



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
April 5, 2011**

The Zoning & Platting Commission convened in a regular meeting on April 5, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:07 p.m.

**Board Members in Attendance:**

**Betty Baker  
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 March 15, 2011.

The motion to approve the minutes from March 15, 2011 were approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

## C. PUBLIC HEARINGS

- 1. Rezoning: C14-2010-0154 - La Palma Plaza Rezoning**  
Location: 12030 North Lamar Boulevard, Walnut Creek Watershed  
Owner/Applicant: Faris Properties (Nasib Naser)  
Request: LR-CO to GR  
Staff Rec.: **Recommendation for denial**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation to deny the applicant's request for GR district zoning was approved by Commissioner Patricia Seeger's motion, Commissioner Betty Baker seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

- 2. Zoning: C14-2011-0005 - Four Corners Commercial**  
Location: 7100 and 7202 North FM 620 Road, Lake Travis Watershed  
Owner/Applicant: GDF Realty Investment, Ltd. (R. James George), Park Properties I, LP (Fred Purcell)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: I-SF-2 to GR  
Staff Rec.: **Recommendation of GR-CO**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve GR-CO district zoning, removing the condition to dedicate right-of-way was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

- 3. Rezoning: C14-2011-0009 - IQRA L L C**  
Location: 11331 North Lamar Boulevard, Walnut Creek Watershed  
Owner/Applicant: IQRA L L C (M. Saleem Memon)  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: LR to GR-CO  
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 GR-CO district zoning with conditions was approved by Commissioner Patricia Seeger's motion, Commissioner Betty Baker seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, with 1 vacancy on the commission

- 4. Zoning: C14-2011-0007 - Hollow at Slaughter Creek Zoning, Phase A**  
Location: 9900-9948 Hundred Year Oak Drive; 1300-1324 Tillerfield Trail; 9900-10048 Wading Pool Path, Slaughter Creek Watershed  
Owner/Applicant: Pulte Homes (Brent Baker)  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: I-RR; I-SF-4A to SF-4A  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to May 3, 2011 by the request of the neighborhood was approved by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 4-0-1; Commissioner Gregory Bourgeois abstained, Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

- 5. Zoning: C14-2011-0008 - Hollow at Slaughter Creek Zoning, Phase B**  
Location: 9901-10001 Hundred Year Oak Drive; 10145-10161 Hundred Year Oak Drive; 1305-1325 Tillerfield Trail; 1400-1417 Middlefield Court; 1301-1425 Canopy Creek Way; 10100-10156 Wading Pool Path, Slaughter Creek Watershed  
Owner/Applicant: Pulte Homes (Brent Baker)  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: I-RR; I-SF-4A to SF-4A  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to May 3, 2011 by the request of the neighborhood was approved by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 4-0-1; Commissioner Gregory Bourgeois abstained, Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

- 6. Rezoning: C14-2011-0014 - Heritage Oak Hill**  
Location: 8922 Manchaca Road, Slaughter Creek Watershed  
Owner/Applicant: Cuong D. Tran  
Agent: Bury & Partners, Inc. (Melissa M. Neslund)  
Request: DR to MF-2  
Staff Rec.: **Recommendation pending**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to May 3, 2011 by the request of staff; was approved by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois second the motion on a vote of 5-0, Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

7. **Zoning:** **C14-2011-0012 - Waterford House**  
Location: 2008 Brandt Road, Onion Creek Watershed  
Owner/Applicant: Shoreline Church, Inc. (Donald R. Dickey II)  
Agent: Brown McCarroll, LLP. (Jerry Harris)  
Request: I-RR to GR-CO  
Staff Rec.: **Recommended**  
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for GR-CO district zoning was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 4-1; Commissioner Betty Baker voted against the motion (nay), Commissioner Sandra Baldrige was absent, 1 vacancy on the Commission.

8. **Site Plan - Conditional Use Permit:** **SPC-2010-0333A - Fast Eddie's Conditional Use Site Plan**  
Location: 13945 North US 183, Lake Creek Watershed  
Owner/Applicant: Northfork Plaza Shopping Center (Keith Heil)  
Agent: Drenner & Golden Stuart Wolff, LLP (Michele Haussmann)  
Request: Approval of a Conditional Use Permit for a cocktail lounge in CS-1-CO zoning.  
Staff Rec.: **Recommended**  
Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a conditional use permit was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

9. **Site Plan - Conditional Use Permit:** **SPC-2010-0350C - Central Texas Rehabilitation Hospital**  
Location: 700 West 45th Street, Waller Creek Watershed  
Owner/Applicant: Prevarian Austin Rehab, LP (Allan Brown)  
Agent: Bury & Partners, Inc. (Jonathan Neslund)  
Request: Approval of a Conditional Use Permit for a hospital in CS-CO zoning  
Staff Rec.: **Recommended with Conditions**  
Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a conditional use permit was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

**10. Site Plan - Conditional Use Permit:** **SPC-2010-0162C - Harris Glenn Commons Amenity**

Location: 1427 Dexford Drive, Harris Branch Watershed  
Owner/Applicant: Harris Glen Association, Inc. (Marilyn Childress)  
Agent: Holt Planners (David Holt)  
Request: Approval of an conditional use permit for an amenity center in SF-2 zoning, with waivers to allow an intense recreational use within 50 feet of SF-5 or more restrictive zoning, and allow a parking area and driveway within 25 feet of SF-5 or more restrictive zoning. [LDC 25-2-1067(F)(1) & LDC 25-2-1067(G)]  
  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 974-3404, cesar.zavala@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a conditional use permit and waivers to Section 25-2-1067(F)(1) and 25-2-1067(G) was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

**11. Resubdivision:** **C8-2010-0111.0A - Resubdivision of The Remaining Portion of Lot 2, The Hills of Lost Creek, Section 6-A**

Location: 916 South Capital of Texas Highway, Eanes/Barton Creek Watersheds  
Owner/Applicant: Bogle Family Realty, LLP (Donna Smith)  
Agent: Jones-Carter Inc. (Jim Schissler)  
Request: Approve the resubdivision of a portion of one lot into 2 lots on 5.822 acres.  
  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
Planning & Development Review Department

The motion to approve staff's recommendation to approve the re-subdivision of a portion of one lot into 2 lots was approved by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 4-0-1; Commissioner Gregory Bourgeois abstained, Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

- 12. Final Plat w/  
Preliminary:** **C8-2010-0035.1A - Savoy Subdivision**  
Location: 3730 Cima Serena, Shoal Creek Watershed  
Owner/Applicant: Stephen Whatley  
Agent: Hanrahan Pritchard Engineering (Larry Hanrahan)  
Request: Approval of the Savoy Subdivision composed of 28 lots (26 single-family lots) on 5.94 acres. The final plat matches the approved preliminary plan and is now ready for approval.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 974-6455, David.wahlgren@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of the Savoy Subdivision was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

- 13. Resubdivision:** **C8-2011-0038.0A.SH - Resubdivision of Lot 2 and a portion of Lot 3, J.A. Bowles Subdivision**  
Location: 2903 Cameron Loop, South Boggy/Slaughter Creek Watersheds  
Owner/Applicant: Westgate MoMark LLC (Terry Mitchell)  
Agent: Hanrahan Pritchard Engineers (Larry Hanrahan)  
Request: Approval of the Resubdivision of Lot 2 and a portion of Lot 3, J.A. Bowles Subdivision composed of 2 lots on 9.396 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Final without Preliminary:** **C8J-2011-0036.0A - Agarita Estates**  
Location: 4607 Agarita Cove, Lake Austin Watershed  
Owner/Applicant: Agarita Ventures (Fred Purcell & Kelly Gray)  
Agent: King Engineering Associates, Inc. (Aaron Googins)  
Request: Approval of Agarita Estates composed of 4 lots on 5.645 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 15. Final without Preliminary:** **C8-2011-0040.0A - Harris Ridge Commercial Subdivision**  
Location: Harris Ridge Boulevard, Harris Branch Watershed  
Owner/Applicant: Ridge Investors Limited  
Agent: Carlson, Brigrance & Doering, Inc. (Becky Wolter)  
Request: Approval of the Harris Ridge Subdivision composed of 2 lots on 4.72 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 16. Amended Plat:** **C8J-2011-0037.0A - Summit Park Subdivision, Lots 1, 2, 3, 4, & 5; Amended Plat of the Amended Plat**  
 Location: 203 Canyon Rim Drive, Barton/Bee Creek Watersheds  
 Owner/Applicant: William Parkhouse  
 Agent: Thrower Design (Ron Thrower)  
 Request: Approval of the Summit Park Subdivision, Lots 1, 2, 3, 4 & 5; Amended Plat of the Amended Plat composed of 5 lots on 9.874 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 17. Final Plat w/replat:** **C8-2011-0043.0A - Replat of Lot 1 Great Wall Subdivision**  
 Location: 12408 North Mopac Expressway Service Road Southbound, Walnut Creek Watershed  
 Owner/Applicant: Sharon Ma  
 Agent: AEC Inc. (Phil Moncada)  
 Request: Approval of Replat of Lot 1 Great Wall Subdivision composed of 1 lot on 1.83 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 18. Final Plat w/Prelim:** **C8-85-086.02.1A - Springfield 7**  
 Location: McKinney Falls Pkwy, Onion/Marble/Cottonmouth Creek Watersheds  
 Owner/Applicant: FC Properties One, Ltd (Rick Sheldon)  
 Agent: Pape-Dawson Engineers, Inc (Dustin Goss)  
 Request: Approval of the Springfield 7 composed of 108 lots on 32.76 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 19. Amended Plat:** **C8-2011-0039.0A - Amended Plat of Lenox Industrial Park Subdivision, Lots 6A, 7A, & 8A**  
 Location: Corral Lane, South Boggy Creek Watershed  
 Owner/Applicant: Verde Ladera Apts LP (Jim Potts)  
 Agent: LJA Engineering & Surveying (Danny Miller)  
 Request: Approval of the Amended Plat of Lenox Industrial Park Subdivision, Lots 6A, 7A, & 8A composed of 3 lots on 17.867 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #13-19:

The motion to disapprove Items #13-19; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

**20. Resubdivision:**           **C8-2011-0042.0A - Double Creek Village; Resub Plat of Lot 1A of Resub of Lot 1 Blk "B"**  
Location:                   South IH 35, Onion Creek Watershed  
Owner/Applicant:       Haviland Lake Partners, LP (Jeffrey Drinkard)  
Agent:                     Jones-Carter Inc. (Jim Schissler)  
Request:                  Approval of the Double Creek Village; Resub Plat of Lot 1A of Resub of Lot 1 Blk "B" composed of 2 lots on 44.881 acres  
Staff Rec.:               **Disapproval**  
Staff:                     Planning and Development Review Department

The motion to disapprove Item #20; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 4-0-1; Commissioner Gregory Bourgeois abstained, Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

#### **D. NEW BUSINESS**

**1. New Business:**

Request:                   Discussion and action on nominating a Zoning & Platting Commission Secretary.

Commissioner Gregory Bourgeois was nominated for Secretary.  
Commissioner Cynthia Banks was nominated for Assistant Secretary.

#### **E. ADJOURN**

Chair Betty Baker adjourned the meeting without objection at 7:28 p.m.