



**Zoning & Platting Commission**  
**April 6, 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 March 16, 2010.

## C. PUBLIC HEARINGS

- 1. Rezoning:** **C14H-2009-0065 - Judge David and Birdie Pickle House**  
Location: 1515 Murray Lane, Shoal Creek Watershed  
Owner/Applicant: Jordan Steiker and Lori Holleran  
Agent: Suzanne Deaderick  
Request: SF-3 to SF-3-H  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 974-6454, [steve.sadowsky@ci.austin.tx.us](mailto:steve.sadowsky@ci.austin.tx.us)  
Planning and Development Review Department
- 2. Rezoning:** **C14H-2010-0003 - Fitzgerald-Upchurch-Wilkerson House**  
Location: 1710 Windsor Road, Shoal Creek Watershed  
Owner/Applicant: Dean and Andrea McWilliams  
Agent: Suzanne Deaderick  
Request: SF-2 to SF-2-H  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 974-6454, [steve.sadowsky@ci.austin.tx.us](mailto:steve.sadowsky@ci.austin.tx.us)  
Planning and Development Review Department
- 3. Rezoning:** **C14-2009-0135 - HW Tosca**  
Location: East Wells Branch Parkway, Harris Branch Watershed  
Owner/Applicant: HW Tosca Investments LP (Shannon Martinez)  
Agent: Metcalfe Williams, LLP (Michele Rogerson)  
Request: GR, MF-2 to GR-MU  
Staff Rec.: **Pending**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)  
Planning and Development Review Department
- 4. Restrictive Covenant Termination:** **C14-98-0150(RCT) - HW Tosca**  
Location: 100 East Wells Branch Parkway, Harris Branch Watershed  
Owner/Applicant: HW Tosca Investments LP (Shannon Martinez)  
Agent: Metcalfe Williams, LLP (Michele Rogerson)  
Request: To terminate a public restrictive covenant to delete TIA condtions placed on the property located at 100 E. Wells Branch Parkway  
Staff Rec.: **Pending**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)  
Planning and Development Review Department

Facilitator: Donna Galati, 974-2733

City Attorney: Gregory Miller, 974-6032

5. **Rezoning:** **C14-2010-0017 - Great Hills Country Club**  
Location: 5917 Lost Horizon Drive, Bull Creek Watershed  
Owner/Applicant: Great Hills Golf Club of Austin, Inc. (Larry Harper)  
Agent: Randall Jones & Associates Engineering, Inc. (R. Brent Jones)  
Request: GR-CO to GR-CO  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department
6. **Rezoning:** **C14-2010-0020 - 12108 N Lamar Blvd**  
Location: 12108 North Lamar Boulevard, Walnut Creek Watershed  
Owner/Applicant: Don Keeling  
Request: NO to LR  
Staff Rec.: **Recommended for LR-CO**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department
7. **Rezoning:** **C14-2010-0021 - 12104 N Lamar Blvd**  
Location: 12104 North Lamar Boulevard, Walnut Creek Watershed  
Owner/Applicant: Don Keeling  
Request: NO to LR  
Staff Rec.: **Recommended for LR-CO**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department
8. **Rezoning:** **C14-2009-0164 - Payne Tracts**  
Location: 1705 Aldridge Drive, Walnut Creek; Little Walnut Creek Watershed  
Owner/Applicant: Jack Payne  
Agent: Conley Engineering, Inc. (Carl Conley)  
Request: I-SF-2 to CS-MU  
Staff Rec.: **Recommendation of CS-CO**  
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
Planning and Development Review Department

- 9. Rezoning: C14-2010-0003 - Deepak Bajaj Tract**  
Location: 9333 Brown Lane, Walnut Creek Watershed  
Owner/Applicant: Deepak Bajaj  
Agent: Conley Engineering, Inc. (Carl Conley)  
Request: I-RR to LI; CS-MU  
Staff Rec.: **Recommendation of LI-CO**  
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
Planning and Development Review Department
- 10. Rezoning: C14-2010-0002 - Brown Lane/Commercial Square Ltd.**  
Location: 9333 Brown Lane, Walnut Creek; Little Walnut Creek Watershed  
Owner/Applicant: Commercial Square, Ltd. (Carey Leggett, III)  
Agent: Conley Engineering, Inc. (Carl Conley)  
Request: I-RR to LI; CS-MU  
Staff Rec.: **Recommendation of LI-CO**  
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
Planning and Development Review Department
- 11. Rezoning: C14-2009-0093 - 2203 and 2205 Western Trails Zoning Change**  
Location: 2203 and 2205 Western Trails Boulevard, Williamson Creek Watershed  
Owner/Applicant: Richard H. Einck, Jr.; Karl A. Burkett  
  
Request: SF-3 to NO  
Staff Rec.: **Recommendation Pending; Postponement request by the Applicant to 5/4/2010**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department
- 12. Rezoning: C14-2010-0010 - Storage Depot**  
Location: 5810 North MOPAC Expressway SB, Shoal Creek Watershed  
Owner/Applicant: Austin Storage, Inc. (James Lederer)  
Agent: Austin Storage, Inc. (James Lederer)  
Request: CS-CO to CS-CO  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

- 13. Rezoning:** **C14-2008-0224 - 13642 Research Boulevard**  
Location: 13642 Research Boulevard, Lake Creek Watershed  
Owner/Applicant: Cathyville, Ltd. (William Pohl)  
Agent: Thrower Design (Ron Thrower)  
Request: SF-2 to GR & GO  
Staff Rec.: **Recommendation Pending**  
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us  
Planning and Development Review Department
- 14. 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 May 4, 2010 (applicant).**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
Planning and Development Review Department
- 15. Resubdivision:** **C8-2009-0100.0A - Ladera Vista, A Resubdivision of Waterloo Oaks, Lot 2**  
Location: 11406 Ladera Vista Drive, Bull Creek Watershed  
Owner/Applicant: Richard J. Smith  
Agent: ATS Engineers (Kerri Pena)  
Request: Approval of a resubdivision of one lot into 2 residential lots on 0.971 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
Amber Mitchell, 974-3428, amber.mitchell@ci.austin.tx.us  
Planning and Development Review Department

- 16. Preliminary:** **C8J-2010-0033 - Park 290 East**  
Location: E. US 290 Highway, Walnut Creek Watershed  
Owner/Applicant: 290 Jones Investmensts, Inc. (Pepper Jones)  
Agent: Clark, Thomas & Winters (John Joseph)  
Request: The approval of Park 290 East composed of 20 lots on 73.98 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 17. Preliminary:** **C8-2010-0035 - Savoy Subdivision**  
Location: 3730 Cima Serena, Shoal Creek Watershed  
Owner/Applicant: (Stephen Subdivision)  
Agent: Hanrahan Pritchard Eng. (Larry Hanrahan)  
Request: The approval of Savoy Subdivision composed of 27 lots on 5.94 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 18. Final Plat:** **C8-2010-0037.0A - Twilight Mesa Subdivision**  
Location: 7213 1/2 Twilight Mesa Drive, Williamson Creek Watershed  
Owner/Applicant: (Allen Sonstein) (Charles Winkley)  
Agent: Thrower Design (Ron Thrower)  
Request: The approval of Twilight Mesa Subdivision composed of 5 lots on 7.67 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 19. Final Plat:** **C8J-2010-0039.0A - Lopez-McKenzie Subdivision**  
Location: S. FM 973 Road, South Fork Dry Creek Watershed  
Owner/Applicant: (Jose & Catalina Lopez)  
Agent: ATS Engineers (Kerri Pena)  
Request: The approval of Lopez-McKenzie Subdivision composed of 11 lots on 17.45 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 20. Final with Preliminary:** **C8-2009-0118.4A.SH - Bradshaw Crossing Section 6**  
Location: Zachary Scott Street, Onion/Rinard Creek Watershed  
Owner/Applicant: Lennar Buffington Zach Scott, LP (Ryan Mattox)  
Agent: Lakeside Engineers (Chris Ruiz)  
Request: The approval of the Bradshaw Crossing Section 6 Subdivision composed of 28 lots on 222.82 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**21. Final Plat:** **C8-2010-0041.0A - Parmer Place Subdivision**  
Location: E Parmer Ln, Walnut Creek/Harris Branch Watershed  
Owner/Applicant: Dessau 38 Partners, Ltd (John Lewis)  
Agent: Longaro & Clarke (Alex Clarke)  
Request: Approval of Parmer Place Subdivision composed of 10 lots on 38.55 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.