



**Zoning & Platting Commission
December 7, 2010 @ 6:00 P.M.
City Hall
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

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

Teresa Rabago – Secretary
Patricia Seeger – Vice-Chair
Donna Tiemann

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 November 16, 2010.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2010-0167 - Weirdo's 1**
Location: 12408 North Mopac Expressway Service Road South Bound, Walnut Creek Watershed
Owner/Applicant: Sharon Ma
Agent: Coats Rose Yale Ryman & Lee (John M. Joseph)
Request: GR to CS-1
Staff Rec.: **Staff recommendation of CS-1-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department
- 2. Rezoning: C14-2010-0168 - Weirdo's 2**
Location: 2900 O'Neal Lane, Walnut Creek Watershed
Owner/Applicant: Sharon Ma
Agent: Coats Rose Yale Ryman & Lee (John M. Joseph)
Request: GR to CS-1
Staff Rec.: **Staff recommendation of CS-1-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department
- 3. Rezoning: C14-2010-0176 - 12636 Research Suite 109**
Location: 12636 Research Boulevard South Bound, Suite 109, Walnut Creek Watershed
Owner/Applicant: 12636 Research Ltd. (Chi-Kao Hsu)
Agent: Hsu Equity, Inc. (Christina Hsu)
Request: GR-CO to CS-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department
- 4. Rezoning: C14-2010-0174 - Platinum Onion Creek**
Location: 11206 South IH 35 Service Road Southbound; 11301 Old San Antonio Road, Onion Creek Watershed
Owner/Applicant: Haviland Lake Partners, LP (Jeffrey N. Drinkard)
Agent: Smith, Robertson, Elliott, Glen, Klein & Douglas, L.L.P. (David Hartman)
Request: CS-MU-CO to MF-2
Staff Rec.: **Recommended with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

Facilitator: Donna Galati, 974-2733

City Attorney: Clark Cornwell, 974-6482

5. **Rezoning:** **C14-2010-0190 - BB-OTL Project**
 Location: 1807 West Slaughter Lane, Slaughter Creek Watershed
 Owner/Applicant: BB Retail South LP (Jimmy J. Nassour)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: GR to LI
 Staff Rec.: **Recommendation of LI-CO**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
 Planning and Development Review Department
6. **Rezoning:** **C14-2010-0163 - Austin Cribs**
 Location: 6320 City Park Road, West Bull Creek Watershed
 Owner/Applicant: Austin Cribs (Cord Shiflett)
 Agent: Irion Slade, L.L.C. (Terry Irion)
 Request: DR to LR
 Staff Rec.: **Recommendation of LR-CO**
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
 Planning and Development Review Department
7. **Site Plan - Conditional Use Permit:** **SPC-2009-0371C - Copperfield Neighborhood Park**
 Location: 1425 E. Yager Lane, Walnut Creek Watershed
 Owner/Applicant: City of Austin - PARD (Gary Gregson)
 Agent: MWM Design Group (Anthony Goode P.E.)
 Request: Request approval of a conditional use permit for a neighborhood park zoned P, Public and greater than an acre.
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us
 Planning and Development Review Department

- 8. Site Plan - Conditional Use Permit:** **SPC-2010-0092D - 3112 Edgewater Drive**
- Location: 3112 Edgewater Drive, Lake Austin Watershed
 Owner/Applicant: Lake Hills Community Association, Inc. (Joe Gimenez)
 Agent: Aupperle Company (Bruce Aupperle, P.E.)
 Request: Request is for approval of a conditional use permit to construct a fishing deck, beach area and related shoreline improvements with Community Recreation-Private use in property zoned LA and SF-2. Waiver: A request to allow an intense recreational use within 50 feet or less from a lot with SF-5 or more restrictive zoning district. [LDC 25-2-1067(F)(1)]
- Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 974-3404, cesar.zavala@ci.austin.tx.us
 Planning and Development Review Department
- 9. Final without Preliminary:** **C8-2010-0030.0A - Resubdivision of Lots 10 and 11, Block F, Summit Oaks**
- Location: Tweed Court, Walnut Creek Watershed
 Owner/Applicant: John Boulton
 Agent: Way Consulting Engineers, Inc. (Way Atmadja)
 Request: Approval of the Resubdivision of Lots 10 and 11, Block F, Summit Oaks, a resubdivision of two lots into three lots on 2.95 acres.
- Staff Rec.: **Recommended.**
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
 Planning and Development Review Department
- 10. Final Plat:** **C8J-2007-0078.8A - McCormick Mountain Phase 1 (Withdraw & Resub of C8J-2007-0078.7A)**
- Location: McCormick Mountain Drive, Lake Travis Watershed
 Owner/Applicant: Vistas of McCormick Mountain Development, Inc. (Mike Wilson)
 Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)
 Request: Approval of the McCormick Mountain Phase 1 (Withdraw & Resub of C8J-2007-0078.7A) composed of 18 lots on 12.25 acres.
- Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 11. Final Plat: C8J-2007-0078.9A - McCormick Mountain Phase 2 (Withdraw & Resub of C8J-2007-0078.6A)**
 Location: McCormick Mountain Drive, Lake Travis Watershed
 Owner/Applicant: Vistas of McCormick Mountain Development, Inc. (Mike Wilson) & McCormick Hilltop Investment Partners, LTD. (Douglas Kadison)
 Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)
 Request: Approval of the McCormick Mountain Phase 2 (Withdraw & Resub of C8J-2007-0078.6A) composed of 28 lots on 20.18 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 12. Final Plat: C8J-2007-0078.10A - McCormick Mountain Phase 3 (Withdraw & Resub of C8J-2007-0078.5A)**
 Location: McCormick Mountain Drive, Lake Travis Watershed
 Owner/Applicant: Vistas of McCormick Mountain Development, Inc. (Mike Wilson) & McCormick Hilltop Investment Partners, LTD. (Douglas Kadison)
 Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)
 Request: Approval of the McCormick Mountain Phase 3 (Withdraw & Resub of C8J-2007-0078.5A) composed of 24 lots on 13.01 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat without Preliminary: C8J-2010-0129.0A - ZM & AK Properties, Inc.**
 Location: FM 969 Road, Decker Creek Watershed
 Owner/Applicant: John Cise
 Agent: Cuatro Consultants, LTD. (Hugo Elizondo)
 Request: Approval of the ZM & AK Properties, Inc. composed of 1 lot on 2.49 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat without Preliminary: C8-2010-0127.0A - Anderson Arbor III Subdivision, Block A, Lot 2 Resubdivision**
 Location: 13343 N. US 183 Hwy, Lake Creek Watershed
 Owner/Applicant: SCMR-Anderson Arbor PH III General Partnership
 Agent: Consort, Inc. (Steve King)
 Request: Approval of the Anderson Arbor III Subdivision, Block A, Lot 2 Resubdivision composed of 2 lots on 8.83 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat: C8J-2010-0124.0A - Dolan's Amending Plat**
 Location: 601 Brandon Way, Cuernavaca Creek Watershed
 Owner/Applicant: Living Trust (Michael J. Dolan)
 Agent: Harris-Grant Surveying (Thomas B. Watts)
 Request: Approval the Dolan's Amending Plat composed of 1 lot on 1.073 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.