



**Zoning & Platting Commission  
July 19, 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 – Assistant Secretary  
Gregory Bourgeois – Secretary

Gabriel Rojas  
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 July 5, 2011.

## C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2011-0049 - Pioneer Hill**  
Location: 9901-10017 Dessau Road, Walnut Creek Watershed  
Owner/Applicant: D.R. Horton/ Continental Homes of Texas, L.P. (Richard Maier), The Estate of Fred Morse (Scott Morse)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: TND to MF-1, SF-6, MF-3, GR and LI  
Staff Rec.: **Recommended with conditions**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department
- 2. Rezoning:** **C814-2008-0136.01 - North Austin Medical Center PUD Amendment #1**  
Location: 12221 North MOPAC Expressway Northbound, 2311-2511 Park Bend Drive, Walnut Creek Watershed  
Owner/Applicant: St. David's Healthcare Partnership LP, LLP (Malcolme Bellsie)  
Agent: City of Austin-Parks and Recreation Department (Chris Yanez), Coats Rose Yale Ryman & Lee, P.C. (John M. Joseph)  
Request: PUD to PUD  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department
- 3. Rezoning:** **C14-2011-0062 - Junior League Office**  
Location: 8501 Bluffstone Cove, Bull Creek Watershed  
Owner/Applicant: Junior League of Austin (Morgan Hardin)  
Agent: Winstead PC (Pete Winstead)  
Request: GR-CO, RR to GR-CO, RR  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department
- 4. Rezoning:** **C14-2011-0055 - Kessler Zoning Change**  
Location: 12502 & 12504 Tomanet Trail, Walnut Creek Watershed  
Owner/Applicant: Illan David Kessler  
Request: SF-1 to LR  
Staff Rec.: **Not Recommended**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department

5. **Rezoning:** **C14-2011-0064 - Govalle Tunnel Centralized Odor Control Facility**  
Location: 800-814 Patton Avenue, Carson Creek Watershed  
Owner/Applicant: City of Austin - Public Works Department (Jonathan Thompson)  
Agent: Parsons Corporation (Monica Suarez)  
Request: SF-3 to P  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department
6. **Rezoning:** **C14-2011-0051 - 6104 South 1st Street**  
Location: 6104 South 1st Street, Williamson Creek Watershed  
Owner/Applicant: Mursch Partners, LP (J. Winston Krause)  
Agent: Werner Campbell Permits (Danae Falvo)  
Request: LO to GO  
Staff Rec.: **Recommendation of GO-CO**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department
7. **Site Plan Extension:** **SP-93-0563D(XT2) - Riverbend Baptist Church**  
Location: 4214 North Capital of Texas Highway, St. Stephens Creek (Water Supply Rural) Watershed  
Owner/Applicant: Riverbend Church (Norm Schoenfeld)  
Agent: Coats Rose Yale Ryman & Lee (John Joseph)  
Request: Approval of a 75-year extension on a previously approved site plan.  
Staff Rec.: **10-year extension recommended by staff.**  
Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us  
Planning and Development Review Department
8. **Final Plat Resubdivision:** **C8-2011-0014.0A - Davis Spring, Section 9A, Block A, Lot 8; Resubdivision**  
Location: 9825 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.: **Recommended**  
Staff: David Wahlgren, 974-6455, David.wahlgren@ci.austin.tx.us  
Planning and Development Review Department

- 9. Final Plat Resubdivision:** **C8-2011-0015.0A - Davis Spring Commercial, Section 2, Block A, Lot 1' Resubdivision**  
Location: 9976 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.: **Recommended**  
Staff: David Wahlgren, 974-6455, David.wahlgren@ci.austin.tx.us  
Planning and Development Review Department
- 10. Preliminary:** **C8-2010-0131 - Slaughter 100 Tract 14A Preliminary Plan**  
Location: SH 45, Slaughter Creek - Barton Springs Zone Watershed  
Owner/Applicant: Wildflower Commons II LP  
Agent: LJA Engineering & Surveying, Inc. (Dan Ryan)  
Request: Approval of the Slaughter 100 Tract 14A Preliminary Plan composed of 4 lots on 36.356 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
Planning & Development Review Department
- 11. Final Plat:** **C8J-2010-0036.2A - Raceway Single Family Subdivision Section Two**  
Location: 4505 1/2 Grand Avenue Parkway, Gilleland Creek Watershed  
Owner/Applicant: CR VI Raceway Holdings L.P.; CR VI Raceway Develop, L.P. (David Cox)  
Agent: Jones & Carter, Inc. (Gemsong Perry)  
Request: Approval of the Raceway Single Family Subdivision Section Two composed of 69 lots on 10.576 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 12. Resubdivision:** **C8J-2011-0081.0A - Steiner Ranch Phase One, Section 10D; Resubdivision of Lots 303-315, Lots 324-339 Block F**  
Location: University Club Drive, Steiner Creek & Lake Austin Watershed  
Owner/Applicant: Taylor Woodrow Communities/Steiner Ranch (Michael Slack)  
Agent: Texas Engineering Solutions, LLC (Stephen Delgado)  
Request: Approval of the Steiner Ranch Phase One, Section 10D; Resubdivision of Lots 303-315, Lots 324-339 Block F  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 13. Final Plat w/Preliminary:** **C8-85-086.02.3A - Springfield Section 9**  
Location: McKinney Falls Parkway, Onion/Cottonmouth Creeks Watershed  
Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)  
Agent: Pape-Dawson Engineers, Inc (Dustin Goss)  
Request: Approval of Springfield Section 9 composed of 114 lots on 23.11 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Amended Plat:** **C8-2011-0084.0A - Amended Plat of Lot 38A Block G, Lots 38 & 39 Block G, Ing Cany II-A & Lot 40 Block G, Ing Cany II-A**  
Location: Chambly Cove, West Bull Creek Watershed  
Owner/Applicant: Gerald & Rachel McChesney  
Agent: Javier Barajas, PE  
Request: Approval of the Amended Plat of Lot 38A Block G, Lots 38 & 39 Block G, Ing Cany II-A & Lot 40 Block G, Ing Cany II-A composed of 2 lots on 3.560 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.