



Zoning & Platting Commission
March 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.
2. Approval of minutes from March 2, 2010.

C. PUBLIC HEARINGS

1. **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 – POST EARLY ON AGENDA.**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

2. **Final out of a Preliminary:** [C8-2009-0118.2A.SH](#) - **Bradshaw Crossing Section Four**
Location: Zachary Scott Street, Onion 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 35 lots on 6.531 acres.
Staff Rec.: **Recommended – POST EARLY ON AGENDA.**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

3. **Rezoning:** [C814-2008-0136](#) - **North Austin Medical Center Planned Unit Development**
Location: 12221 N Mopac Expy NB, Walnut Creek Watershed
Owner/Applicant: St. David's Healthcare Partnership, L.P., LLP (Malcolm Belisle)
Agent: Clark, Thomas & Winters, P.C. (John Joseph)
Request: GO, GR, LO, GR-CO to PUD
Staff Rec.: **Recommended with conditions**
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review Department

4. **Rezoning:** [C14-2009-0164 - Payne Tracts](#)
 Location: 1705 Aldridge Drive, Little Walnut Creek Watershed
 Owner/Applicant: Jack Payne
 Agent: Conley Engineering, Inc. (Carl Conley)
 Request: I-SF-2 to CS-MU
 Staff Rec.: **Recommendation of CS-CO**
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
 Planning and Development Review Department
5. **Rezoning:** [C14-2010-0003 - Deepak Bajaj Tract](#)
 Location: 9333 Brown Lane, Walnut Creek Watershed
 Owner/Applicant: Deepak Bajaj
 Agent: Conley Engineering, Inc. (Carl Conley)
 Request: I-RR to LI; CS-MU
 Staff Rec.: **Recommendation of LI-CO**
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
 Planning and Development Review Department
6. **Rezoning:** [C14-2010-0002 - Brown Lane/Commercial Square Ltd.](#)
 Location: 9333 Brown Lane, Walnut Creek; Little Walnut Creek Watershed
 Owner/Applicant: Commercial Square, Ltd. (Carey Leggett, III)
 Agent: Conley Engineering, Inc. (Carl Conley)
 Request: I-RR to LI; CS-MU
 Staff Rec.: **Recommendation of LI-CO**
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
 Planning and Development Review Department
7. **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

8. **Site Plan - Variance only:** [SP-2009-0153D](#) - **Bird's Nest Airport, Terminal Area Development - Phase 1**
 Location: 15012 Fuchs Grove Rd., Willbarger Creek Watershed
 Owner/Applicant: Travis County Field LLC
 Agent: KSA Engineers Inc. (Micheal Pimentel P.E.)
 Request: Variance Requests: 1. To allow cut up to a maximum of 20 feet. [LDC Sec. 25-8-341] and 2. To allow fill up to a maximum of 20 feet [LDC Sec. 25-8-342]
 Staff Rec.: **Recommended**
 Staff: Jim Dymkowski, 974-2707, james.dymkowski@ci.austin.tx.us
 Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us
 Planning and Development Review Department
9. **Final with Preliminary:** [C8-2009-0118.3A.SH](#) - **Bradshaw Crossing Section 5 (Smart Housing)**
 Location: Zachary Scott St., Rinard Creek Watershed
 Owner/Applicant: Lennar Buffington Zach Scott, LP (Ryan Matox)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approval of the Bradshaw Crossing Section 5 Subdivision composed of 28 lots on 5.514 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
10. **Final with Preliminary:** [C8-03-0025.04.2A.SH](#) - **Sheldon 230, Section 2, Phase 5 (Smart Housing)**
 Location: Edmundsbury Drive, Onion/Marble Creek Watershed
 Owner/Applicant: KB Home Lone Star, LP (John Zinsmeyer)
 Agent: Longaro & Clarke (Alex Clarke)
 Request: Approval of the Sheldon 230, Section 2, Phase 5 (Smart Housing) Subdivision composed of 1 lot on 8.24 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
11. **Final with Preliminary:** [C8-03-0025.04.3A.SH](#) - **Sheldon 230, Section 2, Phase 6 (Smart Housing)**
 Location: Sunderland Dr., Onion/Marble Creek Watershed
 Owner/Applicant: KB Home Lone Star, LP (John Zinsmeyer)
 Agent: Longaro & Clarke (Alex Clarke)
 Request: Approval of the Sheldon 230, Section 2, Phase 6 (Smart Housing) Subdivision composed of 1 lot on 15.78 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

12. **Final with Preliminary:** [C8-03-0025.04.4A.SH](#) - **Sheldon 230, Section 2, Phase 7 (Smart Housing)**
 Location: Sunderland Dr., Onion Creek Watershed
 Owner/Applicant: KB Home Lone Star, LP (John Zinseyer)
 Agent: Longaro & Clarke (Alex Clarke)
 Request: Approval of the Sheldon 230, Section 2, Phase 7 (Smart Housing) Subdivision composed of 1 lot on 11.05 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
13. **Final without Preliminary:** [C8-2010-0021.0A](#) - **Era McClish Subdivision, Resubdivision of Lot C**
 Location: 11802 Hornsby Street, Walnut Creek Watershed
 Owner/Applicant: Louis S. Rousett, Jr.
 Agent: Griffin Engineering Group, Inc. (Greg Griffin)
 Request: Approval of the Era McClish Subdivision, Resubdivision of Lot C composed of 2 lots on .5 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
14. **Final with Preliminary:** [C8-03-0025.04.5A.SH](#) - **Sheldon 230, Section 1, Phase 4 (Smart Housing)**
 Location: Capitol View Dr., Onion Creek Watershed
 Owner/Applicant: KB Home Lone Star, LP (John Zinseyer)
 Agent: Longaro & Clarke (Alex Clarke)
 Request: Approval of the Sheldon 230, Section 1, Phase 4 (Smart Housing) Subdivision composed of 1 lot on 4.27 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
15. **Amended Plan:** [C8-2010-0023.0A](#) - **Harris Ridge Phase 3, Section 1, Block C, Resubdivision, Lots 39 & 40; Amended Plat of Lot 1A**
 Location: 1427 Dexford Dr., Harris Branch Watershed
 Owner/Applicant: Harris Glenn Associations, Inc. (Ken Blevins)
 Agent: Holt Planners (David Holt)
 Request: Approval of the Harris Ridge Phase 3, Section 1, Block C, Resubdivision, Lots 39 & 40; Amended Plat of Lot 1A composed of 1 lot on 0.835 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
16. **Final without Preliminary:** [C8-2010-0030.0A](#) - **Tweed Ct.**
 Location: Tweed Court, Walnut Creek Watershed
 Owner/Applicant: John Boulton
 Agent: Way Consulting Engineers, Inc. (Way Atmadja)
 Request: Approval of the Tweed Ct. Subdivision composed of 3 lots on 2.95 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 17. Final Plat:** [C8J-06-0041.5A](#) - **Lakes at Northtown Section 4**
 Location: E. Howard Lane, Harris Branch Watershed
 Owner/Applicant: Hanna/Magee LP. #1 (Blake Magee)
 Agent: Longaro Clarke (Alex Clarke)
 Request: Approval of the Lakes at Northtown Section 4 Subdivision composed of 71 lots on 13.519 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Final Plat:** [C8-2010-0024.0A](#) - **OFLP 3 Subdivision**
 Location: Manchaca Rd, Slaughter Creek Watershed
 Owner/Applicant: THG Holdings, LC (Jason Oliver)
 Agent: Texas Design Interests, LLC (Jeff Shindler)
 Request: Approval of OFLP 3 Subdivision composed of 1 lot on 1.55 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. New Business:** [020214-28, Part 9A](#)
 Request: Discussion and possible action on directing staff to initiate an amendment to the Wildhorse PUD zoning ordinance to extend the deadline to begin construction of permanent improvements for a safety service facility.
 Staff: Antonio Gonzalez, 974-4115, antonio.gonzalez@ci.austin.tx.us
 Austin Fire 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.