
Location: 7201-7207 Albert Road; 1305-1407 Matthews Lane, South Boggy Creek; Williamson Creek Watershed
Owner/Applicant: Stone Properties (Jacqueline P. Stone)
Agent: Austin Civil Engineering, Inc. (Brent Hammond)
Request: SF-1-CO to SF-2
Staff Rec.: **Recommendation of SF-2-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department
- 4. Rezoning:** [C14-2009-0168](#) - **Uncle Bob's 2222**
Location: 10307 FM 2222, Bull Creek Watershed
Owner/Applicant: Sovran Acquisition, LP (Robert McGreger)
Agent: Stanley Consultants, Inc. (Andrew Dodson)
Request: LO to CS
Staff Rec.: **Recommendation of W/LO-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

5. **Rezoning:** [C14-2009-0162](#) - **AAA Limousine**
 Location: 11902 North Interstate Highway-35 Service Road Southbound, Walnut Creek Watershed
 Owner/Applicant: Mohammad Boujabadi
 Agent: A.E.C. Inc. (Phil Monchada)
 Request: LO to GR
 Staff Rec.: **Recommendation of GR-CO**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
 Planning and Development Review Department
6. **HCRO Site Plan:** [SPC-2009-0248C](#) - **Colina Vista Ph. 2-4**
 Location: 9716 FM 2222, West Bull Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Richard Maier)
 Agent: Bury and Partners, Inc. (Dwayne Shoppa)
 Request: Request approval of a Hill Country Roadway Ordinance Site Plan
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 974-2810, lynda.courtney@ci.austin.tx.us
 Planning and Development Review Department
7. **Site Plan - Conditional Use Permit:** [SPC-2009-0066C](#) - **Jefferson Street Rehabilitation Hospital**
 Location: 1600 W 38TH ST, Shoal Creek Watershed
 Owner/Applicant: 1600 W. 38th LTD (Gerald Kucera)
 Agent: The Kucera Companies, Sarah Crocker
 Request: The applicant is requesting a conditional use permit for a hospital services, general.
 Staff Rec.: **Recommended with conditions**
 Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us
 Amber Mitchell, 974-3428, amber.mitchell@ci.austin.tx.us
 Planning and Development Review Department

- 8. Site Plan - [SPC-2009-0309A](#) - 3515 Daycare
Conditional Use
Permit and Waiver
Request:**
- Location: 3515 Convict Hill Rd, Williamson Creek (BSZ) Watershed
 Owner/Applicant: George Lohr
 Request: The applicant is requesting a conditional use permit to change the use of the property to Day Care Services (Commercial). The applicant is also requesting a variance from Sec. 25-2-1067(F) - An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property used or zoned as SF-5 or more restrictive. The applicant is proposing to locate a playground with a 26 foot setback from the property to the north and a 5 foot setback from the property to the east.
- Staff Rec.: **Recommended**
 Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
 Planning and Development Review Department
- 9. Resubdivision: [C8-2009-0018.0A](#) - Shoalwood Crest Subdivision, Resubdivision of Lot 5 and a Portion of Lot 6, Block 5, Resubdivision of Shoalmont Addition**
- Location: 5518 Shoalwood Ave., Shoal Creek Watershed
 Owner/Applicant: Lone Star Renaissance LLC (Herman Cardenas)
 Agent: Genesis 1 Engineering (George Gonzalez)
 Request: Approve the resubdivision of one lot and a portion of another lot into 3 lots comprised of 0.684 acres.
- Staff Rec.: **Postpone to March 2, 2010 (applicant).**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department
- 10. Preliminary Plan: [C8J-2009-0050](#) - Lariat B Ranch Preliminary Plan**
- Location: 6200 Gilbert Road, Decker Creek Watershed
 Owner/Applicant: Lariat B Ranch, LTD (Larry Beard)
 Agent: Carlson, Brigance, & Doering, Inc. (Charles Brigance)
 Request: Request is for approval of the Lariat B Ranch Preliminary Plan composed of 16 lots on 280.68 acres and approval of a variance to Title 30-2-159 (Private Streets).
- Staff Rec.: **Recommended**
 Staff: Michael Hettenhausen, 854-7563, michael.hettenhausen@co.travis.tx.us
 Travis County/City of Austin Single Office

- 11. Resubdivision:** [C8-2009-0046.0A](#) - **Felps-Johnson Subdivision, Resubdivision of Lot 1, Drew Lane Addition**
- Location: Wommack Road at Drew Lane, Slaughter Creek Watershed
- Owner/Applicant: Jimmie & Joyce Felps
- Agent: Harris Grant (Thomas B. Watts)
- Request: Approve the resubdivision of one lot into 3 lots comprised of 0.878 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department
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- 12. Preliminary Plan:** [C8-2009-0118.SH](#) - **Zachary Scott II**
- Location: Bradshaw Road at Zachary Scott Street, Onion & Rinard Creek Watershed
- Owner/Applicant: Lennar Buffington Zachary Scott, L.P. (Ryan Mattox)
- Agent: Lakeside Engineers (Chris Ruiz)
- Request: Approve a subdivision preliminary plan for 674 lots on 222.82 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department
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- 13. Final out of a Preliminary:** [C8-2009-0118.1A.SH](#) - **Bradshaw Crossing Section Three**
- Location: Abby Ann Lane and Silver Screen Drive, Rinard Creek Watershed
- Owner/Applicant: Lennar Buffington Zachary Scott, L.P. (Ryan Mattox)
- Agent: Lakeside Engineers (Chris Ruiz)
- Request: Approve a final plat out of a preliminary plan for 15 lots on 4.965 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department
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- 14. Final Plat:** **C8-95-0220.02.2A - Expo Center Section 1 Block 8**
- Location: Montopolis Drive, Williamson/Onion Creek Watershed
- Owner/Applicant: 143 Smith School Ltd. (Ed Henigin)
- Agent: Bury & Partners (Kelly J. Bell)
- Request: The approval of the Expo Center Section 1 Block 8 composed of 1 lot on 36198 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

- 15. Final Plat:** [C8-2009-0030.2A](#) - **The Springs of Walnut Creek**
 Location: 12009-1/2 N. IH 35 Service Road NB, Walnut Creek Watershed
 Owner/Applicant: Yager Development, LLC (Rick Kunz)
 Agent: Pape-Dawson Engineer, Inc. (Dustin Goss)
 Request: The approval of the Springs of Walnut Creek composed of 1 lot on 9.3 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final without Preliminary:** [C8J-2010-0015.0A](#) - **O & A Guerra**
 Location: 12608 Edwards Hollow Run, Bear Creek Watershed
 Owner/Applicant: Armando & Olga Guerra
 Agent: Noble S & E Works, LLC (Tres Howland)
 Request: The approval of O & A Guerra subdivision composed of 1 lot on 3 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final without Preliminary:** [C8J-2010-0016.0A](#) - **Kellywood Estates**
 Location: 4110 Kellywood Dr., Slaughter Creek Watershed
 Owner/Applicant: Mike & Susan Kelly
 Agent: Texas Engineering Solutions, LLC (Stephen Delgado)
 Request: The approval of Kellywood Estates composed of 1 lot on 4.243 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Final without Preliminary:** [C8-2010-0017.0A](#) - **Cathyville Subdivision**
 Location: 13642 N. US 183 Hwy., Lake Creek Watershed
 Owner/Applicant: Cathyville, Ltd. (William Pohl)
 Agent: Thrower Design (Ron Thrower)
 Request: The approval of the Cathyville Subdivision composed of 1 lot on 4.363 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 19. Final without Preliminary:** [C8-2010-0018.0A](#) - **Kenneth Wallace Subdivision**
 Location: 1717 Toomey Road, Lady Bird Lake Watershed
 Owner/Applicant: Mobile Manor, LLC (Kurt Simons)
 Agent: Urban Design Group (J Segura)
 Request: The approval of the Kenneth Wallace Subdivision composed of 1 lot on 3.285 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

20. **Final Plat:** [C8-2010-0007.0A](#) - **Donohoe Addition, Resubdivision of Lot 2, Blk A, Banister Acres Sec. 2; Replat**
 Location: 1200 Marcy Street, West Bouldin Creek Watershed
 Owner/Applicant: (Seamus Donohoe)
 Agent: Lenworth Consulting (Nash Gonzales)
 Request: The approval of the Donohoe Addition, Resubdivision of Lot 2, Blk A, Banister Acres Sec. 2; Replat composed of 2 lots on .425 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
21. **Final Plat:** [C8-2010-0011.0A](#) - **Anderson's Amending Plat**
 Location: 2609 S. 4th Street, East/West Bouldin Creek Watershed
 Owner/Applicant: (Wally & Ella M. Anderson)
 Agent: Harris-Grant Surveying (Tomas Watts)
 Request: The approval of the Anderson's Amending Plat composed of 2 lots on .35 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
22. **Final Plat:** [C8J-2010-0012.0A](#) - **Wells Branch Nature Park**
 Location: 1750 W. Wells Branch Parkway, Walnut Creek Watershed
 Owner/Applicant: Wells Branch M.U.D. (Charles R. Waters)
 Agent: Murfee Engineering Company (Ronee Gilbert)
 Request: The approval of the Wells Branch Nature Park composed of 1 lot on 2 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
23. **Final with Preliminary:** [C8-2009-0026.1A](#) - **Avery Ranch Far West Phase 3 Section 2**
 Location: Avery Ranch Blvd., So. Brushy Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
 Agent: Randall Jones and Associates Engineering, Inc. (R. Brent Joens)
 Request: The approval of Avery Ranch Far West Phase 3 Section 2 composed of 43 lots on 8.43 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
24. **Final with Preliminary:** [C8J-2008-0023.2A](#) - **Creeks Edge**
 Location: 6718 Caudill Lane, Little Barton Creek Watershed
 Owner/Applicant: Roger T. Aufieri
 Agent: The Moore Group, Inc. (Mike Moore)
 Request: The approval of Creeks Edge composed of 34 lots on 58.774 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 25. Preliminary Plan:** [C8-84-094.02 - Park 290 East](#)
Location: E. U.S. 290 Highway, Walnut Creek Watershed
Owner/Applicant: 290 Jones Investments, Inc. (Pepper Jones)
Agent: Clark, Thomas & Winters (John Joseph)
Request: The approval of the Park 290 East preliminary plan composed of 16 lots on 73.98 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. New Business:**
Request: Discussion and action on directing staff to initiate Green Shores Annexation zoning.

ADDENDUM

The following items were inadvertently left off the agenda

C. PUBLIC HEARINGS

- 8a. Environmental Variance:** [SP-2009-0343D - 1600 Bruton Springs](#)
Location: 1600 Bruton Springs, Lake Austin Watershed
Owner/Applicant: FosterQuan, LLP (Robert Loughran)
Agent: Aupperle Company (Bruce Aupperle)
Request: To allow cut in excess of 4 feet but not to exceed 10 feet (LDC Section 25-8-341).
Staff Rec.: **Recommended**
Staff: Lynda Courtney/Yolanda Parada, 974-2810,
lynda.courtney@ci.austin.tx.us
Planning and Development Review Department

- 13a. Resubdivision:** **C8J-2009-0009.0A - Balli Subdivision, Resubdivision of Lot 4 Block A**
Location: 5205 Cadillac Dr., Decker Creek Watershed
Owner/Applicant: Juan and Gregoria Balli
Agent: Fred Fuentes
Request: Approval of the resubdivision of Lot 4 and addition of Lot 5 comprised of 3.47 acres.

Staff Rec.: **Recommended**
Staff: Sarah Sumner, 854-7687, sarah.sumner@co.travis.tx.us
 Planning and Development Review Department
- 13b. Preliminary:** **C8-2009-0026 - Avery Ranch Far West Phase 3**
Location: Avery Ranch Boulevard, Suburban Watershed Watershed
Owner/Applicant: Continental Homes of Texas, L.P. (Tom Moody)
Agent: Randall Jones & Associates Engineering Company (R. Brent Jones)
Request: Approval of the Avery Ranch Far West Phase 3 composed of 227 lots on 57.57 acres.

Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us
 Planning and Development Review Department

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.