



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
April 19, 2011**

The Zoning & Platting Commission convened in a regular meeting on April 19, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:05 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 April 5, 2011.

The motion to approve the minutes from April 5, 2011 were approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0-1; Commissioner Sandra Baldrige recused herself, 1 vacancy on the commission.

## C. PUBLIC HEARINGS

1. **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 grant CS-MU-CO district zoning allowing construction sales and services, administrative and business office, the existing residences, and limited to the existing building coverage and impervious cover; right-of-way dedication is not required; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Sandra Baldrige second the motion on a vote of 5-0-1; Commissioner Donna Tiemann recused herself, 1 vacancy on the commission.

2. **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

Motion: The motion to approve staff's recommendation for a Restrictive Covenant Amendment; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Betty Baker seconded the motion on a vote of 3-3; Commissioner Patricia Seeger, Donna Tiemann and Cynthia Banks voted against the motion (nay), 1 vacancy on the Commission. Motion failed.

Case will be forwarded to City Council with no recommendation from the Zoning & Platting Commission.

3. **Site Plan - Hill Country Roadway with Waivers:** **SPC-2010-0071C.MGA - Tarlton 360 Townhomes**
- Location: 2500-2530 Walsh Tarlton Lane, Barton Creek Watershed - Barton Springs Zone
- Owner/Applicant: CRVI LOOP 360 LP (Timothy Clark/John Burnham)
- Agent: Longaro & Clarke (Alex Clarke)
- Request: Approval of a Hill Country Roadway Site Plan with waivers. Waiver/Variance Requested: 1) LDC § 25-2-1122 Floor to Area Ratio (FAR) to allow an increase of FAR of a non-residential building in a moderate intensity zone; 2) LDC § 25-2-1123 Construction on Slopes (§ 25-8-301 & 302) to allow construction of a building, roadway, driveway or parking area on slopes between 0-35% and slopes over 35%; 3) LDC § 25-2-1124 Building Height from 40 feet to 53 feet in a moderate intensity zone.
- Staff Rec.: **Recommended with conditions**
- Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us  
Sangeeta Jain, 974-2219, sangeeta.jain@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 with no opposition, by Commissioner Donna Tiemann's motion, Commissioner Patricia Seeger seconded the motion on a vote of 6-0, 1 vacancy on the commission.

4. **Final Plat w/Preliminary:** **C8J-2010-0058.1A - Pearson Ranch, Section One Final Plat**
- Location: Avery Ranch Blvd. and Pearson Ranch Road, South Brushy Creek/Lake Creek Watersheds
- Owner/Applicant: Round Rock I.S.D. (Alan Albers)
- Agent: Cunningham-Allen (Jana Rice)
- Request: Approval of the Pearson Ranch, Section One Final Plat composed of 4 lots on 89.7 acres.
- 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 Pearson Ranch, Section One; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, 1 vacancy on the commission.

5. **Preliminary:** **C8J-2011-0051 - Webb Estates**  
Location: City Park Road, Turkey/West Bull Creek Watersheds  
Owner/Applicant: Letha Webb, William Webb, Betty Webb Foster, Gary Webb  
Agent: Longaro & Clarke (James McCann)  
Request: Approval of the Webb Estates Preliminary composed of 79 lots on 167.49 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
6. **Resubdivision:** **C8-2011-0048.0A - Resubdivision of Lot 18, Block F, Cherry Creek Section 9-D1**  
Location: 8801 West Gate Blvd., South Boggy Creek Watershed  
Owner/Applicant: Wesley J. Peoples & William Howell  
Agent: Carlson Brigrance & Doering, Inc. (Becky Wolter)  
Request: Approval of the Resubdivision of Lot 18, Block F, Cherry Creek Section 9-D1 composed of 2 lots on 3.63 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
7. **Final Plat:** **C8-2011-0049.0A - Resubdivision of Lot 1, Block B, Parkline Section II**  
Location: 9500 North Lake Creek Parkway, South Boggy Creek Watershed  
Owner/Applicant: Lakeline Corner Partners, Ltd. (Michael Barron)  
Agent: Jones & Carter, Inc. (James Schissler)  
Request: Approval of the Resubdivision of Lot 1, Block B, Parkline Section II composed of 2 lots on a 4.024 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #5-7;

The motion to disapproval Items # 5-7; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, 1 vacancy on the commission.

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

#### **E. ADJOURN**

Chair Betty Baker adjourned the meeting without objection at 9:16 p.m.