



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
December 18, 2012**

The Zoning & Platting Commission convened in a regular meeting on December 18, 2012 @ 301 W. 2nd Street, Austin, Texas 78701

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

Board Members in Attendance:

**Betty Baker – Chair
Cynthia Banks
Sean Compton
Jason Meeker
Gabriel Rojas
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 December 4, 2012.

The motion to approve the minutes from December 4, 2012, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0-1; Commissioner Rahm McDaniel was absent, Commissioner Jason Meeker abstained from the approval of minutes.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2012-0092 - Slaughter Crossing**
Location: 8801-1/2 South Congress Avenue, Onion Creek Watershed
Owner/Applicant: AggieGo Austin, Ltd. (Paul J. Clarke)
Agent: RPS Espey (Dale W. Gray)
Request: DR; SF-2; CS-CO to CS
Staff Rec.: **Recommendation of CS-CO with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for CS-CO district zoning with the added conditions to prohibit adult oriented businesses and pawnshop services, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the reading of the consent agenda but recused himself from Item #1, (5-0-1); Commissioner Rahm McDaniel was absent.

- 2. Zoning: C14-2012-0093 - Legends Way**
Location: 10925 Bradshaw Road, Rinard Creek and Onion Creek Watersheds
Owner/Applicant: First Continental Investment Co. (Joe DiQuinzio)
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: I-RR to SF-2
Staff Rec.: **Recommended with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for SF-2-CO district zoning was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 3. Zoning: C14-2012-0143 - 7303 Burleson Road Zoning**
Location: 7303 Burleson Road, Onion Creek Watershed
Owner/Applicant: Chall Ltd. (Len Layne)
Agent: Thrower Design (Ron Thrower)
Request: I-RR to LI
Staff Rec.: **Recommendation of LI-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for LI-CO district zoning was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 4. Rezoning: C14-2012-0129 - Public Storage**
Location: 13685 North U.S. Highway 183, Lake Creek Watershed
Owner/Applicant: Laurmic (Michael T. Pokorny)
Agent: Jackson, Walker, L.L.P. (Katherine P. Loayza)
Request: GR-CO to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
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 Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 5. Site Plan - Hill Country Roadway: SPC-2012-0207C - Four Points Center PUD Apartments**
Location: 11220 FM 2222, Bull Creek Watershed
Owner/Applicant: Thomas Properties Group (Tom Paradise)
Agent: Big Red Dog (Bradley Lingvai)
Request: Approval of a Hill Country Roadway site plan to construct apartments with associated development.
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 974-2788, christine.barton-holmes@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a Hill Country Roadway site plan was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0-1; Commissioner Rahm McDaniel was absent, Commissioner Sean Compton recused himself from this item.

- 6. Site Plan – Conditional Use Permit: SPC-2012-0239C - Bridgewood Onion Creek**
Location: 11300 Farrah Lane, Onion Creek Watershed
Owner/Applicant: Bridgewood Property Company
Agent: Jones & Carter, Inc. (Shawn Graham)
Request: Approval of a Conditional Use Permit to construct a congregate living facility & retirement housing (large site) with associated improvements.
Staff Rec.: **Recommended**
Staff: Michelle Casillas, 974-2024, michelle.casillas@austintexas.gov;
Planning & 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 Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

Location:	4002 and 4004 Burch Drive, Dry Creek East Watershed
Owner/Applicant:	Steve Newcomb and Isidro Garcia, Jr.
Agent:	Genesis 1 Engineering, Co. (G. Gonzalez)
Request:	Approval of the Partition of the Ida Mae Burch Estate Resubdivision of a Portion of Lot 5-B, composed of two lots on 2.998 acres.
Staff Rec.:	Recommended
Staff:	Michael Hettenhausen, 854-7563, michael.hettenhausen@co.travis.tx.us Travis County/City of Austin Single Office

8. Final Plat Resubdivision-Final Without Preliminary Plan: **C8J-2012-0040.0A - Resubdivison of Lot 65, East Travis Hills**

Location: 8001 Hayride Road, Dry Creek East and Maha Creek Watersheds
Owner/Applicant: Ado Chanthaviaxy
Agent: IT Gonzalez (Joe Farias)
Request: Request to resubdivide Lot 65, East Travis Hills Subdivision composed of 5.1 acres into 3 lots.
Staff Rec.: **Recommended**
Staff: Joe Arriaga, 854-7562, joe.arriaga@co.travis.tx.us;
Travis County/City of Austin Single Office

9. Final Plat w/Preliminary: C8J-2008-0056.4A - Pearson Place Section Two

Location: 13115 Avery Ranch Boulevard, South Brushy Creek Watershed
Owner/Applicant: Pearson Place at Avery Ranch Blvd. (Gary L. Newman)
Agent: CSF Civil Group (Christine Potts)
Request: Approval of the Pearson Place Section Two composed of 83 lots on 20.765 acres.

Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, David.wahlgren@austintexas.gov;
Planning & Development Review Department

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- 10. Final Plat: C8-2011-0106.2A - Stirling Bridge Section Five**
Location: Harris Branch Parkway, Harris Branch and Decker Creek Watersheds
Owner/Applicant: Centex Homes (Stephen Ashlock)
Agent: CSF Civil Group, LLC (Rancy Nixon)
Request: Approval of the Stirling Bridge Section Five Final Plat composed of 55 lots on 11.881 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, David.wahlgren@austintexas.gov; Planning & Development Review Department

The motion to approve staff's recommendation for approval of the Stirling Bridge Section Five final plat was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 11. Final Plat: C8-2011-0106.3A - Stirling Bridge Section Six**
Location: Harris Branch Parkway, Harris Branch and Decker Creek Watersheds
Owner/Applicant: Centex Homes (Stephen Ashlock)
Agent: CSF Civil Group, LLC (Rancy Nixon)
Request: Approval of the Stirling Bridge Section Six Final Plat composed of 50 lots on 12.15 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, David.wahlgren@austintexas.gov; Planning & Development Review Department

The motion to approve staff's recommendation for approval of the Stirling Bridge Section Six final plat was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 12. Preliminary Plan Extension: C8J-06-0141(XT2) - Ridgeview Preliminary Plan**
Location: South View Road, Slaughter Creek and Williamson Creek Watersheds
Owner/Applicant: Ashton Austin Residential, LLC (Keith Pearson)
Agent: LJA Engineering & Surveying, Inc. (Dan Ryan)
Request: Approval of the Ridgeview Preliminary Plan composed of 201 lots on 93.10 acres.
Staff Rec.: **Disapproval**
Staff: Planning & Development Review Department

- 13. Final Plat w/out a Preliminary; Previously Unplatted:** **C8-2012-0178.0A - Ellis Oaks**
 Location: 7208 Cooper Lane, South Boggy Creek Watershed
 Owner/Applicant: Tom Ellis
 Agent: Jim Bennett Consulting (Hector Avila)
 Request: Approval of the Ellis Oaks composed of 2 lots on 3.212 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning & Development Review Department
- 14. Final Plat with a Preliminary Plan:** **C8J-2012-0049.1A - Pioneer Hill Section 1**
 Location: Dessau Road, Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Kevin Pape)
 Agent: Continental Homes of Texas, LP (Kevin Pape) & Randall Jones & Assoc. Engineering, Inc. (Keith Collins)
 Request: Approval of the Pioneer Hill Section 1 composed of 89 lots on 22.93 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning & Development Review Department
- 15. Final Plat w/Preliminary:** **C8J-2010-0036.3A - Raceway Single Family Subdivision Section Three**
 Location: 4505-1/2 Grand Avenue Parkway, Gilleland Creek Watershed
 Owner/Applicant: Steve Ashlock
 Agent: CSF Civil Group, LLC (Christine Potts)
 Request: Approval of the Raceway Single Family Subdivision Section Three composed of 65 lots on 16.25 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning & Development Review Department
- 16. Final Plat/Amended Plat:** **C8J-2012-0181.0A - Carriage Crossing Section 2 Block A Lots 2 & 3; Amended Plat**
 Location: 220 River Hills Road, Lake Austin Watershed
 Owner/Applicant: April Camille Tucker; Mar Leach
 Agent: Holt Planners (David Holt)
 Request: Approval of the Carriage Crossing Section 2 Block A Lots 2 & 3; Amended Plat composed of 1 lot on 10.16 acres
 Staff Rec.: **Disapproval**
 Staff: Planning & Development Review Department

17. Preliminary Plan: C8-2012-0179 - Knox Preserve
Location: 7304 Knox Lane, Shoal Creek Watershed
Owner/Applicant: Margaret Knox
Agent: Texas Engineering Solutions (Connor J. Overby)
Request: Approval of the Knox Preserve composed of 16 lots on 5.828 acres.
Staff Rec.: **Disapproval**
Staff: Planning & Development Review Department

Items #12-17;

The motion to disapprove Items #12-17, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 6:21 p.m.