



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
March 16, 2010**

The Zoning & Platting Commission convened in a regular meeting on March 16, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Gregory Bourgeois called the Board Meeting to order at 6:15 p.m.

**Board Members in Attendance:**

Sandra Baldrige  
Cynthia Banks  
Gregory Bourgeois  
Teresa Rabago  
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 February 2, 2010.

The motion to approve the minutes from February 2, 2010; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige second the motion on a vote of 5-0; Commissioners Betty Baker and Donna Tiemann were absent.

2. Approval of minutes from March 2, 2010.

The motion to approve the minutes from March 2, 2010; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige second the motion on a vote of 5-0; Commissioners Betty Baker and Donna Tiemann were absent.

## C. PUBLIC HEARINGS

- 1. Final out of a Preliminary: C8-2009-0118.1A.SH - Bradshaw Crossing Section Three**
- Location: Abby Ann Lane and Silver Screen Drive, Rinard Creek Watershed  
Owner/Applicant: Lennar Buffington Zachary Scott, L.P. (Ryan Mattox)  
Agent: Lakeside Engineers (Chris Ruiz)  
Request: Approve a final plat out of a preliminary plan for 15 lots on 4.965 acres.  
Staff Rec.: **Recommended – POST EARLY ON AGENDA.**  
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 plat out of a preliminary plan; was approved by Commissioner Sandra Baldrige's motion, Commissioner Patricia Seeger second the motion on a vote of 5-0; Commissioners Betty Baker and Donna Tiemann were absent.

\* Commission requested that the applicant identify mass transit stops with the next section of The Bradshaw Crossing subdivision.

- 2. Final out of a Preliminary: C8-2009-0118.2A.SH - Bradshaw Crossing Section Four**
- Location: Zachary Scott Street, Onion Creek Watershed  
Owner/Applicant: Lennar Buffington Zachary Scott, L.P. (Ryan Mattox)  
Agent: Lakeside Engineers (Chris Ruiz)  
Request: Approve a final plat out of a preliminary plan for 35 lots on 6.531 acres.  
Staff Rec.: **Recommended – POST EARLY ON AGENDA.**  
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 plat out of a preliminary plan; was approved by Commissioner Sandra Baldrige's motion, Commissioner Patricia Seeger second the motion on a vote of 5-0; Commissioners Betty Baker and Donna Tiemann were absent.

\* Commission requested that the applicant identify mass transit stops with the next section of The Bradshaw Crossing subdivision.

- 3. Rezoning: C814-2008-0136 - North Austin Medical Center Planned Unit Development**  
Location: 12221 N Mopac Expy NB, Walnut Creek Watershed  
Owner/Applicant: St. David's Healthcare Partnership, L.P., LLP (Malcolm Belisle)  
Agent: Clark, Thomas & Winters, P.C. (John Joseph)  
Request: GO, GR, LO, GR-CO to PUD  
Staff Rec.: **Recommended with conditions**  
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for PUD district zoning with a height limit of 120-feet; was approved by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Commissioner Betty Baker and Donna Tiemann were absent.

- 4. Rezoning: C14-2009-0164 - Payne Tracts**  
Location: 1705 Aldridge Drive, Little Walnut Creek Watershed  
Owner/Applicant: Jack Payne  
Agent: Conley Engineering, Inc. (Carl Conley)  
Request: I-SF-2 to CS-MU  
Staff Rec.: **Recommendation of CS-CO**  
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
Planning and Development Review Department

The motion to Continue to April 6, 2010 by the request of the Zoning & Platting Commission; was approved by Commissioner Teresa Rabago's motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Commissioners Betty Baker and Donna Tiemann were absent.

- 5. Rezoning: C14-2010-0003 - Deepak Bajaj Tract**  
Location: 9333 Brown Lane, Walnut Creek Watershed  
Owner/Applicant: Deepak Bajaj  
Agent: Conley Engineering, Inc. (Carl Conley)  
Request: I-RR to LI; CS-MU  
Staff Rec.: **Recommendation of LI-CO**  
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
Planning and Development Review Department

The motion to Continue to April 6, 2010 by the request of the Zoning & Platting Commission; was approved by Commissioner Teresa Rabago's motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Commissioners Betty Baker and Donna Tiemann were absent.

- 6. Rezoning: C14-2010-0002 - Brown Lane/Commercial Square Ltd.**  
Location: 9333 Brown Lane, Walnut Creek; Little Walnut Creek Watershed  
Owner/Applicant: Commercial Square, Ltd. (Carey Leggett, III)  
Agent: Conley Engineering, Inc. (Carl Conley)  
Request: I-RR to LI; CS-MU  
Staff Rec.: **Recommendation of LI-CO**  
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
Planning and Development Review Department

The motion to Continue to April 6, 2010 by the request of the Zoning & Platting Commission; was approved by Commissioner Teresa Rabago's motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Commissioners Betty Baker and Donna Tiemann were absent.

- 7. HCRO Site Plan: SPC-2009-0248C - Colina Vista Ph. 2-4**  
Location: 9716 FM 2222, West Bull Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP (Richard Maier)  
Agent: Bury and Partners, Inc. (Dwayne Shoppa)  
Request: Request approval of a Hill Country Roadway Ordinance Site Plan  
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 for approval of a Hill Country Roadway; was approved on the consent agenda by commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige second the motion on a vote of 5-0; Commissioner Betty Baker and Donna Tiemann were absent.

- 8. Site Plan - SP-2009-0153D - Bird's Nest Airport, Terminal Area Development -  
Variance only: Phase 1**  
Location: 15012 Fuchs Grove Rd., Willbarger Creek Watershed  
Owner/Applicant: Travis County Field LLC  
Agent: KSA Engineers Inc. (Micheal Pimentel P.E.)  
Request: Variance Requests: 1. To allow cut up to a maximum of 20 feet. [LDC Sec. 25-8-341] and 2. To allow fill up to a maximum of 20 feet [LDC Sec. 25-8-342]  
Staff Rec.: **Recommended**  
Staff: Jim Dymkowski, 974-2707, james.dymkowski@ci.austin.tx.us  
Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for Variance requests to Section 25-8-341 and 25-8-342; was approved by Commissioner Patricia Seeger's motion, Commissioner Teresa Rabago second the motion on a vote of 5-0; Commissioners Betty Baker and Donna Tiemann were absent.

9. **Final with Preliminary:** **C8-2009-0118.3A.SH - Bradshaw Crossing Section 5 (Smart Housing)**  
 Location: Zachary Scott St., Rinard Creek Watershed  
 Owner/Applicant: Lennar Buffington Zach Scott, LP (Ryan Matox)  
 Agent: Lakeside Engineers (Chris Ruiz)  
 Request: Approval of the Bradshaw Crossing Section 5 Subdivision composed of 28 lots on 5.514 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
10. **Final with Preliminary:** **C8-03-0025.04.2A.SH - Sheldon 230, Section 2, Phase 5 (Smart Housing)**  
 Location: Edmundsbury Drive, Onion/Marble Creek Watershed  
 Owner/Applicant: KB Home Lone Star, LP (John Zinsmeyer)  
 Agent: Longaro & Clarke (Alex Clarke)  
 Request: Approval of the Sheldon 230, Section 2, Phase 5 (Smart Housing) Subdivision composed of 1 lot on 8.24 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
11. **Final with Preliminary:** **C8-03-0025.04.3A.SH - Sheldon 230, Section 2, Phase 6 (Smart Housing)**  
 Location: Sunderland Dr., Onion/Marble Creek Watershed  
 Owner/Applicant: KB Home Lone Star, LP (John Zinsmeyer)  
 Agent: Longaro & Clarke (Alex Clarke)  
 Request: Approval of the Sheldon 230, Section 2, Phase 6 (Smart Housing) Subdivision composed of 1 lot on 15.78 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
12. **Final with Preliminary:** **C8-03-0025.04.4A.SH - Sheldon 230, Section 2, Phase 7 (Smart Housing)**  
 Location: Sunderland Dr., Onion Creek Watershed  
 Owner/Applicant: KB Home Lone Star, LP (John Zinseyer)  
 Agent: Longaro & Clarke (Alex Clarke)  
 Request: Approval of the Sheldon 230, Section 2, Phase 7 (Smart Housing) Subdivision composed of 1 lot on 11.05 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 13. Final without Preliminary:** **C8-2010-0021.0A - Era McClish Subdivision, Resubdivision of Lot C**  
 Location: 11802 Hornsby Street, Walnut Creek Watershed  
 Owner/Applicant: Louis S. Rousett, Jr.  
 Agent: Griffin Engineering Group, Inc. (Greg Griffin)  
 Request: Approval of the Era McClish Subdivision, Resubdivision of Lot C composed of 2 lots on .5 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 14. Final with Preliminary:** **C8-03-0025.04.5A.SH - Sheldon 230, Section 1, Phase 4 (Smart Housing)**  
 Location: Capitol View Dr., Onion Creek Watershed  
 Owner/Applicant: KB Home Lone Star, LP (John Zinseyer)  
 Agent: Longaro & Clarke (Alex Clarke)  
 Request: Approval of the Sheldon 230, Section 1, Phase 4 (Smart Housing) Subdivision composed of 1 lot on 4.27 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 15. Amended Plan:** **C8-2010-0023.0A - Harris Ridge Phase 3, Section 1, Block C, Resubdivision, Lots 39 & 40; Amended Plat of Lot 1A**  
 Location: 1427 Dexford Dr., Harris Branch Watershed  
 Owner/Applicant: Harris Glenn Associations, Inc. (Ken Blevins)  
 Agent: Holt Planners (David Holt)  
 Request: Approval of the Harris Ridge Phase 3, Section 1, Block C, Resubdivision, Lots 39 & 40; Amended Plat of Lot 1A composed of 1 lot on 0.835 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 16. Final without Preliminary:** **C8-2010-0030.0A - Tweed Ct.**  
 Location: Tweed Court, Walnut Creek Watershed  
 Owner/Applicant: John Boulton  
 Agent: Way Consulting Engineers, Inc. (Way Atmadja)  
 Request: Approval of the Tweed Ct. Subdivision composed of 3 lots on 2.95 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 17. Final Plat:** **C8J-06-0041.5A - Lakes at Northtown Section 4**  
Location: E. Howard Lane, Harris Branch Watershed  
Owner/Applicant: Hanna/Magee LP. #1 (Blake Magee)  
Agent: Longaro Clarke (Alex Clarke)  
Request: Approval of the Lakes at Northtown Section 4 Subdivision composed of 71 lots on 13.519 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 18. Final Plat:** **C8-2010-0024.0A - OFLP 3 Subdivision**  
Location: Manchaca Rd, Slaughter Creek Watershed  
Owner/Applicant: THG Holdings, LC (Jason Oliver)  
Agent: Texas Design Interests, LLC (Jeff Shindler)  
Request: Approval of OFLP 3 Subdivision composed of 1 lot on 1.55 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #9-18;

The motion to disapprove Items #9-18; were approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige second the motion on a vote of 5-0; Commissioners Betty Baker and Donna Tiemann were absent.

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

**1. New Business:**

- Request: Discussion and possible action on directing staff to initiate an amendment to the Wildhorse PUD zoning ordinance to extend the deadline to begin construction of permanent improvements for a safety service facility.
- Staff: Antonio Gonzalez, 974-4115, antonio.gonzalez@ci.austin.tx.us  
Austin Fire Department

The motion to direct staff to initiate an amendment to the Wildhorse PUD zoning ordinance; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige second the motion on a vote of 5-0; Commissioners Betty Baker and Donna Tiemann were absent.

#### **E. ADJOURN**

**Chair Gregory Bourgeois adjourned the meeting at 7:32 p.m. without objection.**