



**Zoning & Platting Commission  
January 19, 2010 @ 6:00 P.M.  
City Hall  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> 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

**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 January 5, 2010.

## C. PUBLIC HEARINGS

### 1. Briefing:

Request: Briefing on the proposed Heritage Tree Ordinance.  
Staff: Michael Embesi, 974-1876, [michael.embesi@ci.austin.tx.us](mailto:michael.embesi@ci.austin.tx.us)  
Planning and Development Review Department

### 2. Final Plat: **C8-2008-0204.0A - Resubdivision of Lot 1, Shoalwood Addition Section 4**

Location: 2615 Pembroke Trail, Shoal Creek Watershed  
Owner/Applicant: Andrew Carr  
Agent: Shaw Hamilton Consultants, (Shaw Hamilton)  
Request: Approval of the Resubdivision of Lot 1, Shoalwood Section 4, comprised of 3 lots on 0.75 acres.  
Staff Rec.: **Recommended.**  
Staff: Don Perryman, 974-2786, [don.perryman@ci.austin.tx.us](mailto:don.perryman@ci.austin.tx.us)  
Planning and Development Review Department

### 3. 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](mailto:sherri.sirwaitis@ci.austin.tx.us)  
Planning and Development Review Department

### 4. Rezoning: **C14-2009-0157 - Albert Road**

Location: 7201-7207 Albert Road; 1305-1407 Matthews Lane, South Boggy Creek; Williamson Creek Watershed  
Owner/Applicant: Stone Properties (Jacqueline P. Stone)  
Agent: Austin Civil Engineering, Inc. (Brent Hammond)  
Request: SF-1-CO to SF-2  
Staff Rec.: **Recommendation of SF-2-CO**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@ci.austin.tx.us](mailto:wendy.rhoades@ci.austin.tx.us)  
Planning and Development Review Department

5. **Rezoning:** **C14-2009-0158 - 7211 Albert Road Zoning Change**  
 Location: 7211 Albert Road, South Boggy Creek; Williamson Creek Watershed  
 Owner/Applicant: Chester C. Young  
 Agent: Damon Young  
 Request: DR to SF-2  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@ci.austin.tx.us](mailto:wendy.rhoades@ci.austin.tx.us)  
 Planning and Development Review Department
6. **Rezoning:** **C14-2009-0149 - 2103 W. Slaughter Lane**  
 Location: 2103 West Slaughter Lane, Slaughter Creek Watershed  
 Owner/Applicant: Shokrollah Delaram  
 Agent: Sean Hildebrandt  
 Request: SF-2 to GO-MU  
 Staff Rec.: **Recommendation of GO-MU-CO**  
 Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@ci.austin.tx.us](mailto:wendy.rhoades@ci.austin.tx.us)  
 Planning and Development Review Department
7. **Zoning:** **C814-2009-0094 - Whisper Valley PUD**  
 Location: 9605 N. FM 973 Rd.; 9501 N. FM 973 Rd.; Taylor Ln.; Nez Perce Trace; 8312 Taylor Ln.; and 9015 Taylor Ln, Colorado River and Gilleland Creek Watershed  
 Owner/Applicant: Club Deal 120 Whisper Valley, LP (Doug Gilliland)  
 Agent: Metcalfe Williams, LLP (Michele Rogerson)  
 Request: Unzoned to PUD  
 Staff Rec.: **Recommendation Pending; Indefinite Postponment request by staff**  
 Staff: Jerry Rusthoven, 974-3207, [jerry.rusthoven@ci.austin.tx.us](mailto:jerry.rusthoven@ci.austin.tx.us)  
 Planning and Development Review Department
8. **Zoning and Rezoning:** **C14-2009-0089 - Indian Hills**  
 Location: N. FM Rd. 973, Decker Creek and Elm Creek Watershed  
 Owner/Applicant: Club Deal 116 Indian Hills TX, LP (Doug Gilliland)  
 Agent: Metcalfe Williams, LLP (Michele Rogerson)  
 Request: Unzoned, P, and DR to MF-3, CS, and LI  
 Staff Rec.: **Recommendation Pending; Indefinite Postponment request by staff**  
 Staff: Joi Harden, 974-2122, [joi.harden@ci.austin.tx.us](mailto:joi.harden@ci.austin.tx.us)  
 Planning and Development Review Department

- 9. Zoning and Rezoning:** **C14-2008-0123 - Bennett Tract**  
 Location: 7309 South IH 35 Service Road Northbound, South Boggy Creek; Onion Creek Watershed  
 Owner/Applicant: South Austin I-35 Associates c/o Bennett Realty Group (Timothy T. Bennett)  
 Agent: Big Red Dog Engineering / Consulting (Will Schnier)  
 Request: I-RR; GR to CS-MU-CO  
 Staff Rec.: **Recommendation of CS-MU-CO with conditions**  
 Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@ci.austin.tx.us](mailto:wendy.rhoades@ci.austin.tx.us)  
 Planning and Development Review Department
- 10. Site Plan - Extension Request Only:** **SP-05-1234C(XT2) - Chaparral Crossing**  
 Location: 4600 N Dunlab Road, Decker Creek Watershed  
 Owner/Applicant: Qualico, AC, LP (Vera Massaro)  
 Agent: Carlson, Brigrance & Doering, Inc (Jennifer Harden)  
 Request: The applicant is requesting an extension to the previously approved site plan to the maximum allotted time due to Project Duration (from September 26, 2009 to May 2, 2010).  
 Staff Rec.: **Recommended**  
 Staff: Sarah Graham, 974-2826, [sarah.graham@ci.austin.tx.us](mailto:sarah.graham@ci.austin.tx.us)  
 Planning and Development Review Department
- 11. Resubdivision:** **C8-2009-0097.0A - Resubdivision of Lots 15, 17, & 18, Southpark Meadows Subdivision**  
 Location: W. Slaughter Lane, Slaughter Creek Watershed  
 Owner/Applicant: SP Meadows South, Ltd (David L. Roche), BDDDB 17, Ltd (David L. Roche), BDDDB 18, Ltd (David L. Roche)  
 Agent: Doucet & Associates, Inc. (Joe Grasso)  
 Request: Approval of a resubdivision composed of 3 lots and proposed for 5 lots for commercial use on 39.77 acrs.  
 Staff Rec.: **Recommended.**  
 Staff: Don Perryman, 974-2786, [don.perryman@ci.austin.tx.us](mailto:don.perryman@ci.austin.tx.us)  
 Planning and Development Review Department

- 12. Final without Preliminary:** **C8J-2009-0054.0A - McAngus Road Subdivision**  
Location: 7719 McAngus Road, North Fork Dry Creek Watershed  
Owner/Applicant: Damaso E. and Damaso A. Rojo  
Agent: Lenworth Consulting (Nash Gonzales)  
Request: Approval of the McAngus Road Subdivision composed of 8 lots on 15.06 acres.  
Staff Rec.: **Recommended**  
Staff: Michael Hettenhausen, 854-7563, [michael.hettenhausen@co.travis.tx.us](mailto:michael.hettenhausen@co.travis.tx.us)  
Travis County/City of Austin Single Office
- 13. Rev. Preliminary:** **C8J-2007-0130.01 - Cascades @ Onion Creek (formerly Fox Hill)**  
Location: S. IH 35, Onion Creek Watershed  
Owner/Applicant: Onion Associates, Ltd. (Marc Knutsen)  
Agent: Vaughn & Associates, Inc. (Ric Vaughn)  
Request: Approval of the Cascades at Onion Creek (formerly Fox Hill) composed of 476 lots on 215.59 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Final with Preliminary:** **C8J-2009-0130.01.2A - Cascades @ Onion Creek Section 2**  
Location: 11601 S. IH 35 Service Road Northbound, Onion Creek Watershed  
Owner/Applicant: Onion Associates, Ltd. (Marc Knutsen)  
Agent: Vaughn & Associates, Inc. (Ric Vaughn)  
Request: Approval of the Cascades at Onion Creek Section 2 composed of 1 lot on 8.894 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 15. Final with Preliminary:** **C8J-2009-0130.01.1A - Cascades @ Onion Creek Section 1**  
Location: S. IH 35, Onion Creek Watershed  
Owner/Applicant: Onion Associates, Ltd. (Marc Knutsen)  
Agent: Vaughn & Associates, Inc. (Ric Vaughn)  
Request: Approval of the Cascades at Onion Creek Section 1 composed of 97 lots on 33.106 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**16. Final without Preliminary:** **C8-2009-0147.0A - G.M. Brass Subdivision Amended Plat of Lots 11 & 12, Block I**  
Location: Garwood Street, Boggy creek Watershed  
Owner/Applicant: Bich Tran  
Agent: Jim Bennett Consulting (Hector Avila)  
Request: Approval of the G.M. Brass Subdivision Amended Plat of Lots 11 & 12, Block I composed of 2 lots on .41 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.