



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
August 2, 2011**

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

Chair Betty Baker called the Board Meeting to order at 6:02 p.m.

Board Members in Attendance:

Betty Baker
Sandra Baldrige
Gregory Bourgeois
Gabriel Rojas
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 July 19, 2011.

The motion to approve the minutes for July 19, 2011, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 5-0-1; Commissioner Patricia Seeger abstained, Commissioner Cynthia Banks was absent.

C. PUBLIC HEARINGS

- 1. Zoning: C14-2011-0023 - 1601 Cedar Bend Drive**
Location: 1601 Cedar Bend Drive, Walnut Creek Watershed
Owner/Applicant: Jack Cearley
Agent: Lenworth Consultants, LLC (Nash Gonzales)
Request: I-RR to LR
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to September 6, 2011 by the request of staff, was approved by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 2. Rezoning: C14-2011-0066 - Creekside**
Location: 5616 South 1st Street, Williamson Creek Watershed
Owner/Applicant: Equilibrium Development, LP (Brad Schubert)
Agent: PSW Homes (Ryan Diepenbrock)
Request: GR-CO to SF-6-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to continue to August 16, 2011 by the request of the Zoning & Platting Commission, was approved by Commissioner Sandra Baldrige's motion, Commissioner Donna Tiemann seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 3. Rezoning: C14-2011-0070 - Bergstrom Duplex Rezoning**
Location: 2508 Mitchell Lane, Slaughter Creek Watershed
Owner/Applicant: Cara Griswold
Agent: Land Answers, Inc. (Jim Wittliff)
Request: DR; SF-2 to SF-3-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 SF-3-CO district zoning, was approved by Commissioner Gregory Bourgeois' motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-1; Commissioner Betty Baker voted against the motion (nay), Commissioner Cynthia Banks was absent.

- 4. Rezoning: C814-96-0003.10 - Pioneer Crossing PUD Amendment #10**
Location: 2400-2700 Block of East Parmer Lane, Harris Branch Watershed
Owner/Applicant: Air Products and Chemicals, Inc. (Susan O. Reber)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: PUD to PUD
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 PUD zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 5. Rezoning: C814-2008-0136.01 - North Austin Medical Center PUD Amendment #1**
Location: 12221 North MOPAC Expressway Northbound, 2311-2511 Park Bend Drive, Walnut Creek Watershed
Owner/Applicant: St. David's Healthcare Partnership LP, LLP (Malcolme Bellsie)
Agent: City of Austin-Parks and Recreation Department (Chris Yanez), Coats Rose Yale Ryman & Lee, P.C. (John M. Joseph)
Request: PUD to PUD
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to August 16, 2011 by the request of staff, was approved by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 6. Rezoning: C14-2011-0062 - Junior League Office**
Location: 8501 Bluffstone Cove, Bull Creek Watershed
Owner/Applicant: Junior League of Austin (Morgan Hardin)
Agent: Winstead PC (Pete Winstead)
Request: GR-CO, RR to GR-CO, RR
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to September 6, 2011 by the request of the applicant, was approved by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 7. 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 approve staff's recommendation for GO-CO district zoning with the added condition to limit guidance services to unit #105, and prohibit this use on the balance of the rezoning area, was approved by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 8. Site Plan Extension: SP-98-0031C(XT4) - Park Central**
Location: 12345 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Koontz/McCombs 1, Ltd. / Cornerstone Austin Park Central I, LP, Jerry Harris
Agent: Koontz/McCombs 1, Ltd. / Cornerstone Austin Park Central I, LP, Jerry Harris
Request: The applicant is proposing a 3 year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for a 3-year extension with a condition that it captures sidewalk upgrades to meet Subchapter E; the motion was made by Commissioner Donna Tiemann, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 9. Final with Preliminary: C8J-06-0041.6A - The Lakes at Northtown Section Five Final Plat**
Location: Strickling Drive, Harris Branch Watershed
Owner/Applicant: Hanna/Magee, L.P. (Blake Magee)
Agent: Longaro and Clarke, Inc. (Alex Clarke)
Request: Approval of The Lakes at Northtown Section Five Final Plat composed of 63 lots on 17.146 acres.
Staff Rec.: **Recommended**
Staff: Michael Hettenhausen, 854-7563, Michael.Hettenhausen@co.travis.tx.us
Travis County/City of Austin Single Office

The motion to approve staff's recommendation for approval of The Lakes at Northtown Section Five Final Plat, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

10. Final with Preliminary: **C8J-85-090.01.1A - Parke North Revised**
Location: North FM 620 Road, Lake Travis Watershed
Owner/Applicant: Nootsie LTD (Dave Holland)
Agent: ATS Engineers (Marc Dickey)
Request: Approval of Parke North Revised composed of 6 lots on 170 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

11. Amended Plat: **C8J-2011-0085.0A - Amended Plat of Lots 23, 24 & 25, Block B, Comanche Canyon Ranch Area**
Location: Monte Castillo Parkway, Lake Travis Watershed
Owner/Applicant: Waterford Oasis, LLC (Greg Vincent)
Agent: Turley Associates, Inc. (Victor Turley, P.E.)
Request: Approval of the Amended Plat of Lots 23, 24 & 25 Block B, Comanche Canyon Ranch Area, composed of 3 lots on 2.14 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

The motion to disapprove items #10-11; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:30 p.m.