



**Zoning & Platting Commission  
February 16, 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 February 2, 2010.

## C. PUBLIC HEARINGS

- 1. Zoning and Rezoning:** **C14-2008-0220 - Double Creek Village**  
Location: 10200 - 10614 South IH-35 Service Road Southbound, Slaughter/Onion Creeks Watershed  
Owner/Applicant: Sterling/Babcock & Brown Double Creek LP (Drew M. Ireland)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: I-RR; CS-CO to CS-MU  
Staff Rec.: **Recommendation Pending; Postponement request by the Applicant to April 20, 2010.**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@ci.austin.tx.us](mailto:wendy.rhoades@ci.austin.tx.us)  
Planning and Development Review Department
- 2. 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
- 3. 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
- 4. Rezoning:** **C14-2009-0168 - Uncle Bob's 2222**  
Location: 10307 FM 2222, Bull Creek Watershed  
Owner/Applicant: Sovran Acquisition, LP (Robert McGreger)  
Agent: Stanley Consultants, Inc. (Andrew Dodson)  
Request: LO to CS  
Staff Rec.: **Recommendation of W/LO-CO**  
Staff: Clark Patterson, 974-7691, [clark.patterson@ci.austin.tx.us](mailto:clark.patterson@ci.austin.tx.us)  
Planning and Development Review Department

5. **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 Monchada)  
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
6. **HCRO Site Plan:** **SPC-2009-0248C - Colina Vista Ph. 2-4**  
Location: 9716 FM 2222, West Bull Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP (Richard Maier)  
Agent: Bury and Partners, Inc. (Dwayne Shoppa)  
Request: Request approval of a Hill Country Roadway Ordinance Site Plan  
Staff Rec.: **Recommended**  
Staff: Lynda Courtney, 974-2810, [lynda.courtney@ci.austin.tx.us](mailto:lynda.courtney@ci.austin.tx.us)  
Planning and Development Review Department
7. **Site Plan - Conditional Use Permit:** **SPC-2009-0066C - Jefferson Street Rehabilitation Hospital**  
Location: 1600 W 38TH ST, Shoal Creek Watershed  
Owner/Applicant: 1600 W. 38th 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

- 8. Site Plan - Conditional Use Permit and Waiver Request:**  
Location: 3515 Convict Hill Rd, Williamson Creek (BSZ) Watershed  
Owner/Applicant: 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
- 9. 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.: **Postpone to March 2, 2010 (applicant).**  
Staff: Sylvia Limon, 974-2767, [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us)  
Planning and Development Review Department
- 10. Preliminary Plan:** **C8J-2009-0050 - Lariat B Ranch Preliminary Plan**  
Location: 6200 Gilbert Road, Decker Creek Watershed  
Owner/Applicant: Lariat B Ranch, LTD (Larry Beard)  
Agent: Carlson, Brigrance, & Doering, Inc. (Charles Brigrance)  
Request: Request is for approval of the Lariat B Ranch Preliminary Plan composed of 16 lots on 280.68 acres and approval of a variance to Title 30-2-159 (Private Streets).  
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

- 11. Resubdivision:** **C8-2009-0046.0A - Felps-Johnson Subdivision, Resubdivision of Lot 1, Drew Lane Addition**  
Location: Wommack Road at Drew Lane, Slaughter Creek Watershed  
Owner/Applicant: Jimmie & Joyce Felps  
Agent: Harris Grant (Thomas B. Watts)  
Request: Approve the resubdivision of one lot into 3 lots comprised of 0.878 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us)  
Planning and Development Review Department
- 12. Preliminary Plan:** **C8-2009-0118.SH - Zachary Scott II**  
Location: Bradshaw Road at Zachary Scott Street, Onion & Rinard Creek Watershed  
Owner/Applicant: Lennar Buffington Zachary Scott, L.P. (Ryan Mattox)  
Agent: Lakeside Engineers (Chris Ruiz)  
Request: Approve a subdivision preliminary plan for 674 lots on 222.82 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us)  
Planning and Development Review Department
- 13. Final out of a Preliminary:** **C8-2009-0118.1A.SH - Bradshaw Crossing Section Three**  
Location: Abby Ann Lane and Silver Screen Drive, Rinard Creek Watershed  
Owner/Applicant: Lennar Buffington Zachary Scott, L.P. (Ryan Mattox)  
Agent: Lakeside Engineers (Chris Ruiz)  
Request: Approve a final plat out of a preliminary plan for 15 lots on 4.965 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us)  
Planning and Development Review Department
- 14. Final Plat:** **C8-95-0220.02.2A - Expo Center Section 1 Block 8**  
Location: Montopolis Drive, Williamson/Onion Creek Watershed  
Owner/Applicant: 143 Smith School Ltd. (Ed Henigin)  
Agent: Bury & Partners (Kelly J. Bell)  
Request: The approval of the Expo Center Section 1 Block 8 composed of 1 lot on 36.98 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 15. Final Plat:** **C8-2009-0030.2A - The Springs of Walnut Creek**  
Location: 12009-1/2 N. IH 35 Service Road NB, Walnut Creek Watershed  
Owner/Applicant: Yager Development, LLC (Rick Kunz)  
Agent: Pape-Dawson Engineer, Inc. (Dustin Goss)  
Request: The approval of the Springs of Walnut Creek composed of 1 lot on 9.3 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 16. Final without Preliminary:** **C8J-2010-0015.0A - O & A Guerra**  
Location: 12608 Edwards Hollow Run, Bear Creek Watershed  
Owner/Applicant: Armando & Olga Guerra  
Agent: Noble S & E Works, LLC (Tres Howland)  
Request: The approval of O & A Guerra subdivision composed of 1 lot on 3 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 17. Final without Preliminary:** **C8J-2010-0016.0A - Kellywood Estates**  
Location: 4110 Kellywood Dr., Slaughter Creek Watershed  
Owner/Applicant: Mike & Susan Kelly  
Agent: Texas Engineering Solutions, LLC (Stephen Delgado)  
Request: The approval of Kellywood Estates composed of 1 lot on 4.243 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 18. Final without Preliminary:** **C8-2010-0017.0A - Cathyville Subdivision**  
Location: 13642 N. US 183 Hwy., Lake Creek Watershed  
Owner/Applicant: Cathyville, Ltd. (William Pohl)  
Agent: Thrower Design (Ron Thrower)  
Request: The approval of the Cathyville Subdivision composed of 1 lot on 4.363 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 19. Final without Preliminary:** **C8-2010-0018.0A - Kenneth Wallace Subdivision**  
Location: 1717 Toomey Road, Lady Bird Lake Watershed  
Owner/Applicant: Mobile Manor, LLC (Kurt Simons)  
Agent: Urban Design Group (J Segura)  
Request: The approval of the Kenneth Wallace Subdivision composed of 1 lot on 3.285 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 20. Final Plat:** **C8-2010-0007.0A - Donohoe Addition, Resubdivision of Lot 2, Blk A, Banister Acres Sec. 2; Replat**  
Location: 1200 Marcy Street, West Bouldin Creek Watershed  
Owner/Applicant: (Seamus Donohoe)  
Agent: Lenworth Consulting (Nash Gonzales)  
Request: The approval of the Donohoe Addition, Resubdivision of Lot 2, Blk A, Banister Acres Sec. 2; Replat composed of 2 lots on .425 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 21. Final Plat:** **C8-2010-0011.0A - Anderson's Amending Plat**  
Location: 2609 S. 4th Street, East/West Bouldin Creek Watershed  
Owner/Applicant: (Wally & Ella M. Anderson)  
Agent: Harris-Grant Surveying (Tomas Watts)  
Request: The approval of the Anderson's Amending Plat composed of 2 lots on .35 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 22. Final Plat:** **C8J-2010-0012.0A - Wells Branch Nature Park**  
Location: 1750 W. Wells Branch Parkway, Walnut Creek Watershed  
Owner/Applicant: Wells Branch M.U.D. (Charles R. Waters)  
Agent: Murfee Engineering Company (Ronee Gilbert)  
Request: The approval of the Wells Branch Nature Park composed of 1 lot on 2 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 23. Final with Preliminary:** **C8-2009-0026.1A - Avery Ranch Far West Phase 3 Section 2**  
Location: Avery Ranch Blvd., So. Brushy Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)  
Agent: Randall Jones and Associates Engineering, Inc. (R. Brent Joens)  
Request: The approval of Avery Ranch Far West Phase 3 Section 2 composed of 43 lots on 8.43 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 24. Final with Preliminary:** **C8J-2008-0023.2A - Creeks Edge**  
Location: 6718 Caudill Lane, Little Barton Creek Watershed  
Owner/Applicant: Roger T. Aufieri  
Agent: The Moore Group, Inc. (Mike Moore)  
Request: The approval of Creeks Edge composed of 34 lots on 58.774 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**25. Preliminary Plan: C8-84-094.02 - Park 290 East**  
Location: E. U.S. 290 Highway, Walnut Creek Watershed  
Owner/Applicant: 290 Jones Investments, Inc. (Pepper Jones)  
Agent: Clark, Thomas & Winters (John Joseph)  
Request: The approval of the Park 290 East preliminary plan composed of 16 lots on 73.98 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

## **D. NEW BUSINESS**

**1. New Business:**  
Request: Discussion and action on directing staff to initiate Green Shores Annexation zoning.

## **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.



