



**Zoning & Platting Commission  
September 7, 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 - Parliamentarian  
Cynthia Banks  
Gregory Bourgeois – Assistant Secretary

Teresa Rabago – Secretary  
Patricia Seeger – Vice-Chair  
Donna Tiemann

### **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 August 17, 2010.



5. **Rezoning:** **C14-2010-0129 – Century Property**  
 Location: 1705 Century Street, Gilleland Creek Watershed  
 Owner/Applicant: Guy G. Mathews and Barbara P. Mathews  
 Agent: Grave, Dougherty, Hearon & Moody (Peter J. Cesaro)  
 Request: SF-2 to CS  
 Staff Rec.: **Recommendation of CS-CO**  
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
 Planning and Development Review Department
6. **Rezoning:** **C14-2010-0130 – IH-35 Property**  
 Location: 15527 N. IH-35 Service Road Northbound, Gilleland Creek Watershed  
 Owner/Applicant: Guy G. Mathews  
 Agent: Grave, Dougherty, Hearon & Moody (Peter J. Cesaro)  
 Request: SF-2 to CS  
 Staff Rec.: **Recommendation of CS-CO**  
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
 Planning and Development Review Department
7. **Zoning:** **C14-2010-0099 – Design Center**  
 Location: 4929 FM 2222, Bull Creek Watershed  
 Owner/Applicant: Mark Smith & Joe Burke  
 Request: I-LA to NO-MU  
 Staff Rec.: **Recommended**  
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
 Planning and Development Review Department
8. **Rezoning:** **C14-2010-0125 - FNA**  
 Location: 7234 and 7300 E. US Hwy 290 Westbound, Little Walnut Creeek Watershed  
 Owner/Applicant: Walnut Creek Partners, LP (Elwood Domaschik)  
 Agent: FNA Land and Development Consultants (Justin Henry)  
 Request: MF-3-CO, GR-CO, RR-CO to GO  
 Staff Rec.: **Recommendation of GO-CO**  
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
 Planning and Development Review Department

- 9. Rezoning:** **C14-2010-0133 – Asian American Resource Center**  
 Location: 8401 Cameron Road, Little Walnut Creek Watershed  
 Owner/Applicant: City of Austin Real Estate Services (Lauraine Rizer)  
 Agent: City of Austin (David Taylor)  
 Request: MF-3 to P  
 Staff Rec.: **Recommended**  
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
 Planning and Development Review Department
- 10. Hill Country Roadway Corridor Site Plan:** **SPC-2010-0116C – Austin Orthodontics**  
 Location: 6611 Sitio Del Rio, Bull Creek Watershed  
 Owner/Applicant: Austin Orthodontics (David R. Nelson, DDS)  
 Agent: Bury & Partners, Inc. (Jonathan Neslund / Charlie Brown)  
 Request: The approval of a 3,026 sq. ft. medical office with associated improvements on 3.69 acres in the Hill Country Roadway Corridor.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 974-3404, cesar.zavala@ci.austin.tx.us  
 Planning and Development Review Department
- 11. Environmental Variance:** **SP-2010-0082D – 2700 Edgewater**  
 Location: 2700 Edgewater, Lake Austin Watershed  
 Owner/Applicant: Nathan & Farrah Chelstrom  
 Agent: Aupperle Co. (Bruce Aupperle)  
 Request: Variance request to allow construction of a bulkhead and associated fill in the Critical Water Quality Zone (L.D.C. Section 25-8-452).  
 Staff Rec.: **Not recommended**  
 Staff: Cesar Zavala, 974-3404, cesar.zavala@ci.austin.tx.us  
 Planning and Development Review Department
- 12. Resubdivision:** **C8-2009-0126.0A – Resubdivision of Lot 1, Block A, Attal Subdivision**  
 Location: 11121 Zimmerman Lane, Bull Creek Watershed  
 Owner/Applicant: Kailey Development, L.P. (Marc Chase)  
 Agent: Nobel Surveying & Engineering Works, LLC (Tres Howland)  
 Request: Approve the resubdivision of one lot into 8 lots on 2.429 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
 Planning and Development Review Department

- 13. Preliminary:** **C8-2009-0089 – Barstow Court**  
 Location: 9312-1/2 Barstow Avenue, Slaughter/Williamson Creek Watersheds  
 Owner/Applicant: Durham Trading Office Suites, LLC (Steve Bartlett)  
 Agent: Riera Engineering (Mike Rivera)  
 Request: Approval of a preliminary composed of 27 lots on 6.38 acres.  
 Staff Rec.: **Recommended.**  
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
 Planning and Development Review Department
- 14. Revised Preliminary Plan:** **C8J-04-0087.02 – Wells Branch Center Revised Preliminary Plan**  
 Location: IH-35 Frontage Road, Walnut Creek Watershed  
 Owner/Applicant: North IH-35 Business Park, LP (William Schultz)  
 Agent: Conley Engineering, Inc. (Carl Conley)  
 Request: Approval of the Wells Branch Center Revised Preliminary Plan composed of 15 lots on 45.58 acres.  
 Staff Rec.: **Recommended**  
 Staff: Michael Hettenhausen, 854-7563, Michael.Hettenhausen@co.travis.tx.us  
 Travis County/City of Austin Single Office
- 15. Final with Preliminary Plan:** **C8J-04-0087.02.1A – Wells Branch Center Subdivision Final Plat**  
 Location: IH-35 Frontage Road, Walnut Creek Watershed  
 Owner/Applicant: North IH-35 Business Park, LP (William Schultz)  
 Agent: Conley Engineering, Inc. (Carl Conley)  
 Request: Approval of the Wells Branch Center Subdivision Final Plat composed of 15 lots on 45.58 acres.  
 Staff Rec.: **Recommended**  
 Staff: Michael Hettenhausen, 854-7563, Michael.Hettenhausen@co.travis.tx.us  
 Travis County/City of Austin Single Office
- 16. Partial Plat Vacation:** **C8-84-054.1(VAC) – Rosewood Village Section 7, Resubdivision of block B, Partial Plat Vacation Lots 1 and 7**  
 Location: 1000 Glen Oaks Court, Boggy Creek Watershed  
 Owner/Applicant: Teddy Tabor, Jane Rivera  
 Agent: Hector Avila  
 Request: Approval of a partial vacation of Rosewood Village Section 7, Resubdivision of Block B, for Lots 1 and 7 only.  
 Staff Rec.: **Recommended.**  
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
 Planning and Development Review Department

- 17. Amended Plat:** **C8-2010-0081.0A – Amended Plat of Lot 15, Casas Grandes Subdivision**  
Location: 3115 Sacbe Cove, South Boggy/Williamson Creek Watersheds  
Owner/Applicant: D Martin Homes, LLC (David Martin)  
Agent: LOC Consultants (Sergio Lozano)  
Request: Approval of the Amended Plat of Lot 15, Casas Grandes Subdivision composed of 21 lots on 2175 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 18. Amended Plat:** **C8-2010-0083.0A – Amended Plat of Lots 2, 3, 4, 5 & 12 Commerce Square Subdivision**  
Location: 701 Bastrop Highway, Carson Creek Watershed  
Owner/Applicant: Franklin Sapp  
Agent: Advanced Consulting Engineers (Ash Tariq)  
Request: Approval of the Amended Plat of Lots 2, 3, 4, 5 & 12, Commerce Square Subdivision composed of 1 lot on 5.17 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 19. Final Plat:** **C8J-06-0041.6A – Lakes at Northtown Section Five**  
Location: East Howard Lane, Harris Branch Watershed  
Owner/Applicant: Hanna/Magee L.P. #1 (Blake Magee)  
Agent: Longaro & Clarke (Alex Clarke)  
Request: Approval of the Lakes at Northtown Section Five plat composed of 63 lots on 17.15 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 20. Final Plat w/Preliminary:** **C8J-2010-0058.1A – Pearson Ranch, Section One Final Plat**  
Location: 14806 N. FM 620 Rd., South Brushy Creek/Lake Creek Watersheds  
Owner/Applicant: Round Rock I.S.D. (Alan Albers)  
Agent: Cunningham-Allen (Jana Rice)  
Request: Approval of the Pearson Ranch, Section One Final Plat composed of 3 lots on 347.129 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**21. Final without Preliminary:** **C8-2010-0079.0A – Southpark Meadows**  
Location: 9111 S. 1<sup>st</sup> Street, Slaughter Creek Watershed  
Owner/Applicant: Andy Pastor  
Agent: Cunningham Allen, Inc. (Ruben Lopez)  
Request: Approval of the Southpark Meadows Commercial Phase 5 composed of 2 lots on 4.338 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.