



**Zoning & Platting Commission  
March 1, 2011 @ 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  
Gregory Bourgeois – Assistant Secretary

Patricia Seeger – Vice-Chair  
Donna Tiemann

**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 1, 2011.

## C. PUBLIC HEARINGS

- 1. Restrictive Covenant Amendment:** **C14-91-0015(RCA) - Champion Commercial Development**  
Location: 5617 FM 2222, Bull Creek Watershed  
Owner/Applicant: Champion Assets, Ltd. (Josie Champion)  
Agent: Graves, Dougherty, Hearon & Moody, P.C. (Michael Whellan)  
Request: Restrictive Covenant Amendment in order to allow a left turn lane on FM 2222.  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
Planning and Development Review Department
- 2. Rezoning:** **C14-2010-0199 - C G & S Corral**  
Location: 402 Corral Lane, South Boggy Creek Watershed  
Owner/Applicant: C G & S Construction, Inc. (C. Wm. "Billy" Guerrero)  
Agent: Jim Bennett Consulting (Jim Bennett)  
Request: SF-2 to CS-MU-CO  
Staff Rec.: **Not Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department
- 3. Rezoning:** **C14-2010-0205 - 5501 La Crosse Avenue**  
Location: 5501 - 5617 La Crosse Avenue, Slaughter Creek - Barton Springs Zone Watershed  
Owner/Applicant: Circle C Land, LP (Erin D. Pickens)  
Agent: Metcalfe Williams, LLP (Michele Rogerson Lynch)  
Request: GR-MU-CO to GR-MU-CO, to modify the conditional overlay as it pertains to a college and university facilities use.  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department
- 4. Zoning:** **C14-2010-0194 - Briarwick Apartments**  
Location: 13400 Briarwick Drive, Lake Creek Watershed  
Owner/Applicant: Steelwood/Persimmon/Briarwick, LP (Steve Oden)  
Agent: Smith, Robertson, Elliott, Gle, Klein & Dougla, L.L.P. (David Hartman)  
Request: Unzoned to MF-4  
Staff Rec.: **Recommended with conditions**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department

5. **Final without Preliminary:** **C8J-2010-0107.0A - Texas Commerce Bancshares Subdivision & M-P Addition Replat**  
Location: 2224 Walsh Tarlton Lane, Barton/Eanes Creek Watershed  
Owner/Applicant: Longaro & Clarke (Eva Wong); Armbrust & Brown (Amanda Morrow)  
Agent: Approval of the Texas Commerce Bancshares Subdivision & M-P Addition Replat composed of 2 lots on 16.24 acres.  
Request: Approval of the Replat of Lot 1-A of the Amended Plat of Lot 1, M-P Addition and Lot 1, Block A of the Texas Commerce Bancshares Subdivision to combine to legal lots into one lot. The applicant also requests a variance from LDC Section 25-6-381(B) which requires that subdivisions on a major roadway not take access to the major roadway when alternate access is available.  
Staff Rec.: **The variance and the plat are recommended for approval with conditions.**  
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
Planning and Development Review Department
6. **Plat Vacation:** **C8-79-116.01.1(81)(VAC) - Texas Commerce Bancshares Subdivision Total Plat Vacation**  
Location: 2224 Walsh Tarlton Lane, Barton/Eanes Creek Watershed  
Owner/Applicant: Longaro & Clarke (Eva Wong); Armbrust & Brown (Amanda Morrow)  
Agent: Approval of the Texas Commerce Bancshares Subdivision & M-P Addition Replat composed of 2 lots on 16.24 acres.  
Request: Approval of the Total Plat Vacation for Texas Commerce Bankshares Subdivision.  
Staff Rec.: **Recommended.**  
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
Planning and Development Review Department
7. **Final Plat Resubdivision:** **C8J-2008-0218.0A - Resubdivision of Lot F-3 Northwest Hills Ranch Section One**  
Location: 10711 DK Ranch Road, Bull Creek Watershed  
Owner/Applicant: Kil Woo Park (Jae Park)  
Agent: Cedillos & Wilson, LLC., (Rey Cedillos)  
Request: Approval of the Resubdivision of Lot F-3, Northwest Hills Ranch Section One composed of 7 lots (6 single-family and 1 drainage) on 2.96 acres.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 974-2786, david.wahlgren@ci.austin.tx.us  
Planning and Development Review Department

- 8. Amended Plat:** **C8J-2011-0009.0A - Amended Plat of Section 4 Block B, Lots 6, 7, 8, 9, Southwest Hills**  
Location: 9725 Derecho Bend, Slaughter Creek Watershed  
Owner/Applicant: Tanner & Amanda Griffin  
Agent: Tanner and Amanda Griffin  
Request: Approval of the Amended Plat of Section 4 Block B, Lots 6, 7, 8, 9, Southwest Hills composed of 2 lots on 3.0515 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 9. Final without Preliminary:** **C8J-2011-0011.0A - Overlook at Lewis Mountain**  
Location: 8816 Blazyk Dr., Slaughter Creek Watershed  
Owner/Applicant: Scott & Chrstine Urban  
Agent: Carlson, Brigance & Doering (Becky Wolter)  
Request: Approval of the Overlook at Lewis Mountain composed of 1 lot on 1.175 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 10. Final with Preliminary:** **C8-06-0133.01.1A.SH - Goodnight Ranch Subdivision Phase One Section Two**  
Location: E. Slaughter Lane, Onion Creek Watershed  
Owner/Applicant: Austin Goodnight Ranch GP, LLC (David C. Mahn)  
Agent: Hanrahan Pritchard Engineers (Larry Hanrahan)  
Request: Approval of the Goodnight Ranch Subdivision Phase One Section Two composed of 1 lot on 30.81 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 11. Revised Preliminary:** **C8-2008-0014.03 - Wolf/Hester Preliminary Plan (Revision #3)**  
Location: S US 183 Highway, Lake Creek Watershed  
Owner/Applicant: 183 BLW LP (Matt Harris)  
Agent: Consort, Inc. (Bryan Moore)  
Request: Approval of the Wolf/Hester Preliminary Plan (Revision #3) composed of 1 lot on .802 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 12. Final without Preliminary:** **C8J-2011-0007.0A - Ross Elroy Subdivision**  
Location: 7200 Elroy Elroy Road, Dry Creek East Watershed  
Owner/Applicant: MC Joint Venture (Tim Chambers)  
Agent: Thrower Design (Ron Thrower)  
Request: Approval of the Ross Elroy Subdivision composed of 1 lot on 2 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 13. Final without Preliminary:** **C8J-2011-0016.0A - Natinsky Subdivision**  
Location: 9310 S. US 183, South Fork Dry Creek Watershed  
Owner/Applicant: Michael Natinsky  
Agent: ATS Engineers (Marc Dickey)  
Request: Approval of the Natinsky Subdivision composed of 1 lot on 2.7 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Final without Preliminary:** **C8-2011-0018.0A - Four Corners**  
Location: 7202 N. FM 620 Road, Lake Travis Watershed  
Owner/Applicant: Parke Properties 1 LP (Fred Purcell)  
Agent: King Engineering Associates, Inc. (Aaron Googins)  
Request: Approval of the Four Corners composed of 3 lots on 7.707 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 15. Final Plat w/Preliminary:** **C8-2008-0014.03.1A - Pure Lodging Driveway Subdivision**  
Location: 14020 N. US 183 HWY Service Road, Lake Creek Watershed  
Agent: Consort, Inc. (Bryan Moore)  
Request: Approval of the Pure Lodging Driveway Subdivision composed of 1 lot on .802 Acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 16. Final Plat Resubdivision:** **C8-2011-0015.0A - Davis Spring Commercial, Section 2, Block A, Lot 1' Resubdivision**  
Location: Spectrum Drive, Lake Creek Watershed  
Owner/Applicant: HEP Davis Spring, L.P. (Richard Anderson)  
Agent: Hanrahan Pritchard Engineers (Larry Hanrahan)  
Request: Approval of the Davis Spring Commercial, Section 2, Block A, Lot 1' Resubdivision composed of 3 lots on 22.96 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 17. Final Plat Resubdivision:** **C8-2011-0014.0A - Davis Spring, Section 9A, Block A, Lot 8; Resubdivision**  
Location: Spectrum Drive, Lake Creek Watershed  
Owner/Applicant: HEP Davis Spring, L.P. (Richard Anderson)  
Agent: Hanrahan Pritchard Engineers (Larry Hanrahan)  
Request: Approval of the Davis Spring, Section 9A, Block A, Lot 8; Resubdivision composed of 2 lots on 9.495.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**18. Final Plat:** **C8-2011-0019.0A - Parmer South Subdivision**  
Location: E Parmer Ln, Walnut Creek Watershed  
Owner/Applicant: Dell USA LP (Bronson Dorsey)  
Agent: Bury & Partners (Joseph Isaja)  
Request: Approval of the Parmer South Subdivision composed of 2 lots on 86.33 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

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

**1. New Business:**  
Request: Discussion and action on approving the Revised Zoning & Platting Commission Bylaws.

#### **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.