



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
August 16, 2011**

The Zoning & Platting Commission convened in a regular meeting on August 16, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:06 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 August 2, 2011.

The motion to approve the minutes for August 2, 2011, was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 5-0-1; Commissioner Cynthia Banks abstained, Commissioner Gabriel Rojas was absent.

C. PUBLIC HEARINGS

- 1. 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

Public hearing was re-opened; The motion to postpone to September 20, 2011 by the request of the Zoning & Platting Commission, with the direction to staff to return with recommendations about how to accomplish the most efficient, alternate access point for the 45 town home units and emergency vehicles, to include leisure on Run Road and Cynthia Drive. Motion was made by Commissioner by Commissioner Sandra Baldrige, Commissioner Donna Tiemann seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 2. Rezoning: C14-2011-0069 - Scofield Montessori School**
Location: 1701 Scofield Lane, Walnut Creek Watershed
Owner/Applicant: Omsai Joint Venture LLC (Ashok Shomeshwar)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: NO to GO
Staff Rec.: **Recommendation of GO-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for GO-CO district zoning, was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 3. Zoning: C14-2011-0072 - 8915 Anderson Mill Road**
Location: 8915 Anderson Mill Road, Lake Creek Watershed
Owner/Applicant: GK Turtle Rock Ltd. (David Holland)
Request: I-RR to GR-MU
Staff Rec.: **Recommendation of LR-MU-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for LR-MU-CO district zoning, was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 4. Zoning: C14-2011-0073 - Villages at Turtle Rock**
Location: 12800 Turtle Rock Road, Lake Creek Watershed
Owner/Applicant: GK Turtle Rock Ltd. (David Holland)
Request: I-RR to MF-3
Staff Rec.: **Recommendation of MF-3-CO**
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-3-CO district zoning, was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 5. Rezoning: C14-2011-0075 - NYOS Charter School Inc.**
Location: 820 West Yager Lane, Walnut Creek Watershed
Owner/Applicant: NYOS Charter School Inc. (Kathleen Zimmerman)
Request: LI to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for CS-CO district zoning with the added condition to prohibit bail bond services, was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 6. Rezoning: C14-2011-0076 - Mopac Mini Storage**
Location: 2707 O Neal Lane, Walnut Creek Watershed
Owner/Applicant: Holford Group (Charles Dunn)
Agent: Mopac Mini Storage (Phillip McKinley)
Request: RR to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for CS-CO district zoning, was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 7. 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 September 6, 2011 by the request of the staff; was approved by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 8. Rezoning: C14-2011-0071 - D. West Tract**
- Location: 707 West Slaughter Lane, Slaughter Creek Watershed
- Owner/Applicant: Alma K. West
- Agent: Jim Bennett Consulting (Jim Bennett)
- Request: DR to GO-MU-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 GO-MU-CO district zoning, was approved by Commissioner Sandra Baldrige's motion, Commissioner Betty Baker seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 9. Zoning & Rezoning: C814-2009-0139.02 - Bull Creek PUD Amendment #2**
- Location: 4909 FM 2222, Bull Creek, Lake Austin Watershed
- Owner/Applicant: Booth Family Living Trust
- Agent: Armbrust & Brown, L.L.P. (David Armbrust)
- Request: I-LA & PUD to PUD
- Staff Rec.: **Recommended**
- Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to September 20, 2011 by the request of staff, was approved by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

10. Rezoning: **C14-2011-0063 - 3635 North Hills Drive**
Location: 3635 North Hills Drive, Dry North Creek Watershed
Owner/Applicant: TSI North Hills Pad, Ltd.(Fred H. Thomas)
Agent: McLean & Howard, L.L.P. (Jeff Howard)
Request: LR to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to September 20, 2011 by the request of the applicant, was approved by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

11. Rezoning: **C14-2011-0068 - Southern Walnut Creek Hike & Bike Trail**
Location: 2611 Park Bend Drive, Walnut Creek Watershed
Owner/Applicant: City of Austin Parks and Recreation Department (Gregory Montes)
Agent: City of Austin Parks and Recreation Department (Gregory Montes)
Request: I-RR to P
Staff Rec.: **Recommended**
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for P zoning, was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

12. Rezoning: **C14-2011-0074 - Southern Walnut Creek Hike & Bike Trail**
Location: 5502 Johnny Morris Road, Walnut Creek Watershed
Owner/Applicant: City of Austin Parks and Recreation Department (Gregory Montes)
Agent: City of Austin Parks and Recreation Department (Gregory Montes)
Request: SF-3 to P
Staff Rec.: **Recommended**
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for P zoning, was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 13. Site Plan Conditional Use Permit:** **SPC-2011-0123A - Cielo Center**
Location: 1250 S. Capital of Texas Hwy, Bldg. 3, Ste 100, Eanes Creek Watershed
Owner/Applicant: Brandywine Acquisition Partners, LP
Agent: Thrower Design (Ron Thrower)
Request: To approve a CUP for a change of use from Office/Restaurant to Medical Office/Office/Restaurant in LR-CO zoning.
Staff Rec.: **Recommended**
Staff: Lynda Courtney, 974-2810, lynda.courtney@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation to approve a Conditional Use Permit; was approved by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 14. Site Plan Environmental Variance:** **SP-2011-0051D - Judge's Overlook**
Location: 6916 FM 2244 Road, Bee Creek Watershed
Owner/Applicant: The Overlook at Rob Roy, L.P. (Steven Harren)
Agent: ATS Engineering (Mark Dickey)
Request: Approval of environmental variances to allow cut up to a maximum of 8 feet for driveway construction, to allow fill up to a maximum of 8 feet for driveway construction, and to allow up to 21% impervious cover for the site.
Staff Rec.: **Recommended with conditions**
Staff: Brad Jackson, 974-3410, brad.jackson@ci.austin.tx.us
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 environmental variances, was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 15. Preliminary Plan:** **C8J-2010-0141 - Green Crossing**
Location: Von Quintus@Maha Loop, Dry East and Maha Creek Watersheds
Owner/Applicant: Ernest Maschmeyer
Agent: Doucet and Assoc. (Cary Breseler)
Request: Approval of a Preliminary Plan consisting of 216 total lots which include small lot, commercial, multi-family, retail and open space.
Staff Rec.: **Recommended**
Staff: Jose Luis Arriaga, 854-7562, joe.arriaga@co.travis.tx.us
Single Office

The motion to continue to September 6, 2011 by the request of the Zoning & Platting Commission, was approved by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

16. Preliminary Plan with Variance: C8J-2009-0142 - Estancia Hill Country

Location: Old San Antonio at Puryear Road, Onion Creek Watershed
Owner/Applicant: SLF III Onion Creek LP
Agent: Bury & Partners (Kelly Bell)
Request: Action on an Original Tract Variance and Approval of a preliminary plan consisting of 29 commercial lots on 593.6 acres.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 854-7687, sarah.sumner@co.travis.tx.us
Single Office

The motion to approve staff's recommendation for approval of a preliminary plan and variance, was approved by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

17. Resubdivision: C8J-2010-0039.0A - Lopez-McKenszie, Resubdivision of Thomas C. Taylor Subdivision

Location: South F. M. 973, South Dry Creek Watershed
Owner/Applicant: Jose and Catalina Lopez
Agent: ATS Engineering (Mark Dickey)
Request: Approval of the resubdivision of Lopez-McKenzie, Resubdivision of the Thomas C. Taylor Subdivision consisting of 11 single-family lots on 17.46 acres
Staff Rec.: **Recommended**
Staff: Jose Luis Arriaga, 854-7562, joe.arriaga@co.travis.tx.us
Single Office

The motion to approve staff's recommendation for approval of a re-subdivision of Lopez-McKenzie, re-subdivision of Thomas C. Taylor Subdivision, was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

18. Final without a Preliminary: C8-2011-0055.0A - J V Road

Location: 11601 Jollyville Road, Walnut Creek Watershed
Owner/Applicant: JV Road, LTD. (Mike Young)
Agent: Longaro & Clarke (Alex Clarke)
Request: Approve the subdivision of 2.00 acres of land into one lot for Commercial Use.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a final without a preliminary for J V Road, was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 19. Final without a Preliminary:** **C8J-2011-0094.0A - Orduna Subdivision**
 Location: 3620 Turnersville Road, Maha Creek Watershed
 Owner/Applicant: Raul Orduna
 Agent: Christi Anderson
 Request: Approval of the Orduna Subdivision composed of 2 lots on 11.371 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 20. Preliminary Plan:** **C8J-2011-0092 - Boone-Heep Preliminary Plan**
 Location: 13338 Old San Antonio Road, Onion Creek Watershed
 Owner/Applicant: LSM Investments Ltd. (John Lloyd)
 Agent: Murfee Engineering Co. (Ken Martin)
 Request: Approval of the Boone-Heep Preliminary Plan composed of 13 lots on 344.3 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 21. Resubdivision:** **C8-2011-0093.0A - Resubdivision of Parmer Place Subdivision, Lot 4**
 Location: 12315 Dessau Road, Walnut Creek Watershed
 Owner/Applicant: Dessau 38 Partners, LTD (John Lewis)
 Agent: Dessau 38 Partners, LTD (John Lewis)
 Request: Approval of the Resubdivision of Parmer Place Subdivision, Lot 4, composed of 2 lots on 1.503 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 22. Resubdivision:** **C8-2011-0091.0A - Harris Ranch II, Resubdivision of Lot 2, a Resubdivision of Lots 1-5, Harris Ranch**
 Location: 9201 Brodie Lane, Slaughter/ South Boggy/ Williamson Creek Watersheds
 Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
 Agent: Hanrahan-Pritchard Engineering, Inc. (Steve Jamison)
 Request: Approval of the Harris Ranch II, Resubdivision of Lot 2, a Resubdivision of Lots 1-5 Harris Ranch, composed of 3 lots on 20.90 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 23. Revised Prelim:** **C8J-2011-0099 - Blackstone Vineyard (Revised Preliminary Plan)**
Location: 13005 Fitzhugh Road, Barton Creek - Barton Springs Zone Watershed
Owner/Applicant: Blackstone Vineyard Development (Chad Nemec)
Agent: Vaughn & Associates (Rick Vaughn)
Request: Approval of the Blackstone Vineyard (Revised Preliminary Plan)
composed of 159 lots on 209.25 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 24. Final Plat with/ Preliminary:** **C8J-2011-0099.1A - Blackstone Vineyard**
Location: 13005 Fitzhugh Road, Barton Creek - Barton Springs Zone Watershed
Owner/Applicant: Black Vineyard Development (Chad Nemec)
Agent: Vaughn & Associates (Rick Vaughn)
Request: Approval of the Blackstone Vineyard composed of 5 lots on 17.5 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 25. Amended Plat:** **C8J-2011-0102.0A - River Place Addition, Sec 16, Block M, Lots 49B and Lot 52A**
Location: 7901 Big View Drive, Lake Austin Watershed
Owner/Applicant: Ann S. Morris
Agent: Thompson Land Engineering (Robert C. Thompson)
Request: Approval of the River Place Addition, Section 16, Block M, Lots 49B and Lot 52A composed of 3 lots on 4.9 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 26. Final Plat:** **C8-2011-0103.0A - Stablewood Subdivision**
Location: 10301 Old San Antonio Road, Slaughter Creek Watershed
Owner/Applicant: Sheldon Stablewood LP (Rick Sheldon)
Agent: Thrower Design (Ron Thrower)
Request: Approval of the Stablewood Subdivision composed of 1 lot on 18.109 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #19-26;

The motion to disapprove Items #19-26; was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on electing Zoning & Platting Commission Officers.

Chair - Patricia Seeger

Vice-Chair/Parliamentarian - Betty Baker

Secretary - Gregory Bourgeois

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 8:50 p.m.