



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
March 1, 2011**

The Zoning & Platting Commission convened in a regular meeting on March 1, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:04 p.m.

Board Members in Attendance:

Betty Baker
Sandra Baldrige
Cynthia Banks
Gregory Bourgeois
Patricia Seeger
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: GENERAL

No speakers.

B. APPROVAL OF MINUTES

1. Approval of minutes from February 1, 2011.

The motion to approve the minutes from February 1, 2011; were approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 5-0-1; Commissioner Gregory Bourgeois abstained, 1 vacancy on the commission.

* It was noted and read into the record that the February 15, 2011 meeting was a cancelled meeting; therefore, there are no minutes for this date.

C. PUBLIC HEARINGS

1. **Restrictive Covenant Amendment:** **C14-91-0015(RCA) - Champion Commercial Development**

Location: 5617 FM 2222, Bull Creek Watershed
Owner/Applicant: Champion Assets, Ltd. (Josie Champion)
Agent: Graves, Dougherty, Hearon & Moody, P.C. (Michael Whellan)
Request: Restrictive Covenant Amendment in order to allow a left turn lane on FM 2222.
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to March 15, 2011 by the request of staff; was approved by Commissioner Cynthia Banks motion, Commissioner Gregory Bourgeois second the motion on a vote of 6-0; 1 vacancy on the commission.

2. **Rezoning:** **C14-2010-0199 - C G & S Corral**
Location: 402 Corral Lane, South Boggy Creek Watershed
Owner/Applicant: C G & S Construction, Inc. (C. Wm. "Billy" Guerrero)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: SF-2 to CS-MU-CO
Staff Rec.: **Not Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to March 15, 2011 by the request of the applicant; was approved by Commissioner Cynthia Banks motion, Commissioner Gregory Bourgeois second the motion on a vote of 5-0-1; Commissioner Donna Tiemann recused herself from this case; 1 vacancy on the commission.

3. **Rezoning:** **C14-2010-0205 - 5501 La Crosse Avenue**
Location: 5501 - 5617 La Crosse Avenue, Slaughter Creek - Barton Springs Zone Watershed
Owner/Applicant: Circle C Land, LP (Erin D. Pickens)
Agent: Metcalfe Williams, LLP (Michele Rogerson Lynch)
Request: GR-MU-CO to GR-MU-CO, to modify the conditional overlay as it pertains to a college and university facilities use.
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for GR-MU-CO district zoning to modify a conditional overlay; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; 1 vacancy on the commission.

4. **Zoning:** **C14-2010-0194 - Briarwick Apartments**
Location: 13400 Briarwick Drive, Lake Creek Watershed
Owner/Applicant: Steelwood/Persimmon/Briarwick, LP (Steve Oden)
Agent: Smith, Robertson, Elliott, Gle, Klein & Dougla, L.L.P. (David Hartman)
Request: Unzoned to MF-4
Staff Rec.: **Recommended with conditions**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for MF-4 district zoning; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 5-0-1; Commissioner Gregory Bourgeois abstained from this case, 1 vacancy on the commission.

5. **Final without Preliminary:** **C8J-2010-0107.0A - Texas Commerce Bancshares Subdivision & M-P Addition Replat**
Location: 2224 Walsh Tarlton Lane, Barton/Eanes Creek Watershed
Owner/Applicant: Longaro & Clarke (Eva Wong); Armbrust & Brown (Amanda Morrow)
Agent: Approval of the Texas Commerce Bancshares Subdivision & M-P Addition Replat composed of 2 lots on 16.24 acres.
Request: Approval of the Replat of Lot 1-A of the Amended Plat of Lot 1, M-P Addition and Lot 1, Block A of the Texas Commerce Bancshares Subdivision to combine to legal lots into one lot. The applicant also requests a variance from LDC Section 25-6-381(B) which requires that subdivisions on a major roadway not take access to the major roadway when alternate access is available.
Staff Rec.: **The variance and the plat are recommended for approval with conditions.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to March 15, 2011 by the request of the applicant; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 5-0-1; Commissioner Gregory Bourgeois abstained from this item; 1 vacancy on the commission.

- 6. Plat Vacation: C8-79-116.01.1(81)(VAC) - Texas Commerce Bancshares Subdivision Total Plat Vacation**
Location: 2224 Walsh Tarlton Lane, Barton/Eanes Creek Watershed
Owner/Applicant: Longaro & Clarke (Eva Wong); Armbrust & Brown (Amanda Morrow)
Agent: Approval of the Texas Commerce Bancshares Subdivision & M-P Addition Replat composed of 2 lots on 16.24 acres.
Request: Approval of the Total Plat Vacation for Texas Commerce Bankshares Subdivision.
Staff Rec.: **Recommended.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to March 15, 2011 by the request of the applicant; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 5-0-1; Commissioner Gregory Bourgeois abstained from this item; 1 vacancy on the commission.

- 7. Final Plat Resubdivision: C8J-2008-0218.0A - Resubdivision of Lot F-3 Northwest Hills Ranch Section One**
Location: 10711 DK Ranch Road, Bull Creek Watershed
Owner/Applicant: Kil Woo Park (Jae Park)
Agent: Cedillos & Wilson, LLC., (Rey Cedillos)
Request: Approval of the Resubdivision of Lot F-3, Northwest Hills Ranch Section One composed of 7 lots (6 single-family and 1 drainage) on 2.96 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-2786, david.wahlgren@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for approval of the re-subdivision of Lot F-3, Northwest Hills Ranch; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; 1 vacancy on the commission.

- 8. Amended Plat: C8J-2011-0009.0A - Amended Plat of Section 4 Block B, Lots 6, 7, 8, 9, Southwest Hills**
Location: 9725 Derecho Bend, Slaughter Creek Watershed
Owner/Applicant: Tanner & Amanda Griffin
Agent: Tanner and Amanda Griffin
Request: Approval of the Amended Plat of Section 4 Block B, Lots 6, 7, 8, 9, Southwest Hills composed of 2 lots on 3.0515 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 9. Final without Preliminary:** **C8J-2011-0011.0A - Overlook at Lewis Mountain**
Location: 8816 Blazyk Dr., Slaughter Creek Watershed
Owner/Applicant: Scott & Chrstine Urban
Agent: Carlson, Brigance & Doering (Becky Wolter)
Request: Approval of the Overlook at Lewis Mountain composed of 1 lot on 1.175 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 10. Final with Preliminary:** **C8-06-0133.01.1A.SH - Goodnight Ranch Subdivision Phase One Section Two**
Location: E. Slaughter Lane, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch GP, LLC (David C. Mahn)
Agent: Hanrahan Pritchard Engineers (Larry Hanrahan)
Request: Approval of the Goodnight Ranch Subdivision Phase One Section Two composed of 1 lot on 30.81 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 11. Revised Preliminary:** **C8-2008-0014.03 - Wolf/Hester Preliminary Plan (Revision #3)**
Location: S US 183 Highway, Lake Creek Watershed
Owner/Applicant: 183 BLW LP (Matt Harris)
Agent: Consort, Inc. (Bryan Moore)
Request: Approval of the Wolf/Hester Preliminary Plan (Revision #3) composed of 1 lot on .802 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 12. Final without Preliminary:** **C8J-2011-0007.0A - Ross Elroy Subdivision**
Location: 7200 Elroy Elroy Road, Dry Creek East Watershed
Owner/Applicant: MC Joint Venture (Tim Chambers)
Agent: Thrower Design (Ron Thrower)
Request: Approval of the Ross Elroy Subdivision composed of 1 lot on 2 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 13. Final without Preliminary:** **C8J-2011-0016.0A - Natinsky Subdivision**
Location: 9310 S. US 183, South Fork Dry Creek Watershed
Owner/Applicant: Michael Natinsky
Agent: ATS Engineers (Marc Dickey)
Request: Approval of the Natinsky Subdivision composed of 1 lot on 2.7 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 14. Final without Preliminary:** **C8-2011-0018.0A - Four Corners**
 Location: 7202 N. FM 620 Road, Lake Travis Watershed
 Owner/Applicant: Parke Properties 1 LP (Fred Purcell)
 Agent: King Engineering Associates, Inc. (Aaron Googins)
 Request: Approval of the Four Corners composed of 3 lots on 7.707 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat w/Preliminary:** **C8-2008-0014.03.1A - Pure Lodging Driveway Subdivision**
 Location: 14020 N. US 183 HWY Service Road, Lake Creek Watershed
 Agent: Consort, Inc. (Bryan Moore)
 Request: Approval of the Pure Lodging Driveway Subdivision composed of 1 lot on .802 Acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat Resubdivision:** **C8-2011-0015.0A - Davis Spring Commercial, Section 2, Block A, Lot 1' Resubdivision**
 Location: Spectrum Drive, Lake Creek Watershed
 Owner/Applicant: HEP Davis Spring, L.P. (Richard Anderson)
 Agent: Hanrahan Pritchard Engineers (Larry Hanrahan)
 Request: Approval of the Davis Spring Commercial, Section 2, Block A, Lot 1' Resubdivision composed of 3 lots on 22.96 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final Plat Resubdivision:** **C8-2011-0014.0A - Davis Spring, Section 9A, Block A, Lot 8; Resubdivision**
 Location: Spectrum Drive, Lake Creek Watershed
 Owner/Applicant: HEP Davis Spring, L.P. (Richard Anderson)
 Agent: Hanrahan Pritchard Engineers (Larry Hanrahan)
 Request: Approval of the Davis Spring, Section 9A, Block A, Lot 8; Resubdivision composed of 2 lots on 9.495.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

18. Final Plat: **C8-2011-0019.0A - Parmer South Subdivision**
Location: E Parmer Ln, Walnut Creek Watershed
Owner/Applicant: Dell USA LP (Bronson Dorsey)
Agent: Bury & Partners (Joseph Isaja)
Request: Approval of the Parmer South Subdivision composed of 2 lots on 86.33 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #8-18;

The motion to disapprove Items #8-18; were approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; 1 vacancy on the commission.

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on approving the Revised Zoning & Platting Commission Bylaws.

The approval of the Zoning & Platting Commission Bylaws were Continued to March 15, 2011 by the request of the commission.

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 6:28 p.m.