



**Zoning & Platting Commission  
October 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 - 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 October 5, 2010.

## C. PUBLIC HEARINGS

- 1. Zoning:** **C14-2010-0102 - Greenshores Annexation Zoning #1**  
Location: Greenshores Subdivision @ Pearce Road and Oak Shores, Lake Austin Watershed  
Agent: City of Austin (Clark Patterson)  
Request: I-RR & I-SF-1 to RR, SF-1 & P  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department
  
- 2. Zoning:** **C14-2010-0103 - Greenshores Annexation Zoning #2**  
Location: Greenshores Subdivision @ Pearce Road, Lazy River and Oak Shores, Lake Austin Watershed  
Agent: City of Austin (Clark Patterson)  
Request: I-RR & I-SF-1 to RR, SF-1 & P  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department
  
- 3. Zoning:** **C14-2010-0104 - Greenshores Annexation Zoning #3**  
Location: Greenshores Subdivision @ Pearce Road and Turnbuoy Drive, Lake Austin Watershed  
Agent: City of Austin (Clark Patterson)  
Request: I-RR & I-SF-1 to RR, SF-1 & P  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department
  
- 4. Zoning:** **C14-2010-0105 - Greenshores Annexation Zoning #4**  
Location: Greenshores Subdivision @ Pearce Road, Oak Shores, Pappy's Way, Malibu Cove, Barefoot Cove and Greenshores Drive, Lake Austin Watershed  
Agent: City of Austin (Clark Patterson)  
Request: LA, SF-3, I-RR & I-SF-1 to RR, SF-1, LA & P  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

5. **Zoning:** **C14-2010-0106 - Greenshores Annexation Zoning #5**  
Location: Greenshores Subdivision @ Pappy's Way and Turnbuoy Drive., Lake Austin Watershed  
Agent: City of Austin (Clark Patterson)  
Request: I-SF-1 to SF-1  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department
6. **Zoning:** **C14-2010-0107 - Greenshores Annexation Zoning #6**  
Location: Greenshores Subdivision @ Pearce Road and Greenshores Drive, Lake Austin Watershed  
Agent: City of Austin (Clark Patterson)  
Request: I-RR & I-SF-1 to RR & SF-1  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department
7. **Zoning:** **C14-2010-0108 - Greenshores Annexation Zoning #7**  
Location: Greenshores Subdivision @ Robinson Road, Lake Austin Watershed  
Agent: City of Austin (Clark Patterson)  
Request: I-LA to LA  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department
8. **Zoning:** **C14-2010-0109 - Greenshores Annexation Zoning #8**  
Location: Greenshores Subdivision @ Pearce Road and Ski Shores Drive, Lake Austin Watershed  
Agent: City of Austin (Clark Patterson)  
Request: I-LA & I-SF-1 to LA & SF-1  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

- 9. Zoning: C14-2010-0110 - Greenshores Annexation Zoning #9**  
 Location: Greenshores Subdivision @ Pearce Road and Ski Shores Terrace, Lake Austin Watershed  
 Agent: City of Austin (Clark Patterson)  
 Request: I-LA to LA  
 Staff Rec.: **Recommended**  
 Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
 Planning and Development Review Department
- 10. Zoning: C14-2010-0038 - Zoning 1.56 acres at 11410 Manchaca Road**  
 Location: 11410 Manchaca Road, Slaughter Creek Watershed  
 Owner/Applicant: THG Holdings LC (Guy Oliver)  
 Agent: Brown McCarroll LLP (Nikelle S. Meade)  
 Request: I-RR to GR-CO, as amended  
 Staff Rec.: **Recommendation of GR-CO**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
 Planning and Development Review Department
- 11. Site Plan - Variance Request Only: SP-2010-0158C - Woodlawn Baptist Church**  
 Location: 4600 Manchaca Road, Williamson Creek Watershed  
 Owner/Applicant: Woodlawn Baptist Church (Lane Northcut)  
 Agent: Thonhoff Consulting Engineers, Inc (Robert Thonhoff)  
 Request: The applicant is appealing the denial of an administrative variance request to remove two Heritage Trees, as allowed under Land Development Code Section 25-8-644.  
 Staff Rec.: **Recommended.**  
 Staff: Keith Mars, 974-2755, keith.mars@ci.austin.tx.us  
 Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us  
 Planning and Development Review Department
- 12. Site Plan Extension: SP-00-2032C(XT4) - Tuscany Business Park I**  
 Location: 9100 E. US 290 Highway Westbound, Walnut Creek Watershed  
 Owner/Applicant: Tuscany Business Park Land, L.P. (Daniel McShane)  
 Agent: Cunningham-Allen Inc. (Jana Rice)  
 Request: Request approval of a three year extension to a previously approved site plan.  
 Staff Rec.: **Recommended**  
 Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us  
 Planning and Development Review Department

- 13. Site Plan - Conditional Use Permit with Waiver: SPC-2010-0122A - All Austin Cooperative Nursery School**
- Location: 2301 Hancock Drive & 5012 Shoalwood Avenue, Shoal Creek Watershed  
 Owner/Applicant: All Austin Cooperative Nursery School (Patricia S. Sefton)  
 Agent: Jackson Walker, L.L.P. (Katherine Loayza)  
 Request: Request approval of a conditional use permit for an expansion of a nursery school (Day Care Services, Commercial) within a SF-3 zoning district.  
 Waiver: A request to allow a playground within 5 feet from a lot in which a use permitted in an SF-5 or more restrictive zoning district is permitted. [LDC 25-2-1067]
- Staff Rec.: **Recommended with conditions**  
 Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us  
 Planning and Development Review Department
- 14. Site Plan Extension: SP-06-0113C(XT2) - Camino Real**
- Location: 10140 Old San Antonio Road, Slaughter Creek Watershed  
 Owner/Applicant: Moe, Larry & Curly, LTD (Mike Young)  
 Agent: Land Strategies, Inc. (Paul Linehan)  
 Request: Request approval of a 10 month extension to a previously approved site plan.
- Staff Rec.: **Recommended**  
 Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us  
 Planning and Development Review Department
- 15. Site Plan - Conditional Use Permit: SPC-2010-0104D - Shaw Lane Overall Site Development Plan**
- Location: 5006 Shaw Lane, Onion Creek Watershed  
 Owner/Applicant: City of Austin - Austin Water Utility (Chris Wolter)  
 Agent: Alan Plummer Associates (Pablo Rubio P.E.)  
 Request: Request approval of a conditional use permit for a site which is greater than one acre and zoned P, Public. [LDC Sec. 25-2-625]
- Staff Rec.: **Recommended**  
 Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us  
 Planning and Development Review Department

- 16. Final without Preliminary: C8-2010-0041.0A - Parmer Place Subdivision**  
 Location: E. Parmer Lane and Dessau Road, Walnut Creek/ Harris Branch Watershed  
 Owner/Applicant: Dessau 38 Partners, Ltd. (John Lewis)  
 Agent: Longaro & Clarke (Alex Clarke)  
 Request: Approve the subdivision of 10 commercial lots on 38.546 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
 Planning and Development Review Department
- 17. Final without Preliminary: C8-2010-0030.0A - Resubdivision of Lots 10 and 11, Block F, Summit Oaks**  
 Location: Tweed Court, Walnut Creek Watershed  
 Owner/Applicant: John Boulton  
 Agent: Way Consulting Engineers, Inc. (Way Atmadja)  
 Request: Approval of the Resubdivision of Lots 10 and 11, Block F, Summit Oaks, a resubdivision of two lots into three lots on 2.95 acres.  
 Staff Rec.: **Recommended.**  
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
 Planning and Development Review Department
- 18. Resubdivision: C8-2010-0066.0A - Woodlawn Baptist Church Subdivision, A Resubdivision of Lots 5, 13-16, 31-32, Block A, Western Trails Section 1**  
 Location: 4600 Manchaca Road, Williamson Creek Watershed  
 Owner/Applicant: Woodlawn Baptist Church (Jim Reed)  
 Agent: Jim Bennett Consulting (Hector Avila)  
 Request: Approve the resubdivision of 7 existing lots with some un-platted land into 7 lots on 6.593 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
 Planning and Development Review Department
- 19. Preliminary: C8J-2010-0101 - Hutton Industrial Park**  
 Location: S. U.S. 183 Highway, North Fork Dry Creek Watershed  
 Owner/Applicant: Eledge 183 LLC (Mike Eledge)  
 Agent: Carlson, Brigrance & Doering (Brian Durham)  
 Request: Approval of the Hutton Industrial Park Preliminary composed of 11 lots on 21.85 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 20. Amended Plat: C8J-2010-0106.0A - Texas Commerce Bancshares Subdivision Block A, Lot 1, M-P Addition, Lot 1 Amended Plat**
- Location: 2224 Walsh Tarlton Lane, Barton/Eanes Creeks Watersheds – Barton Springs Zone
- Owner/Applicant: CRV1 Loop 360 LP (Timothy Clark)
- Agent: Longaro & Clarke (Eva Wong); Armbrust & Brown (Amanda Morrow)
- Request: Approval of the Texas Commerce Bancshares Subdivision Block A, Lot 1, M-P Addition, Lot 1 Amended Plat composed of 2 lots on 21.75 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department
- 21. Final without Preliminary: C8J-2010-0107.0A - Texas Commerce Bancshares Subdivision & M-P Addition Replat**
- Location: 2224 Walsh Tarlton Lane, Barton/Eanes Creeks Watersheds – Barton Springs Zone
- Owner/Applicant: CRV1 Loop 360 LP (Timothy Clark)
- Agent: Longaro & Clarke (Eva Wong); Armbrust & Brown (Amanda Morrow)
- Request: Approval of the Texas Commerce Bancshares Subdivision & M-P Addition Replat composed of 2 lots on 16.24 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department
- 22. Final with Preliminary: C8-2009-0089.1A - Barstow Court**
- Location: Barstow Avenue, Slaughter/Williamson Creek Watersheds – Barton Springs Zone
- Owner/Applicant: Durham Trading Office Suites LLC (Steve Bartlett)
- Agent: Rivera Engineering (Michael Rivera)
- Request: Approval of the Barstow Court Subdivision composed of 1 lot on 6.38 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department
- 23. Amended Plat: C8J-2010-0109.0A - Amended Plat of Lots 88-A & 89-A, Westminster Glen Phase 1 East Replat 82-84, 88-90**
- Location: 9914 Westminster Glen Ave., Turkey Creek Watershed
- Owner/Applicant: Rich Westlake, Jr.
- Agent: Kerry Riedel
- Request: Approval of the Amended Plat of Lots 88-A & 89-A, Westminster Glen Phase 1 East Replat 82-84, 88-90 composed of 2 lots on 4.03 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

- 24. Final with Preliminary:** **C8J-2008-0237.2A - Southview Hills Estate Subdivision**  
 Location: N. FM 973 Road, South Fork Dry Creek Watershed  
 Owner/Applicant: Southview Hills Investments (Sam Guerrero)  
 Agent: Cuatro Consultants, LTD (Hugo Elizondo)  
 Request: Approval of the Southview Hills Estate Subdivision composed of 21 lots on 27.60 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 25. Final Plat/Resubdivision:** **C8J-2010-0104.0A - Hudson Bend Colony No. 2 Lot 40; Resubdivision**  
 Location: 5601 Hudson Bend Road, Lake Travis Watershed  
 Owner/Applicant: David & Jenny Rogers  
 Agent: HD Engineering (Henry Roye)  
 Request: Approval of the Hudson Bend Colony No. 2, Lot 40; Resubdivision composed of 2 lots on 6.5 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 26. Resubdivision:** **C8-2010-0111.0A - Hills of Lost Creek, Sec 6-A; Resub of the remaining portion of Lot 2**  
 Location: 916 S. Capital of Texas Highway Southbound, Eanes / Barton Creek Watersheds – Barton Springs Zone  
 Owner/Applicant: Bogle Family Realty, LLP  
 Agent: Jones & Carter, Inc. (Shawn Graham)  
 Request: Approval of the Hills of Lost Creek, Sec 6-A; Resub of the remaining portion of Lot 2  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

#### **D. NEW BUSINESS**

- 1. New Business:** **Retroactive Variance**  
 Location: 4709 Highland Terrace  
 Owner/Applicant: Jim Einhaus (David Weekley Homes)  
 Request: Discussion and possible action to rescind and reconsider action taken by the Zoning & Platting Commission on September 21, 2010 regarding the retroactive variance to the Land Development Code 25-8-641; to remove/impact a Heritage Tree and repost for action on the November 2, 2010 agenda.  
 Staff: Keith Mars, City Arborist, 974-2755, keith.mars@ci.austin.tx.us  
 Planning and Development Review Department



## **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.