



**Zoning & Platting Commission  
March 6, 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 21, 2012.

## C. PUBLIC HEARINGS

- 1. Comprehensive Plan:**

Location: City limits and the extraterritorial jurisdiction

Owner/Applicant: City of Austin

Agent: City of Austin

Request: Briefing on the draft Imagine Austin Comprehensive Plan and public hearing to collect Zoning and Platting Commission comments about the draft plan to be forwarded to Planning Commission. This plan was authorized by the City Council in the Fiscal Year 2008-2009 city budget. The comprehensive plan contains the Council's policies for growth, development and beautification of the land within the corporate limits and the extraterritorial jurisdiction of the city. The plan addresses the following elements: future land use; traffic circulation and mass transit; wastewater, solid waste, drainage and potable water; conservation and environmental resources; recreation and open space; housing element; public services and facilities, which shall include but not be limited to a capital improvement program; public buildings and related facilities; economic for commercial and industrial development and redevelopment; health and human services; creativity; historic and cultural preservation; children, families, and education; arts, culture, and creativity; and urban design.

Staff Rec.: **Recommended**

Staff: Mark Walters, 974-7695, mark.walters@austintexas.gov  
Paul DiGiuseppe, 974-2865, paul.digiuseppe@austintexas.gov  
Planning and Development Review Department
- 2. Rezoning:**

Location: **C14-2011-0141 - Peaceful Hill Condominiums**  
8107 Peaceful Hill Lane; 501 Hubach Lane, South Boggy Creek Watershed

Owner/Applicant: Delton Hubach, Jim Bula, Cathy Christopherson, Kristofer Alsworth

Agent: The Moore Group (Mike Moore)

Request: DR to SF-6

Staff Rec.: **Recommendation of SF-6 with conditions**

Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov  
Planning and Development Review Department

3. **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  
Planning and Development Review Department
4. **Rezoning:** **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 with conditions**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov  
Planning and Development Review Department
5. **Restrictive Covenant Termination:** **C14-81-058(RCT) - Gillis Casey**  
Location: 4317 Gillis Street; 1308 Casey Street, Williamson Creek Watershed  
Owner/Applicant: Gillis Casey LLC (Simon Studd)  
Request: To terminate a 1981 Restrictive Covenant which addressed the number and design of multi-family residential units  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov  
Planning and Development Review Department
6. **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  
Planning and Development Review Department

7. **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  
Planning and Development Review Department
8. **Site Plan - Conditional Use Permit:** **SPC-2011-0047CT - Weirdos Austin**  
Location: 12408 North Mopac Boulevard, Walnut Creek Watershed  
Owner/Applicant: Sharon Ma  
Agent: Permit Partners (David Cancialosi)  
Request: Request approval of a cocktail lounge and an outdoor entertainment use.  
Staff Rec.: **Recommended**  
Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov  
Planning and Development Review Department
9. **Total Plat Vacation:** **C8S-80-116(VAC) - Bluff Springs Estates Section Two (Total Plat Vacation)**  
Location: Bluff Springs Road, Boggy Creek Watershed  
Owner/Applicant: Kalogridis and Kalogridis Development (Mitchell Kalogridis)  
Agent: Granite Development Services (Keith Parkan)  
Request: Approval of the total plat vacation of the Bluff Springs Estates Section Two final plat composed of two lots on 26.04 acres.  
Staff Rec.: **Recommended**  
Staff: Michael Hettenhausen, 854-7563, michael.hettenhausen@co.travis.tx.us  
Travis County/City of Austin Single Office
10. **Final with Preliminary:** **C8J-2011-0107.1A - Reserve at Lynnbrook (A Small Lot Subdivision) Final Plat**  
Location: Lynnbrook Drive, Slaughter Creek Watershed  
Owner/Applicant: Waterloo Development, Inc. (Chris Blackburn)  
Agent: Texas Engineering Solutions, LLC (Stephen Delgado)  
Request: Approval of the Reserve at Lynnbrook (A Small Lot Subdivision) Final Plat, composed of 35 total lots on 11.592 acres.  
Staff Rec.: **Recommended**  
Staff: Michael Hettenhausen, 854-7563, michael.hettenhausen@co.travis.tx.us  
Travis County/City of Austin Single Office

- 11. 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  
Planning and Development Review Department
- 12. Resubdivision:** **C8-2011-0163.0A - Plat of Lot 1-C of Resubdivision of Lot 1 Block "B" Double Creek Village**  
Location: 11330 Farrah Lane, Onion Creek Watershed  
Owner/Applicant: Haviland Lake Partners, L.P. c/o HF2M (Jeffrey Drinkard)  
Agent: Jones & Carter, Inc. (James Schissler)  
Request: Approval of the Plat of Lot 1-C Resubdivision of Lot 1 Block "B" Double Creek Village, composed of 2 lots on 14.347 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov  
Planning and Development Review Department
- 13. Final with Preliminary:** **C8-06-0133.01.1A.SH - Goodnight Section Two (Smart Housing)**  
Location: East Slaughter Lane, Onion Creek Watershed  
Owner/Applicant: Austin Goodnight Ranch, GP, LLC (David C. Mahn)  
Agent: Hanrahan Pritchard Engineering (Larry Hanrahan)  
Request: Approval of the Goodnight Section Two (Smart Housing) subdivision, composed of one lot on 264.91 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Resubdivision:** **C8-2012-0018.0A - Resubdivision of Lot 1, Block A, Riata Corp Park Section II and Lot 1, Research Park**  
Location: 12331 Riata Trace Parkway, Walnut Creek Watershed  
Owner/Applicant: Riata Autin Holdings LP (John Grassi)  
Agent: Hanrahan Pritchard Engineering Inc. (Larry Hanrahan)  
Request: Approval of the Resubdivision of Lot 1, Block A, Riata Corp Park Section II and Lot 1, Research Park  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 15. Preliminary:** **C8-2012-0019 - Reserve at Southpark Meadows II**  
Location: South 1st Street, Slaughter Creek Watershed  
Owner/Applicant: Len-Buf Land Acquisitions of Texas LP (Chris L. Fields)  
Agent: Cunningham-Allen, Inc. (Jana Rice)  
Request: Approval of the Reserve at Southpark Meadows II subdivision, composed of 264 lots on 44.63 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 16. Final with Preliminary:** **C8-2012-0019.1A - Reserve at Southpark Meadows II Phase 2 B**  
Location: South 1<sup>st</sup> Street, Slaughter Creek Watershed  
Owner/Applicant: Len-Buf Land Acquisitions of Texas LP (Chris L. Fields)  
Agent: Cunningham-Allen, Inc. (Jana Rice)  
Request: Approval of the Reserve at Southpark Meadows II Phase 2 B subdivision, composed of 27 lots on 4.80 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 17. Final Plat:** **C8J-2012-0015.0A - Gerald T. Cook Subdivision**  
Location: 17214 Rocky Ridge Road, Lake Travis Watershed  
Owner/Applicant: Keith L. Bodenhamer  
Agent: Keith L. Bodenhamer  
Request: Approval of the Gerald T. Cook Subdivision, composed of 4 lots on 6 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department.
- 18. Final Plat/Resubdivision:** **C8-2012-0017.0A - Research Park, Resubdivision of 35.207 Acre Portion of Lot 1**  
Location: 11781-1/2 Research Blvd Northbound, Walnut Creek Watershed  
Owner/Applicant: 3M Real Estate (Jed Larkin)  
Agent: Hanrahan Pritchard Engineering (Ron Pritchard)  
Request: Approval of the Research Park, Resubdivision of a 35.207 Acre Portion of Lot 1, composed of one lot on 35.207 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.