



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
May 18, 2010**

The Zoning & Platting Commission convened in a regular meeting on May 18, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:09 p.m.

Board Members in Attendance:

Betty Baker
Sandra Baldrige
Gregory Bourgeois
Teresa Rabago
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 May 4, 2010.

The motion to approve the minutes from May 4, 2010; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

C. PUBLIC HEARINGS

- 1. Zoning: C814-2009-0094 - Whisper Valley PUD**
Location: 9605 N. FM 973 Rd.; 9501 N. FM 973 Rd.; Taylor Ln.; Nez Perce Trace; 8312 Taylor Ln.; and 9015 Taylor Ln, Colorado River and Gilleland Creek Watershed
Owner/Applicant: Club Deal 120 Whisper Valley, LP (Doug Gilliland)
Agent: Metcalfe Williams, LLP (Michele Rogerson)
Request: Unzoned to PUD
Staff Rec.: **Recommended**
Staff: Jerry Rusthoven, 974-3207, jerry.rusthoven@ci.austin.tx.us
Planning and Development Review Department

The motion to approve PUD zoning with the following conditions:

- Any 2 lane collector streets will be contiguous throughout the PUD;
- Right-of-way will be set aside in 2 places along the northern property line so it accommodates connectivity from the adjacent property;
- At least 3 sections of the right-of-way along Braker Lane will be set aside for loading and unloading of passengers from buses, so that it doesn't back-up traffic;
- Block length in any dead end streets will come before a land use commission;
- The Green Building rating requirement will be achieved for the life of the PUD's build out, with the 2 Star rating as amended over time.
- Environmental Boards conditions will be included in this motion;
- All collectors will have bike lanes.

The motion was made by Commissioner Sandra Baldrige, Commissioner Gregory Bourgeois second the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 2. Zoning and Rezoning: C14-2009-0089 - Indian Hills**
Location: N. FM Rd. 973, Decker Creek and Elm Creek Watershed
Owner/Applicant: Club Deal 116 Indian Hills TX, LP (Doug Gilliland)
Agent: Metcalfe Williams, LLP (Michele Rogerson)
Request: Unzoned, P, and DR to MF-3 and LI
Staff Rec.: **Recommended**
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for MF-3 and LI zoning; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 3. Rezoning: C14-2010-0017 - Great Hills Country Club**
Location: 5917 Lost Horizon Drive, Bull Creek Watershed
Owner/Applicant: Great Hills Golf Club of Austin, Inc. (Larry Harper)
Agent: Randall Jones & Associates Engineering, Inc. (R. Brent Jones)
Request: GR-CO to GR-CO
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to affirm the action taken by the Zoning & Platting Commission on April 20, 2010; was made by Commissioner Donna Tiemann, Commissioner Teresa Rabago second the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 4. Zoning: C14-2010-0050 - 2705 East Highway 71**
Location: 2705 East State Highway 71, Colorado River Watershed
Owner/Applicant: Gustavo Aldama; Oscar Aldama
Agent: Brent Hammond
Request: I-RR to CS
Staff Rec.: **Recommendation of GR-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to approve CS-CO district zoning with the CO allowing construction sales and services and all GR uses, prohibiting adult-oriented businesses, all automotive related uses, drive-thru services as an accessory use, and pawn shop services. Restrictive Covenant that prohibits 24-hour business operations; the motion was made by Commissioner Patricia Seeger, Commissioner Gregory Bourgeois second the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 5. Preliminary Plan: C8J-2009-0102 – Angelwylde Section 3, Lot 9, Block A**
Location: FM 2244 (Patterson Rd at Angelwylde Dr), Barton Creek Watershed
Owner/Applicant: Angelwylde 8 Joint Venture (Keith Schoenfelt)
Agent: Vincent Gerard & Assoc. (Vince Huebinger)
Request: Approve a Variance to LDC 30-2-159 to allow private streets for a subdivision and a preliminary plan for 9 lots on 40.33 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Sarah Sumner, 854-7687, sarah.sumner@co.travis.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a variance to Section 30-2-159; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 6. Resubdivision: C8J-2009-0045.0A - Resubdivision of Lot 9, Block A, Angelwylde section 3**
Location: 9701 Angelwylde Drive, Barton Creek Watershed
Owner/Applicant: Angelwylde 8 Joint Venture (Keith Schoenfelt)
Agent: Vincent Gerard & Assoc. (Vince Huebinger)
Request: Approve the resubdivision of one lot into 9 lots on 40.33 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Sarah Sumner, 854-7687, sarah.sumner@co.travis.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a re-subdivision of one lot into 9 lots; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 7. Final with Preliminary: C8-04-0028.6A.SH - The Woodlands Section 6**
Location: FM 969 (at Southwick Drive), Elm Creek Watershed
Owner/Applicant: Centex Homes (Brent Baker)
Agent: Carlson, Brigrance & Doering, Inc. (Brett Pasquerella)
Request: Approve the final plat out of an approved preliminary plan for 149 lots on 30.449 acres.
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 plat; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 8. Preliminary Plan: C8J-2009-0078 - Wolf Tract**
Location: 17004 Blake Manor Road, Gilleland and Willbarger Creek Watershed
Owner/Applicant: Ed Wolf
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approve a preliminary plan consisting of 734 lots on 204.71 acres.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 854-7687, sarah.sumner@ci.austin.tx.us
Single Office

The motion to Continue to June 1, 2010 by the request of the Zoning & Platting Commission; was approved by Commissioner Sandra Baldrige's motion, Commissioner Teresa Rabago second the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 9. Preliminary Plan: C8-2010-0051 - The Springs of Walnut Creek**
Location: 12009-1/2 N IH 35 Service Road NB, Walnut Watershed
Owner/Applicant: Yager Development, LLC (Richard Kunz)
Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)
Request: Approval of The Springs of Walnut Creek composed of 3 lots on 62.6 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 10. Final with Preliminary: C8-2010-0051.1A - The Springs of Walnut Creek Phase 1**
Location: 12009-1/2 N IH 35 Service Road NB, Walnut Watershed
Owner/Applicant: Yager Development, LLC (Richard Kunz)
Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)
Request: Approval of The springs of Walnut Creek Phase 1 composed of 3 lots on 9.3 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 11. Final with Preliminary: C8-2010-0051.2A - The Springs of Walnut Creek Phase 2**
Location: 12009-1/2 N IH 35 Service Road NB, Walnut Watershed
Owner/Applicant: Yager Development, LLC (Richard Kunz)
Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)
Request: Approval of The Springs of Walnut Creek Phase 2 composed of 3 lots on 9.3 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #9-11;

The motion to disapprove Items #9-11; was approved on the Consent Agenda by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

D. NEW BUSINESS

1. Discussion and possible action to rescind and reconsider action taken on May 4, 2010 on case C14-2009-0093 & C14-2010-0044.

Rezoning: **C14-2009-0093 - 2203 and 2205 Western Trails Zoning Change**
Location: 2203 and 2205 Western Trails Boulevard, Williamson Creek Watershed
Owner/Applicant: Richard H. Einck, Jr.; Karl A. Burkett
Request: SF-3 to NO-MU
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

Rezoning: **C14-2010-0044 - Western Trails Boulevard Zoning Change**
Location: 2301, 2303 and 2305 Western Trails Boulevard, Williamson Creek Watershed
Owner/Applicant: Kristine Alpert, Wilfred W. Kellas, Jr., Joe M. and Janet D. Sullivan
Agent: Karl A. Burkett
Request: SF-3 to NO-MU
Staff Rec.: **Recommendation of NO-MU-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

Motion made to rescind and reconsider action taken on May 4, 2010, and repost on the next Zoning & Platting Commission agenda, June 1, 2010. Motion made by Commissioner Patricia Seeger, Commissioner Teresa Rabago second the motion on a vote of 5-1; Commissioner Gregory Bourgeois voted against the motion (nay); Commissioner Cynthia Banks was absent.

E. ADJOURN

Chair Betty Baker adjourned the meeting at 10:00 p.m. without objection.