



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
June 21, 2011**

The Zoning & Platting Commission convened in a regular meeting on June 21, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:00 p.m.

**Board Members in Attendance:**

Betty Baker  
Sandra Baldrige  
Gregory Bourgeois  
Patricia Seeger

**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 June 7, 2011.

The motion to postpone the minutes from June 7, 2011 by request of the commission, was approved by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-0; Commissioners Cynthia Banks and Donna Tiemann were absent, 1 vacancy on the commission.

## C. PUBLIC HEARINGS

### 1. Briefing:

Request: Briefing on the Planning and Development Review Department's Proposed FY 2012 Budget.  
Staff: Greg Guernsey, Director, 974-2387, greg.guernsey@ci.austin.tx.us  
Planning and Development Review Department

The motion to forward the FY 2012 PDRD Budget, was approved by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-0; Commissioners Cynthia Banks and Donna Tiemann were absent, 1 vacancy on the commission.

### 2. Rezoning: C14-2011-0049 - Pioneer Hill

Location: 9901-10017 Dessau Road, Walnut Creek Watershed  
Owner/Applicant: D.R. Horton/ Continental Homes of Texas, L.P. (Richard Maier), The Estate of Fred Morse (Scott Morse)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: TND to MF-1, SF-6, MF-3, GR and LI  
Staff Rec.: **Recommended with conditions**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to July 19, 2011 by the request of the commission, was approved by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-0; Commissioners Cynthia Banks and Donna Tiemann were absent, 1 vacancy on the commission.

### 3. Rezoning: C14-93-0090.01 - 7700 Parmer Lane

Location: 7700 Parmer Lane, Rattan Creek Watershed  
Owner/Applicant: Parmer Lane Parent, L.P. (John Grassi)  
Agent: Aquila Commercial (Jim Gallegos)  
Request: I-LI-PDA to LI-PDA  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for LI-PDA zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-0; Commissioners Cynthia Banks and Donna Tiemann were absent, 1 vacancy on the commission.

- 4. Rezoning: C14-2011-0048 - 973 Retail**  
Location: 3311 South FM 973 Road, Colorado River Watershed  
Owner/Applicant: 973 Retail LLC c/o East Bourne Investments (Frank Egan)  
Agent: Metcalfe Williams, LLP (Michele Rogerson Lynch)  
Request: DR to CS-CO  
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 CS-CO zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-0; Commissioners Cynthia Banks and Donna Tiemann were absent, 1 vacancy on the commission.

- 5. Rezoning: C14-2011-0051 - 6104 South 1st Street**  
Location: 6104 South 1st Street, Williamson Creek Watershed  
Owner/Applicant: Mursch Partners, LP (J. Winston Krause)  
Agent: Werner Campbell Permits (Danae Falvo)  
Request: LO to GO  
Staff Rec.: **Recommendation of GO-CO**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to July 5, 2011 by the request of the applicant, was approved by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-0; Commissioners Cynthia Banks and Donna Tiemann were absent, 1 vacancy on the commission.

- 6. Site Plan - SP-2010-0336D - Grace Land Office Building**  
**Environmental**  
**Variances Only:**  
Location: 317 Grace Lane, Barton Creek Watershed - Barton Springs Zone  
Owner/Applicant: The Overlook at Barton Creek Ltd. (Steve Harren)  
Agent: Conley Engineering (Carl Conley)  
Request: Approval of a cut variance not to exceed 11 ft. and a fill variance not to exceed 14 ft. LDC 25-8-341/342  
Staff Rec.: **Recommended**  
Staff: Brad Jackson, 974-3410, Brad.Jackson@ci.austin.tx.us  
Benny Ho, 974-3402, benny.ho@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a cut variance to LDC 25-8-341/342, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-0; Commissioners Cynthia Banks and Donna Tiemann were absent, 1 vacancy on the commission.

7. **Site Plan** **SP-06-0548D(XT2) - Seven Oaks Office Park**  
**Extension:**  
Location: 8701 FM 2244, Barton Creek Watershed - Barton Springs Zone  
Owner/Applicant: Bee Cave Oaks, Ltd. General Partner We Store, Inc. (PD Gully)  
Agent: Land Strategies, Inc. (Paul Linehan)  
Request: Approval of a 7 year extension on a previously approved site plan.  
Staff Rec.: **Recommendation of 3 years**  
Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us  
Lynda Courtney, 974-2810, lynda.courtney@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve a 5-year extension, was approved by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-0; Commissioners Cynthia Banks and Donna Tiemann were absent, 1 vacancy on the commission.

8. **Site Plan** **SP-93-0563D(XT2) - Riverbend Baptist Church**  
**Extension:**  
Location: 4214 North Capital of Texas Highway, St. Stephens Creek (Water Supply Rural) Watershed  
Owner/Applicant: Riverbend Church (Norm Schoenfeld)  
Agent: Coats Rose Yale Ryman & Lee (John Joseph)  
Request: Approval of a 75 year extension on a previously approved site plan.  
Staff Rec.: **Pulled, no action required. Will be renotified.**  
Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us  
Planning and Development Review Department

This item was pulled; no action was required by the commission.

9. **Site Plan - Hill Country** **SPC-2011-0090A - Riverbend Church**  
**Roadway:**  
Location: 4214 North Capital of Texas Highway, St. Stephens Creek (Water Supply Rural) Watershed  
Owner/Applicant: Riverbend Church (Norm Schoenfeld)  
Agent: Coats Rose Yale Ryman & Lee (John Joseph)  
Request: Approval of a Hill Country Roadway Site Plan to construct buildings including a student center building.  
Staff Rec.: **Pulled, no action required. Will be renotified.**  
Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us  
Planning and Development Review

This item was pulled; no action was required by the commission.

- 10. Resubdivision:** **C8-2011-0042.0A - Resubdivision Of Lot 1A, Resubdivision of Lot 1, Block B, Double Creek Village Block B**  
Location: 11200-11324 IH-35 Service Road Southbound, Onion Creek Watershed  
Owner/Applicant: Haviland Lake Partners, L.P. c/o HF2M (Jeffery Drinkard)  
Agent: Jones & Carter, Inc. (James Schissler)  
Request: Approve the resubdivision of one lot into 3 lots on 44.881 acres  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to July 5, 2011 by the request of the commission, was approved by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-0; Commissioners Cynthia Banks and Donna Tiemann were absent, 1 vacancy on the commission.

- 11. Final Plat without Preliminary:** **C8-2010-0127.0A - Resubdivision of Lot 2, Blk. A, Anderson Arbor III Subdivision**  
Location: 13343 North US 183 Highway, 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.: **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 Anderson Arbor III Subdivision, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-0; Commissioners Cynthia Banks and Donna Tiemann were absent, 1 vacancy on the commission.

- 12. Final without Preliminary:** **C8-2011-0070.0A - Commercial Square Subdivision**  
Location: 9200 Brown Lane, Walnut Creek Watershed  
Owner/Applicant: Deepak Bajaj, Brown Lane Properties and Commercial Square Properties (Rey Legett)  
Agent: Conley Engineering (Carl Conley)  
Request: Approval of the Commercial Square Subdivision composed of 3 lots on 7.0 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 13. Final Plat with Preliminary:** **C8-2009-0026.3A - Avery Ranch Far West Phase 3, Section 4**  
Location: Avery Ranch Boulevard, South Brushy Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)  
Agent: Randall Jones & Assoc. (R. Brent Jones)  
Request: Approval of the Avery Ranch Far West Phase 3, Section 4 subdivision composed of 38 lots on 8.29 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Final Plat with Preliminary:** **C8-2009-0026.2A - Avery Ranch Far West Phase Three Section Three**  
Location: Avery Ranch Boulevard, South Brushy Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)  
Agent: Randall Jones & Assoc. (R. Brent Jones)  
Request: Approval of the Avery Ranch Far West Phase Three, Section Three subdivision composed of 41 lots on 10.16 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #12-14

The motion to disapprove items #12-14; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-0; Commissioners Cynthia Banks and Donna Tiemann were absent, 1 vacancy on the commission.

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

- 1. New Business:**  
Request: Direct staff to initiate a single zoning case for multiple Non-Contiguous PARD owned properties with interim zoning. The subject properties are located on U.S Highway 290, Old Manor Road, Daffan Lane, and Johnny Morris Road. PARD is seeking approval of P zoning on all mentioned properties.  
Staff: Gregory Montes, 974-9458, gregory.montes@ci.austin.tx.us  
Parks and Recreation Department

The motion to direct staff to initiate a single zoning case for multiple non-contiguous PARD owned properties with interim zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-0; Commissioners Cynthia Banks and Donna Tiemann were absent, 1 vacancy on the commission.

#### **E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 6:35 p.m.**