



**Zoning & Platting Commission**  
**April 20, 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  
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 April 6, 2010.

## C. PUBLIC HEARINGS

- 1. Zoning and Rezoning:** [C14-2008-0220 - Double Creek Village](#)  
Location: 10200 - 10614 South IH-35 Service Road Southbound, Slaughter/Onion Creeks Watershed  
Owner/Applicant: Sterling/Babcock & Brown Double Creek LP (Drew M. Ireland)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: I-RR; CS-CO to CS-MU  
Staff Rec.: **Recommendation for an Indefinite Postponement.**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department
  
- 2. Rezoning:** [C14-2008-0224 - 13642 Research Boulevard](#)  
Location: 13642 Research Boulevard, Lake Creek Watershed  
Owner/Applicant: Cathyville, Ltd. (William Pohl)  
Agent: Thrower Design (Ron Thrower)  
Request: SF-2 to GR & GO  
Staff Rec.: **RECOMMENDED**  
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us  
Planning and Development Review Department
  
- 3. 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
  
- 4. Rezoning:** [C14-2009-0135 - HW Tosca](#)  
Location: East Wells Branch Parkway, Harris Branch Watershed  
Owner/Applicant: HW Tosca Investments LP (Shannon Martinez)  
Agent: Metcalfe Williams, LLP (Michele Rogerson)  
Request: GR, MF-2 to GR-MU  
Staff Rec.: **Recommended for GR-MU-CO**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department

5. **Restrictive Covenant Termination:** [C14-98-0150\(RCT\) - HW Tosca](#)  
 Location: 100 East Wells Branch Parkway, Harris Branch Watershed  
 Owner/Applicant: HW Tosca Investments LP (Shannon Martinez)  
 Agent: Metcalfe Williams, LLP (Michele Rogerson)  
 Request: To terminate a public restrictive covenant to delete TIA conditions placed on the property located at 100 E. Wells Branch Parkway  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
 Planning and Development Review Department
6. **Rezoning:** [C14-2010-0028 - Capital Produce L.L.C.](#)  
 Location: 9514 Anderson Mill Road, Lake Creek Watershed  
 Owner/Applicant: Monarcha Investment Group, Ltd. (Luis & Sandra Valencia)  
 Agent: A.E.C. Inc. (Phil Moncada)  
 Request: GR-CO to W/LO  
 Staff Rec.: **Recommendation of W/LO-CO**  
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
 Planning and Development Review Department
7. **Rezoning:** [C14-2010-0030 - 12500 Limerick Ave.](#)  
 Location: 12500 Limerick Avenue, Walnut Creek Watershed  
 Owner/Applicant: J.B. Phillips  
 Agent: J.B. Phillips  
 Request: NO-MU to GO  
 Staff Rec.: **Recommended for Denial**  
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
 Planning and Development Review Department
8. **Rezoning:** [C14-2010-0017 - Great Hills Country Club](#)  
 Location: 5917 Lost Horizon Drive, Bull Creek Watershed  
 Owner/Applicant: Great Hills Golf Club of Austin, Inc. (Larry Harper)  
 Agent: Randall Jones & Associates Engineering, Inc. (R. Brent Jones)  
 Request: GR-CO to GR-CO  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
 Planning and Development Review Department

9. **Rezoning:** [C14-2010-0027 - Colonial Grand at Cityway](#)  
 Location: 11001 South 1st Street, Onion Creek Watershed  
 Owner/Applicant: Colonial Properties Trust (Ed Wright)  
 Agent: Kimley-Horn and Associates, Inc. (Joseph Willrich)  
 Request: GR-MU-CO to MF-3  
 Staff Rec.: **Recommended with conditions**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
 Planning and Development Review Department
10. **Rezoning:** [C14-2010-0026 - Hoskins 10 Rezone](#)  
 Location: 414 Thompson Lane, Carson Creek Watershed  
 Owner/Applicant: Fred Hoskins  
 Agent: Jim Bennett Consulting (Jim Bennett)  
 Request: CS-CO to CS-CO to change a condition of zoning  
 Staff Rec.: **Not Recommended.**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
 Planning and Development Review Department
11. **Zoning and Rezoning:** [C14-2010-0037 - Greenshores Annexation Zoning](#)  
 Location: Greenshores Subdivision, Lake Austin Watershed  
 Agent: City of Austin (Clark Patterson)  
 Request: I-SF-1, I-LA, SF-3 & LA to SF-1, RR & LA  
 Staff Rec.: **Recommended**  
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
 Planning and Development Review Department
12. **Site Plan - Environmental Variance:** [SP-2010-0034D - Lazy Nine MUD Treated Effluent Holding Part 1 , Part 2, Part 3](#)  
 Location: 16301 - 16449 Block of W SH 71, Lake Travis Watershed  
 Owner/Applicant: Sweetwater Austin Properties, LLC (William T. Gunn III)  
 Agent: Malone/Wheeler, Inc (Richard Miller)  
 Request: Variance request from LDC 25-8-341 to allow cut up to a maximum of 25 feet.  
 Staff Rec.: **RECOMMEND Approval**  
 Staff: Jim Dymkowski, 974-2707, james.dymkowski@ci.austin.tx.us  
 Sarah Graham, 974-2826, Sarah.Graham@ci.austin.tx.us  
 Planning and Development Review Department

- 13. Amended Plat:** [C8-2010-0038.0A - Circle C Ranch Phase B, Section 8-A](#)  
Location: La Crosse Ave., Slaughter Creek Watershed  
Owner/Applicant: Real Tex Ventures LP (Glen Irby)  
Agent: F.T. Powers Engineering (Forrest Powers)  
Request: Approval of the Circle C Ranch Phase B, Section 8-A Amended Plat composed of 3 lots on 5.660 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Preliminary:** [C8J-2010-0042 - Webb Estates \(Withdrawal & Resubmittal of C8J-2009-0044\)](#)  
Location: City Park Road, Turkey Creek Watershed  
Owner/Applicant: Letha Webb/William Webb/Betty Foster/Gary Webb/Mke Kanetzsky  
Agent: Longaro & Clarke (James McCann)  
Request: Approval of the Webb Estates Subdivision composed of 79 lots on 167.49 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 15. Preliminary:** [C8J-2010-036 - Raceway Single Family Subdivision](#)  
Location: 4505 1/2 Grand Avenue Parkway, Gilleland Creek Watershed  
Owner/Applicant: CR VI Loop 360, LP (A Delaware Limited Partnership, Timothy Clark)  
Agent: Jones & Carter, Inc. (Gemsong Perry)  
Request: Approval of the Raceway Single Family Subdivision composed of 384 lots on 74.344 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 16. Final Plat Resubdivision:** [C8J-2010-0043.0A - Lewis Ramirez Subdivision](#)  
Location: S. Cuernavaca Drive, North Fork Dry Creek Watershed  
Owner/Applicant: (Lewis Ramirez)  
Agent: (Lewis Ramirez)  
Request: Approval of the Lewis Ramirez Subdivision composed of 1.006 acres on 1 lot.  
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.