



**Zoning & Platting Commission  
February 2, 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 19, 2010.

## C. PUBLIC HEARINGS

- 1. Code Amendment      C20-2008-013**  
Request: Discussion and Action on the proposed Heritage Tree Ordinance  
Staff: Michael Embesi, 974-1856, [micheael.embesi@ci.austin.tx.us](mailto:micheael.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:                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; Postponment request by the staff to 3/16/2010**  
Staff: Joi Harden, 974-2122, [joi.harden@ci.austin.tx.us](mailto:joi.harden@ci.austin.tx.us)  
Planning and Development Review Department
- 4. Rezoning:                C14-2009-0097 - 11505 Anderson Mill Road Rezone**  
**Location:** 11505 Anderson Mill Road, Bull Creek Watershed  
**Owner/Applicant:** Marvin and Elizabeth Henry  
**Agent:** Thrower Design (Ron Thrower)  
**Request:** DR to LR  
**Staff Rec.:** **Recommendation of LR-CO**  
**Staff:** Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)  
Planning and Development Review
- 5. Rezoning:                C14-2009-0107 - St. Vincent De Paul Catholic Church**  
**Location:** 9500 Neenah Avenue, Lake Creek Watershed  
**Owner/Applicant:** Catholic Diocese of Austin (W.M. Mulvey)  
**Agent:** Baker-Aicklen & Associates (Arnold Gonzales, Jr.)  
**Request:** SF-2 to MF-4  
**Staff Rec.:** **Recommendation of GO-CO**  
**Staff:** Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)  
Planning and Development Review Department

6. **Rezoning:** **C14-2009-0162 – AAA Limousine**  
**Location:** 11902 North Interstate Highway-35 Service Road Southbound, Walnut Creek Watershed  
**Owner/Applicant:** Mohammad Boujabadi  
**Agent:** A.E.C. Inc (Phil Moncada)  
**Request:** LO to GR  
**Staff Rec.:** **Recommendation of GR-CO**  
**Staff:** Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)  
Planning and Development Review Department
7. **Site Plan – Conditional Use Permit and Waiver Request** **SPC-2009-0309A – 3515 Daycare**  
**Location:** 3515 Convict Hill Road, Williamson Creek (BSZ) Watershed  
**Agent:** George Lohr  
**Request:** The applicant is requesting a conditional use permit to change the use of the property to Day Care Services (Commercial). The applicant is also requesting a variance from Sec. 25-2-1067(F) – An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property used or zoned as SF-5 or more restrictive. The applicant is proposing to locate a playground with a 26 foot setback from the property to the north and a 5 foot setback from the property to the east.  
**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
8. **Site Plan – Conditional Use Permit** **SPC-2009-0066C – Jefferson Street Rehabilitation Hospital**  
**Location:** 1600 W. 38<sup>th</sup> Street, Shoal Creek Watershed  
**Owner/Applicant:** 1600 W. 38<sup>th</sup> LTD (Gerald Kucera)  
**Agent:** The Kucera Companies, Sarah Crocker  
**Request:** The applicant is requesting a conditional use permit for a hospital services, general.  
**Staff Rec.:** **Recommended with conditions**  
**Staff:** Sue Welch, 974-3294, [sue.welch@ci.austin.tx.us](mailto:sue.welch@ci.austin.tx.us)  
Amber Mitchell, 974-3428, [amber.mitchell@ci.austin.tx.us](mailto:amber.mitchell@ci.austin.tx.us)  
Planning and Development Review Department

- 9. Resubdivision**      **C8-2010-0005.0A – Resubdivision of Lot 10 & 11, Block F, Summit Oaks**  
**Location**      Tweed Court, Walnut Creek Watershed  
**Owner/Applicant**      John Boulton  
**Agent:**      Way Consulting Engineers, Inc. (Way Atmadja)  
**Request:**      The approval of the Resubdivision of Lot 10 & 11, Block F, Summit Oaks composed of 2 lots on 2.95 acres.  
**Staff Rec.:**      **Recommended**  
**Staff:**      Planning & Development Review Department
- 10. Final without Preliminary:**      **C8J-2010-0003.0A Verna Fowler Banks Subdivision**  
**Location:**      13300 FM 969 Road, Decker Creek Watershed  
**Owner/Applicant:**      Linda Banks Kneppel  
**Agent:**      Jacobs (Ricky De Camps & Suzanne Dean)  
**Request:**      Approval of the Verna Fowler Banks Subdivision composed of 2 lots on 16.28 acres.  
**Staff Rec.**      **Disapproval**  
**Staff:**      Planning & Development Review Department
- 11. Preliminary:**      **C8J-2010-0008 – Elm Creek Centre Preliminary Plat (W/D & Resub of C8J-2009-0007)**  
**Location:**      12500 FM 969 Road, Elm Creek Watershed  
**Owner/Applicant**      CB2Ls, LLC (Buck Baccus)  
**Agent:**      Vickrey & Associates, Inc. (Steve Frost)  
**Request:**      Approval of the Elm Creek Centre Preliminary Plat (W/D & Resub of C8J-2009-0007) composed of 7 lots on 8.55 acres.  
**Staff Rec.:**      **Disapproval**  
**Staff:**      Planning & Development Review Department
- 12. Preliminary:**      **C8J-2010-0009 – Park 130 Preliminary Plat (W/D & Resub of C8J-2009-0008)**  
**Location:**      N SH 130 NB, Elm Creek and Decker Creek Watersheds  
**Owner/Applicant:**      CB2Ls, LLC (Buck Baccus)  
**Agent:**      Vickrey & Associates, Inc. (Steve Frost)  
**Request:**      Approval of the Park 130 Preliminary Plat (W/D & Resub of C8J-2009-0008) composed of 9 lots on 12.82 acres.  
**Staff Rec.:**      **Disapproval**  
**Staff:**      Planning & Development Review Department

13. **Preliminary:** **C8-07-0043.01 – Northwoods At Lakeline**  
**Location:** N. Lakeline Blvd., South Brushy Creek Watershed  
**Owner/Applicant:** Northwoods Lakeline Ranch, LLC (Todd Janssen)  
**Agent:** Bury & Partners, Inc. (David A. Miller)  
**Request:** Approval of the Northwoods At Lakeline composed of 838 lots on 177.63 acres.  
**Staff Rec.:** **Disapproval**  
**Staff:** Planning & Development Review Department
14. **Final with Preliminary:** **C8-2009-0030.1A – The Springs of Walnut Creek Phase 1**  
**Location:** 12009 ½ North IH 35 Northbound, Walnut Creek Watershed  
**Owner/Applicant:** Yager Development, LLC (Richard Kunz)  
**Agent:** Pape-Dawson Engineers, Inc. (Dustin Goss)  
**Request:** Approval of the Springs of Walnut Creek Phase 1 composed of 29 lots on 9.3 acres.  
**Staff Rec.:** **Disapproval**  
**Staff:** Planning & 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.