



**Zoning & Platting Commission  
August 2, 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 19, 2011.

## C. PUBLIC HEARINGS

- 1. Zoning:** **C14-2011-0023 - 1601 Cedar Bend Drive**  
Location: 1601 Cedar Bend Drive, Walnut Creek Watershed  
Owner/Applicant: Jack Cearley  
Agent: Lenworth Consultants, LLC (Nash Gonzales)  
Request: I-RR to LR  
Staff Rec.: **Recommendation Pending**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department
- 2. Rezoning:** **C14-2011-0066 - Creekside**  
Location: 5616 South 1st Street, Williamson Creek Watershed  
Owner/Applicant: Equilibrium Development, LP (Brad Schubert)  
Agent: PSW Homes (Ryan Diepenbrock)  
Request: GR-CO to SF-6-CO  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department
- 3. Rezoning:** **C14-2011-0070 - Bergstrom Duplex Rezoning**  
Location: 2508 Mitchell Lane, Slaughter Creek Watershed  
Owner/Applicant: Cara Griswold  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: DR; SF-2 to SF-3-CO  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department
- 4. Rezoning:** **C814-96-0003.10 - Pioneer Crossing PUD Amendment #10**  
Location: 2400-2700 Block of East Parmer Lane, Harris Branch Watershed  
Owner/Applicant: Air Products and Chemicals, Inc. (Susan O. Reber)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: PUD to PUD  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department

5. **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
6. **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
7. **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
8. **Site Plan Extension:** **SP-98-0031C(XT4) - Park Central**  
Location: 12345 North Lamar Boulevard, Walnut Creek Watershed  
Owner/Applicant: Koontz/McCombs 1, Ltd. / Cornerstone Austin Park Central I, LP, Jerry Harris  
Agent: Koontz/McCombs 1, Ltd. / Cornerstone Austin Park Central I, LP, Jerry Harris  
Request: The applicant is proposing a 3 year extension to a previously approved site plan.  
Staff Rec.: **Recommended**  
Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us  
Planning and Development Review Department

- 9. Final with Preliminary:** **C8J-06-0041.6A - The Lakes at Northtown Section Five Final Plat**  
Location: Strickling Drive, Harris Branch Watershed  
Owner/Applicant: Hanna/Magee, L.P. (Blake Magee)  
Agent: Longaro and Clarke, Inc. (Alex Clarke)  
Request: Approval of The Lakes at Northtown Section Five Final Plat composed of 63 lots on 17.146 acres.  
Staff Rec.: **Recommended**  
Staff: Michael Hettenhausen, 854-7563, Michael.Hettenhausen@co.travis.tx.us  
Travis County/City of Austin Single Office
- 10. Final with Preliminary:** **C8J-85-090.01.1A - Parke North Revised**  
Location: North FM 620 Road, Lake Travis Watershed  
Owner/Applicant: Nootsie LTD (Dave Holland)  
Agent: ATS Engineers (Marc Dickey)  
Request: Approval of Parke North Revised composed of 6 lots on 170 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 11. Amended Plat:** **C8J-2011-0085.0A - Amended Plat of Lots 23, 24 & 25, Block B, Comanche Canyon Ranch Area**  
Location: Monte Castillo Parkway, Lake Travis Watershed  
Owner/Applicant: Waterford Oasis, LLC (Greg Vincent)  
Agent: Turley Associates, Inc. (Victor Turley, P.E.)  
Request: Approval of the Amended Plat of Lots 23, 24 & 25 Block B, Comanche Canyon Ranch Area, composed of 3 lots on 2.14 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.

Facilitator: David Wahlgren, 974-6455  
City Attorney: Susana Gonzalez, 530-6364