



**Zoning & Platting Commission
December 15, 2009 @ 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

Resubdivision: **C8-2009-0018.0A - Shoalwood Crest Subdivision, Resubdivision of Lot 5 and a Portion of Lot 6, Block 5, Resubdivision of Shoalmont Addition**

Location: 5518 Shoalwood Ave., Shoal Creek Watershed

Owner/Applicant: Lone Star Renaissance LLC (Herman Cardenas)

Agent: Genesis 1 Engineering (George Gonzalez)

Request: Approve the resubdivision of one lot and a portion of another lot into 3 lots comprised of 0.684 acres.

Staff Rec.: **Pending**

Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

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 December 1, 2009.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2009-0110 - American Adventure**
Location: 13505 North FM 620 Road, Lake Creek Watershed
Owner/Applicant: Hamid Zarafshani
Agent: Shaw Hamilton Consultants (Shaw Hamilton)
Request: GR-CO to GR
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

- 2. 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.: **Recommendation Pending**
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review Department

- 3. Rezoning: C14-2009-0146 - Austin Vet Care**
Location: 3923 Medical Parkway, Shoal Creek Watershed
Owner/Applicant: La Mar Casa (Jasen Trautwein)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: CS-MU-CO to CS-MU-Co
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

4. **Resubdivision:** **C8-2009-0018.0A - Shoalwood Crest Subdivision, Resubdivision of Lot 5 and a Portion of Lot 6, Block 5, Resubdivision of Shoalmont Addition**
 Location: 5518 Shoalwood Ave., Shoal Creek Watershed
 Owner/Applicant: Lone Star Renaissance LLC (Herman Cardenas)
 Agent: Genesis 1 Engineering (George Gonzalez)
 Request: Approve the resubdivision of one lot and a portion of another lot into 3 lots comprised of 0.684 acres.
 Staff Rec.: **Pending**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department
5. **Final Plat:** **C8J-2008-0056.3A - Pearson Sec. 1**
 Location: 15701-1582 Avery Ranch Boulevard, Brushy Creek Watershed
 Owner/Applicant: Jeff Banks, ET AL (Jeff Banks, ET AL)
 Agent: Waterston Development (Theresa Canchola)
 Request: The approval of Pearson Sec. 1 composed of 108 lots on 42.583
 Staff Rec.: **Recommended**
 Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us
 Planning and Development Review Department
6. **Final Plat:** **C8-2009-0068.0A - Avery Ranch Far West Ph. 3 Sec. 1**
 Location: Running Brush Lane and Chisos Trail, South Brushy Creek Watershed
 Owner/Applicant: Continental Homes Of Texas (Tom Moody)
 Agent: Randall Jones & Assoc. (Brent Jones)
 Request: Approval of Avery Ranch Far West, Phase Three, Section One composed of 19 lots on 3.35 acres..
 Staff Rec.: **Recommended**
 Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us
 Planning and Development Review Department
7. **Final Plat:** **C8J-2009-0136.0A - Estates at Commanders Point; The (Resubmittal of C8J-2008-0231.0A)**
 Location: 4607 Agarita Cove, Lake Travis Watershed
 Owner/Applicant: Agarita Ventures/Fred Purcell & J. Kelly Gray
 Agent: King Engineering Associates, Inc. (Aaron Googins)
 Request: Approval of Estates at Commanders Point; The (Resubmittal of C8J-2008-0231.0A) composed of 6 lots on 5.645 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 8. Amended Plat: C8J-2009-0137.0A - Steiner Ranch Ph 1 Sec 6C Block A, Amended Plat of Lots 260 and 261**
 Location: 14300 Flat Top Ranch Road, Lake Austin Watershed
 Owner/Applicant: Wade Threadgill
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: Approval of Steiner Ranch Ph 1 Sec 6C Block A, Amended Plat of Lots 260 and 261 composed of 1 lot on 5.8958 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 9. Final Plat: C8J-2007-0078.5A - McCormick Mountain, Ph 3 Final Plat**
 Location: 5228 McCormick Mt Dr Bldg A, Lake Travis Watershed
 Owner/Applicant: Vistas of McCormick Mt Dev (Mike Wilson) McCormick Hilltop Investment Partners, Ltd (Douglas Kadison)
 Agent: Garrett-Ihnen (Aaron Pesek)
 Request: Approval of the McCormick Mountain, Ph 3 Final Plat composed of 24 lots on 13.01 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Final Plat: C8J-2009-0135.0A - Northridge Acres No 2, Plat of the East 1/3 part of Lot 3; Resub**
 Location: 4000 Prairie Ln, Gilleland Creek Watershed
 Owner/Applicant: Stephanie Ashley, Gary Gonzales, Harold & Jacqueline Golding
 Agent: Austin Water Utility (Lisa Martinez)
 Request: Approval of the Northridge Acres No 2, Plat of the East 1/3 part of Lot 3; Resub composed of 3 lots on 1.00 acre
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Final Plat: C8J-2007-0078.6A - McCormick Mountain Phase 2**
 Location: McCormick Mountain Drive, Lake Travis Watershed
 Owner/Applicant: McCormick Hilltop Investment Partners LTD. (Douglas Kadison) Vistas of McCormick Mountain Development, Inc. (Mike Wilson)
 Agent: Garrett-Ihnen (Aaron Pesek)
 Request: Approval of the McCormick Mountain Phase 2 composed of 28 lots on 28.18 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 12. Final Plat: C8J-2007-0078.7A - McCormick Mountain Phase 1**
 Location: McCormick Mountain Drive, Lake Travis Watershed
 Owner/Applicant: Vistas of McCormick Mountain Developmnet, Inc. (Mike Wilson)
 Agent: Garrett-Ihnen (Aaron Pesek)
 Request: Approval of the McCormick Mountain Phase 1 composed of 18 lots on 12.25 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.