



**Zoning & Platting Commission  
February 21, 2012 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701**

**AGENDA**

Betty Baker – Chair  
Sandra Baldrige – Parliamentarian  
Cynthia Banks – Assist. Secretary  
Gregory Bourgeois – Secretary

Jason Meeker  
Gabriel Rojas  
Patricia Seeger – 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 7, 2012.

## C. PUBLIC HEARINGS

- 1. Rezoning - For Action Only: C14-2011-0160 - Capital City Salvage (L.K.Q.)**  
Location: 7600-7900 South Congress Avenue, South Boggy Creek Watershed  
Owner/Applicant: RDO Properties, LLC (Rob Ormand)  
Agent: Enabler Design Group (DeVon Wood)  
Request: DR to LI  
Staff Rec.: **Recommendation of LI-CO; Public Hearing Closed.**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
- 2. Rezoning: C14H-2012-0001 - McCrummen-Wroe House**  
Location: 2300 Windsor Road, Shoal Creek Watershed  
Owner/Applicant: David and Kimberly Hood  
Request: SF-3 to SF-3-H  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 974-6454, [steve.sadowsky@austintexas.gov](mailto:steve.sadowsky@austintexas.gov);  
Planning and Development Review Department
- 3. Rezoning: C14-2012-0006 - Eco-9**  
Location: 9511 North FM 620 Road, Bull Creek Watershed  
Owner/Applicant: ECO Resources  
Agent: Jim Bennett Consulting (Jim Bennett)  
Request: P-CO to GR-CO  
Staff Rec.: **Recommendation of GR-CO**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
- 4. Rezoning: C14-2012-0007 - D K Ranch Project**  
Location: 10711 D K Ranch Road, Bull Creek Watershed  
Owner/Applicant: Jae Park and Kil Woo Park  
Request: RR to SF-2  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department

Facilitator: Ivan Naranjo, 974-7649

City Attorney: Meghan Riley, 974-2458, Ann Spiegel, 974-2470

5. **Rezoning:** **C14-2012-0009 - 11711 North Lamar Re-Zoning**  
Location: 11711 North Lamar Boulevard, Walnut Creek Watershed  
Owner/Applicant: Griffin Engineering Group, Inc. (Gregory Griffin)  
Request: LO to LO-MU-CO  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
6. **Rezoning:** **C14-2011-0163 - 3106 Fallwell Lane**  
Location: 3106 Fallwell Lane, Colorado River Watershed  
Owner/Applicant: Gustavo Aldama; Oscar Aldama  
Agent: Austin Civil Engineering (Brent Hammond)  
Request: I-SF-2 to GR  
Staff Rec.: **Not Recommended**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
7. **Rezoning:** **C14-2012-0001 - 9215 South First Street Zoning**  
Location: 9215 South First Street, Slaughter Creek Watershed  
Owner/Applicant: Slaughter SF, Ltd. (Chris Ellis)  
Agent: Slaughter SF, Ltd. (Will Marsh)  
Request: GR-CO to CS-CO  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
- 7a. **Rezoning:** **C14-2011-0167 - 8100 Burnet**  
Location: 8100 Burnet Road, Shoal Creek Watershed  
Owner/Applicant: Alliance Realty Partners, LLC (Brian Austin)  
Agent: Bury & Partners, Inc. (Melissa Neslund)  
Request: CS to MF-6  
Staff Rec.: **Recommendation of MF-6-CO**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department

- 8. Final Plat with/ Preliminary:** **C8J-2008-0113.01.1A - Blackstone Vineyard**  
Location: 13005 Fitzhugh Road, Barton Creek Watershed - Barton Springs Zone  
Owner/Applicant: Black Vineyard Development (Chad Nemec)  
Agent: Vaughn & Associates (Rick Vaughn)  
Request: Approval of the Blackstone Vineyard composed of 5 lots on 17.5 acres  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
Planning and Development Review Department
- 9. Resubdivision:** **C8-2011-0058.0A - Resubdivision of Lots 10 & 11, Block F, Summit Oaks**  
Location: 12107 & 12109 Tweed Court, Walnut Creek Watershed  
Owner/Applicant: John W. Boulton, III  
Agent: Way Consulting Engineers, Inc. (Way Atmadja)  
Request: Approval of the Resubdivision of Lots 10 & 11, Block F, Summit Oaks composed of 2 lots on 2.95 acres.  
Staff Rec.: **Recommended.**  
Staff: Don Perryman, 974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
Planning and Development Review Department
- 10. Replat:** **C8-2012-0006.0A - Bull Creek PUD Replat**  
Location: 4909-4929 RM 2222, Bull Creek Watershed  
Owner/Applicant: Booth Family Trust (David Booth)  
Agent: Atkins (Terry S. Reynolds)  
Request: Approval of the Bull Creek PUD Replat composed of 5 lots into 6 lots on 71.931 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 11. Final without Preliminary:** **C8J-2012-0013.0A - Ridgeview Phase 1, Block E, Replat of Lots 53 & 56, Block A, 7, 8, & 9, Block D**  
Location: 8500 Vantage Point Drive, Slaughter/Williamson Creek Watersheds  
Owner/Applicant: Ashton Austin Residential LLC (Elliot Jones)  
Agent: LJA Engineering & Surveying Inc. (Dan Ryan)  
Request: Approval of the Ridgeview Phase 1 Block E Replat of Lots 53 & 56 Block A, 7, 8, & 9, Block D composed of 8 lots on 1.447 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 12. Final without Preliminary:** **C8J-2012-0010.0A - Del Valle Parkade Section 1**  
Location: Ross Road, Dry Creek East Watershed  
Owner/Applicant: Del Valle Parkade LLC (Neil Ellis)  
Agent: Jacobs (Joel Bock, P.E.)  
Request: Approval of the Del Valle Parkade Section 1 composed of 1 lot on 18.464 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 13. Final without Preliminary:** **C8-2012-0011.0A - Resubdivision of Lot 3A, River Place Center**  
Location: 10815 FM 2222 Road, Panther Hollow Watershed  
Owner/Applicant: Operating River Place LLC (Todd Dailey)  
Agent: Jones & Carter Inc. (James Schissler)  
Request: Approval of the Resubdivision of Lot 3A, River Place Center composed of 1 lot subdivided into 3 lots on 4.72 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Final Plat:** **C8J-2012-0008.0A - Stoneridge Park**  
Location: 3301 Stoneridge Road, Eanes Creek Watershed  
Owner/Applicant: G. Hunter Brown  
Agent: Civilttude, LLC (Fayez Kazi)  
Request: Approval of the Stoneridge Park composed of 4 lots on 4.502 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 15. Preliminary:** **C8-2012-0009 - Pioneer Hill**  
Location: 10217 Dessau Road, Walnut Creek Watershed  
Owner/Applicant: D. R. Horton (Kate McDonald)  
Agent: Randall Jones & Assoc Engineering, Inc (Brent Jones, PE) & D. R. Horton (Kate McDonald)  
Request: Approval of the Pioneer Hill composed of 695 lots on 268.94 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 16. Final Plat w/ Replat:** **C8-2012-0012.0A - Four Corners (Resubmittal of C8-2011-0018.0A)**  
Location: 7202 North FM 620 Road, Lake Travis Watershed  
Owner/Applicant: GDF Realty Investment, Ltd (R James George, Jr), Parke Properties I LP (Fred Purcell) & George & Donaldson Realty, LLC (R James George, Jr)  
Agent: Longaro & Clarke (Alex Clarke, PE)  
Request: Approval of the Four Corners (Resubmittal of C8-2011-0018.0A) composed of 3 lots on 7.707 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.