



**Zoning & Platting Commission  
April 5, 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 March 15, 2011.

## C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2010-0154 - La Palma Plaza Rezoning**  
Location: 12030 North Lamar Boulevard, Walnut Creek Watershed  
Owner/Applicant: Faris Properties (Nasib Naser)  
Request: LR-CO to GR  
Staff Rec.: **Recommendation for denial**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department
- 2. Zoning:** **C14-2011-0005 - Four Corners Commercial**  
Location: 7100 and 7202 North FM 620 Road, Lake Travis Watershed  
Owner/Applicant: GDF Realty Investment, Ltd. (R. James George), Park Properties I, LP  
(Fred Purcell)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: I-SF-2 to GR  
Staff Rec.: **Recommendation of GR-CO**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department
- 3. Rezoning:** **C14-2011-0009 - IQRA L L C**  
Location: 11331 North Lamar Boulevard, Walnut Creek Watershed  
Owner/Applicant: IQRA L L C (M. Saleem Memon)  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: LR to GR-CO  
Staff Rec.: **Recommended with conditions**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department
- 4. Zoning:** **C14-2011-0007 - Hollow at Slaughter Creek Zoning, Phase A**  
Location: 9900-9948 Hundred Year Oak Drive; 1300-1324 Tillerfield Trail; 9900-10048 Wading Pool Path, Slaughter Creek Watershed  
Owner/Applicant: Pulte Homes (Brent Baker)  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: I-RR; I-SF-4A to SF-4A  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

5. **Zoning:** **C14-2011-0008 - Hollow at Slaughter Creek Zoning, Phase B**  
Location: 9901-10001 Hundred Year Oak Drive; 10145-10161 Hundred Year Oak Drive; 1305-1325 Tillerfield Trail; 1400-1417 Middlefield Court; 1301-1425 Canopy Creek Way; 10100-10156 Wading Pool Path, Slaughter Creek Watershed  
Owner/Applicant: Pulte Homes (Brent Baker)  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: I-RR; I-SF-4A to SF-4A  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department
6. **Rezoning:** **C14-2011-0014 - Heritage Oak Hill**  
Location: 8922 Manchaca Road, Slaughter Creek Watershed  
Owner/Applicant: Cuong D. Tran  
Agent: Bury & Partners, Inc. (Melissa M. Neslund)  
Request: DR to MF-2  
Staff Rec.: **Recommendation pending**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department
7. **Zoning:** **C14-2011-0012 - Waterford House**  
Location: 2008 Brandt Road, Onion Creek Watershed  
Owner/Applicant: Shoreline Church, Inc. (Donald R. Dickey II)  
Agent: Brown McCarroll, LLP. (Jerry Harris)  
Request: I-RR to GR-CO  
Staff Rec.: **Recommended**  
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
Planning and Development Review Department
8. **Site Plan - Conditional Use Permit:** **SPC-2010-0333A - Fast Eddie's Conditional Use Site Plan**  
Location: 13945 North US 183, Lake Creek Watershed  
Owner/Applicant: Northfork Plaza Shopping Center (Keith Heil)  
Agent: Drenner & Golden Stuart Wolff, LLP (Michele Haussmann)  
Request: Approval of a Conditional Use Permit for a cocktail lounge in CS-1-CO zoning.  
Staff Rec.: **Recommended**  
Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us  
Planning and Development Review Department

- 9. Site Plan - Conditional Use Permit:** **SPC-2010-0350C - Central Texas Rehabilitation Hospital**  
Location: 700 West 45th Street, Waller Creek Watershed  
Owner/Applicant: Prevarian Austin Rehab, LP (Allan Brown)  
Agent: Bury & Partners, Inc. (Jonathan Neslund)  
Request: Approval of a Conditional Use Permit for a hospital in CS-CO zoning  
Staff Rec.: **Recommended with Conditions**  
Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us  
Planning and Development Review Department
- 10. Site Plan - Conditional Use Permit:** **SPC-2010-0162C - Harris Glenn Commons Amenity**  
Location: 1427 Dexford Drive, Harris Branch Watershed  
Owner/Applicant: Harris Glen Association, Inc. (Marilyn Childress)  
Agent: Holt Planners (David Holt)  
Request: Approval of an conditional use permit for an amenity center in SF-2 zoning, with waivers to allow an intense recreational use within 50 feet of SF-5 or more restrictive zoning, and allow a parking area and driveway within 25 feet of SF-5 or more restrictive zoning. [LDC 25-2-1067(F)(1) & LDC 25-2-1067(G)]  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 974-3404, cesar.zavala@ci.austin.tx.us  
Planning and Development Review Department
- 11. Resubdivision:** **C9-2010-0111.0A - Resubdivision of The Remaining Portion of Lot 2, The Hills of Lost Creek, Section 6-A**  
Location: 916 South Capital of Texas Highway, Eanes/Barton Creek Watersheds  
Owner/Applicant: Bogle Family Realty, LLP (Donna Smith)  
Agent: Jones-Carter Inc. (Jim Schissler)  
Request: Approve the resubdivision of a portion of one lot into 2 lots on 5.822 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
Planning & Development Review Department

- 12. Final Plat w/  
Preliminary:** **C8-2010-0035.1A - Savoy Subdivision**  
Location: 3730 Cima Serena, Shoal Creek Watershed  
Owner/Applicant: Stephen Whatley  
Agent: Hanrahan Pritchard Engineering (Larry Hanrahan)  
Request: Approval of the Savoy Subdivision composed of 28 lots (26 single-family lots) on 5.94 acres. The final plat matches the approved preliminary plan and is now ready for approval.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 974-6455, David.wahlgren@ci.austin.tx.us  
Planning and Development Review Department
- 13. Resubdivision:** **C8-2011-0038.0A.SH - Resubdivision of Lot 2 and a portion of Lot 3, J.A. Bowles Subdivision**  
Location: 2903 Cameron Loop, South Boggy/Slaughter Creek Watersheds  
Owner/Applicant: Westgate MoMark LLC (Terry Mitchell)  
Agent: Hanrahan Pritchard Engineers (Larry Hanrahan)  
Request: Approval of the Resubdivision of Lot 2 and a portion of Lot 3, J.A. Bowles Subdivision composed of 2 lots on 9.396 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Final without  
Preliminary:** **C8J-2011-0036.0A - Agarita Estates**  
Location: 4607 Agarita Cove, Lake Austin Watershed  
Owner/Applicant: Agarita Ventures (Fred Purcell & Kelly Gray)  
Agent: King Engineering Associates, Inc. (Aaron Googins)  
Request: Approval of Agarita Estates composed of 4 lots on 5.645 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 15. Final without  
Preliminary:** **C8-2011-0040.0A - Harris Ridge Commercial Subdivision**  
Location: Harris Ridge Boulevard, Harris Branch Watershed  
Owner/Applicant: Ridge Investors Limited  
Agent: Carlson, Brigrance & Doering, Inc. (Becky Wolter)  
Request: Approval of the Harris Ridge Subdivision composed of 2 lots on 4.72 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 16. Amended Plat:** **C8J-2011-0037.0A - Summit Park Subdivision, Lots 1, 2, 3, 4, & 5; Amended Plat of the Amended Plat**  
Location: 203 Canyon Rim Drive, Barton/Bee Creek Watersheds  
Owner/Applicant: William Parkhouse  
Agent: Thrower Design (Ron Thrower)  
Request: Approval of the Summit Park Subdivision, Lots 1, 2, 3, 4 & 5; Amended Plat of the Amended Plat composed of 5 lots on 9.874 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 17. Final Plat w/replat:** **C8-2011-0043.0A - Replat of Lot 1 Great Wall Subdivision**  
Location: 12408 North Mopac Expressway Service Road Southbound, Walnut Creek Watershed  
Owner/Applicant: Sharon Ma  
Agent: AEC Inc. (Phil Moncada)  
Request: Approval of Replat of Lot 1 Great Wall Subdivision composed of 1 lot on 1.83 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 18. Final Plat w/Prelim:** **C8-85-086.02.1A - Springfield 7**  
Location: McKinney Falls Pkwy, Onion/Marble/Cottonmouth Creek Watersheds  
Owner/Applicant: FC Properties One, Ltd (Rick Sheldon)  
Agent: Pape-Dawson Engineers, Inc (Dustin Goss)  
Request: Approval of the Springfield 7 composed of 108 lots on 32.76 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 19. Amended Plat:** **C8-2011-0039.0A - Amended Plat of Lenox Industrial Park Subdivision, Lots 6A, 7A, & 8A**  
Location: Corral Lane, South Boggy Creek Watershed  
Owner/Applicant: Verde Ladera Apts LP (Jim Potts)  
Agent: LJA Engineering & Surveying (Danny Miller)  
Request: Approval of the Amended Plat of Lenox Industrial Park Subdivision, Lots 6A, 7A, & 8A composed of 3 lots on 17.867 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 20. Resubdivision:** **C8-2011-0042.0A - Double Creek Village; Resub Plat of Lot 1A of Resub of Lot 1 Blk "B"**  
Location: South IH 35, Onion Creek Watershed  
Owner/Applicant: Haviland Lake Partners, LP (Jeffrey Drinkard)  
Agent: Jones-Carter Inc. (Jim Schissler)  
Request: Approval of the Double Creek Village; Resub Plat of Lot 1A of Resub of Lot 1 Blk "B" composed of 2 lots on 44.881 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

## **D. NEW BUSINESS**

### **1. New Business:**

Request: Discussion and action on nominating a Zoning & Platting Commission Secretary.

## **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.