



Zoning & Platting Commission
March 2, 2010 @ 6:00 P.M.
City Hall
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701

AGENDA

Betty Baker - Chair
Sandra Baldrige
Cynthia Banks
Gregory Bourgeois – Assistant Secretary

Teresa Rabago – Secretary
Patricia Seeger
Donna Tiemann – 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 16, 2010.

C. PUBLIC HEARINGS

1. **Rezoning:** [C14-2009-0078](#) - **Limerick**
Location: 12412 Limerick Avenue, Walnut Creek Watershed
Owner/Applicant: First Network Realty (Son Thai)
Request: NO to LR
Staff Rec.: **Recommended for Denial**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review

2. **Rezoning:** [C14-2009-0162](#) - **AAA Limousine**
Location: 11902 North Interstate Highway-35 Service Road Southbound, Walnut Creek Watershed
Owner/Applicant: Mohammad Boujabadi
Agent: A.E.C. Inc. (Phil Monchada)
Request: LO to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

3. **HCRO Site Plan:** [SPC-2009-0248C](#) - **Colina Vista Ph. 2-4**
Location: 9716 FM 2222, West Bull Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP (Richard Maier)
Agent: Bury and Partners, Inc. (Dwayne Shoppa)
Request: Request approval of a Hill Country Roadway Ordinance Site Plan
Staff Rec.: **Recommended**
Staff: Lynda Courtney, 974-2810, lynda.courtney@ci.austin.tx.us
Planning and Development Review Department

4. **Site Plan - Conditional Use Permit:** [SPC-2009-0066C](#) - **Jefferson Street Rehabilitation Hospital**
Location: 1600 W 38th Street, Shoal Creek Watershed
Owner/Applicant: 1600 W. 38th LTD (Gerald Kucera)
Agent: The Kucera Companies, Sarah Crocker
Request: The applicant is requesting a conditional use permit for a hospital services, general.
Staff Rec.: **Recommended with conditions**
Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us
Amber Mitchell, 974-3428, amber.mitchell@ci.austin.tx.us
Planning and Development Review Department

5. **Preliminary Plan:** [C8J-2008-0239](#) - **Sun Chase Phase 2**
 Location: Pearce Lane, Dry Creek Watershed
 Owner/Applicant: Qualico CR, LP (Vera Massaro)
 Agent: Carlson, Brigrance, Doering Inc. (Brett Pasquarella)
 Request: Approval of a Preliminary Plan consisting of 1441 lots on 959.30 acres.
 Staff Rec.: **Recommended**
 Staff: Jose Luis Arriaga, 854-7562, joe.arriaga@co.travis.tx.us
 Single Office: Travis County-City of Austin
6. **Preliminary Plan:** [C8-2009-0118.SH](#) - **Zachary Scott II**
 Location: Bradshaw Road at Zachary Scott Street, Onion & Rinard Creek Watershed
 Owner/Applicant: Lennar Buffington Zachary Scott, L.P. (Ryan Mattox)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approve a subdivision preliminary plan for 674 lots on 222.82 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department
7. **Final out of a Preliminary:** [C8-2009-0118.1A.SH](#) - **Bradshaw Crossing Section Three**
 Location: Abby Ann Lane and Silver Screen Drive, Rinard Creek Watershed
 Owner/Applicant: Lennar Buffington Zachary Scott, L.P. (Ryan Mattox)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approve a final plat out of a preliminary plan for 15 lots on 4.965 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department
8. **Final out of a Preliminary:** [C8-2009-0118.2A.SH](#) - **Bradshaw Crossing Section Four**
 Location: Zachary Scott Street, Onion Creek Watershed
 Owner/Applicant: Lennar Buffington Zachary Scott, L.P. (Ryan Mattox)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approve a final plat out of a preliminary plan for 35 lots on 6.531 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department

9. **Site Plan - Variance only:** [SP-2009-0153D](#) - Bird's Nest Airport, Terminal Area Development - Phase 1
Location: 15012 Fuchs Grove Rd., Willbarger Creek Watershed
Owner/Applicant: Travis County Field LLC
Agent: KSA Engineers Inc. (Micheal Pimentel P.E.)
Request: Variance Requests: 1. To allow cut up to a maximum of 20 feet. [LDC Sec. 25-8-341] and 2. To allow fill up to a maximum of 20 feet [LDC Sec. 25-8-342]
Staff Rec.: **Recommended**
Staff: Jim Dymkowski, 974-2707, james.dymkowski@ci.austin.tx.us
Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us
Planning and Development Review Department

10. **Final Plat:** [C8J-2007-0135.3A](#) - Stoney Ridge Phase C
Location: Ross Rd., Dry Creek East Watershed
Owner/Applicant: Sr Development, Inc. (William Gurasich)
Agent: Doucet & Associates (Davood Salek)
Request: Approval of Stoney Ridge Phase C composed of 1 lot on 28.21 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

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ADDENDUM

The following items were inadvertently left off the agenda

B. APPROVAL OF MINUTES

2. Approval of minutes from February 2, 2010.

D. NEW BUSINESS

1. Discussion and possible action on rescinding action taken on February 2, 2010 on case # C8-2008-0204.0A - Shoalwood Addition Section 4, Resubdivision of Lot 1.

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.