



**Zoning & Platting Commission  
August 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  
Sean Compton

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 August 7, 2012.

## C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2012-0073 - 729 E. Slaughter Lane, Unit B**  
Location: 729 East Slaughter Lane, Onion Creek Watershed  
Owner/Applicant: 729 East Slaughter Lane, Ltd. and Charles Wehbe (Najib F. Wehbe)  
Agent: Charles Wehbe  
Request: GR to CS-1  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
- 2. Case pulled no posting was required.**
- 3. Conditional Use SPC-2011-0346D - Orleans Harbour**  
**Site Plan:**  
Location: 2419 Westlake Drive, Lake Austin Watershed  
Owner/Applicant: Orleans Harbour Homeowners Association  
Agent: Aupperle Company (Bruce Aupperle)  
Request: Approval of a conditional use permit to allow a Community Recreation (Private) land use for a proposed marina in a MF-3 zoning district  
Staff Rec.: **Recommended**  
Staff: Michael Simmons-Smith, 974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov);  
Planning and Development Review Department
- 4. Hill Country Roadway Ordinance Site Plan: SPC-2012-0008C - Encino Trace**  
Location: 5707 Southwest Parkway, Barton Creek Watershed  
Owner/Applicant: Koontz McCombs  
Agent: Bury + Partners (Dwayne Shoppa P.E.)  
Request: Request approval of a Hill Country Roadway site plan to construct 2 office buildings, parking garage and associated improvements.  
Staff Rec.: **Recommended**  
Staff: Nikki Hoelter, 974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov);  
Planning and Development Review Department

5. **Final with Preliminary:** **C8-2012-0019.1A - Reserve at Southpark Meadows II Phase 2 B**  
Location: S. 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 Phase 2 B composed of 27 lots on 4.80 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department
6. **Resubdivision:** **C8-2012-0018.0A - Riata Corporate Park, Section II, Resubdivision of Lot 1, Block A and a 10.91 Acre Portion of Lot 1, Research Park**  
Location: 12331 Riata Trace Parkway, Walnut Creek Watershed  
Owner/Applicant: Riata Austin Holdings, Lp (John S. Grassi)  
Agent: Hanrahan Pritchard Engineering (Ron Pritchard)  
Request: Approval of the Riata Corporate Park Section II Resubdivision of Lot 1, Block A and a 10.91 Acre Portion of Lot 1, Research Park composed of one lot on 16.859 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 974-3404, [cesar.zavala@austintxas.gov](mailto:cesar.zavala@austintxas.gov); Planning and Development Review Department
7. **Resubdivision:** **C8-2012-0017.0A - Research Park, Resubdivision of a 35.207 Acre Portion of Lot 1**  
Location: 11781 Research Park Blvd., Walnut Creek Watershed  
Owner/Applicant: 3M Real Estate (Jed D. Larking)  
Agent: Hanrahan Pritchard Engineering (Ron Pritchard)  
Request: Approval of the Research Park, Resubdivision of a 35.207 Acre Portion of Lot 1, the resubdivision is composed of one lot on 35.207 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 974-3404, [cesar.zavala@austintxas.gov](mailto:cesar.zavala@austintxas.gov); Planning and Development Review Department
8. **Final Plat:** **C8J-2012-0125.0A - Lots 9 & 11, Block 5 Pamela Heights; Resubdivision**  
Location: 153 Brenda Street, Walnut Creek Watershed  
Owner/Applicant: (Gabriel Aviles)  
Agent: Jesse P. Rodriguez, P.E. (Albert Alaniz)  
Request: Approval of the Lots 9 & 11, Block 5 Pamela Heights; Resubdivision composed of 1 lot on 0.229 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.