



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
July 6, 2010**

The Zoning & Platting Commission convened in a regular meeting on July 6, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:00 p.m.

Board Members in Attendance:

Betty Baker
Sandra Baldrige
Cynthia Banks
Gregory Bourgeois
Teresa Rabago
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 June 15, 2010.

The motion to approve the minutes from June 15, 2010; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

C. PUBLIC HEARINGS

1. **Rezoning:** **C14-2010-0076 - The Shops at Onion Creek**
Location: 11215 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: WSP Development #10, Ltd. (James Herman)
Agent: StoneCrest Investments (Blake Herman)
Request: GR-CO to CS-1-CO for Tract 1; GR-CO to GR-CO for Tract 2; CS-1-CO to GR-CO for Tract 3
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 CS-1-CO for Tract 1, GR-CO for Tract 2 and GR-CO for Tract 3; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

2. **Rezoning:** **C814-2009-0139 - Bull Creek PUD**
Location: 4909 FM 2222, Bull Creek, Lake Austin Watershed
Owner/Applicant: Booth Family Living Trust
Agent: Armbrust & Brown, L.L.P. (David Armbrust)
Request: SF-2, SF-6 & LA to PUD
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for PUD zoning; was approved by Commissioner Sandra Baldrige's motion, Commissioner Teresa Rabago second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

3. **Rezoning:** **C14-2010-0083 - Copperfield Greenbelt**
Location: 1425 E. Yager Lane, Walnut Creek Watershed
Owner/Applicant: City of Austin (Ricardo Soliz -PARD)
Agent: City of Austin (Greg Montes - PARD)
Request: From DR to P
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 P zoning; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

4. Site Plan - Conditional Use Permit: SPC-2010-0046C - Travis County Smart Facility

Location: 3404 S. FM 973, Colorado River Watershed
Owner/Applicant: Travis County (Roger A. El Khoury)

Agent: Doucet & Associates Inc. (Davood Salek P.E.)
Request: Request approval of a conditional use site plan for a site zoned P, Public and the improvements are over an acre. [LDC 25-2-625(D)(2)]

Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a conditional use site plan; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

5. Final Plat: C8J-2009-0136.0A - Estates at Commanders Point; The (Resubmittal of C8J-2008-0231.0A)

Location: 4607 Agarita Cove, Lake Travis Watershed
Owner/Applicant: Agarita Ventures/Fred Purcell & J. Kelly Gray
Agent: King Engineering Associates, Inc. (Aaron Googins)
Request: Approval of Estates at Commanders Point; The (Resubmittal of C8J-2008-0231.0A) composed of 6 lots on 5.645 acres.

Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to July 20, 2010 by the request of the Zoning and Platting Commission; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

6. Resubdivision: C8-2009-0018.0A - Shoalwood Crest Subdivision, Resubdivision of Lot 5 and a Portion of Lot 6, Block 5, Resubdivision of Shoalmont Addition

Location: 5518 Shoalwood Ave., Shoal Creek Watershed
Owner/Applicant: Lone Star Renaissance LLC (Herman Cardenas)
Agent: Genesis 1 Engineering (George Gonzalez)
Request: Approve the resubdivision of one lot and a portion of another lot into 3 lots comprised of 0.684 acres.

Staff Rec.: **Pending**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to August 3, 2010 by the request of the property owner; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 7. Final with Preliminary: C8-03-0025.04.2A.SH - Sheldon 230, Section 2, Phase 5**
- Location: Edmundsbury Drive, Onion Creek Watershed
Owner/Applicant: KB Home Lone Star, Inc. (John Zinsmeyer)
Agent: Longaro & Clarke (Alex Clarke)
Request: Approve a final plat out of an approved preliminary consisting of 53 lots on 8.236 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to July 20, 2010 by the request of the Zoning and Platting Commission; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 8. Final with Preliminary: C8-03-0025.04.3A.SH - Sheldon 230, Section 2, Phase 6**
- Location: Sunderland Drive, Onion Creek Watershed
Owner/Applicant: KB Home Lone Star, Inc. (John Zinsmeyer)
Agent: Longaro & Clarke (Alex Clarke)
Request: Approve a final plat out of an approved preliminary consisting of 87 lots on 15.775 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to July 20, 2010 by the request of the Zoning and Platting Commission; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 9. Final with Preliminary: C8-03-0025.04.4A.SH - Sheldon 230, Section 2, Phase 7**
- Location: Sunderland Drive, Onion Creek Watershed
Owner/Applicant: KB Home Lone Star, Inc. (John Zinsmeyer)
Agent: Longaro & Clarke (Alex Clarke)
Request: Approve a final plat out of an approved preliminary consisting of 71 lots on 11.04 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to July 20, 2010 by the request of the Zoning and Platting Commission; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 10. Final with Preliminary:** **C8-03-0025.04.5A.SH - Sheldon 230, Section 1, Phase 4**
Location: Capitol View Drive, Onion Creek Watershed
Owner/Applicant: KB Home Lone Star, Inc. (John Zinsmeyer)
Agent: Longaro & Clarke (Alex Clarke)
Request: Approve a final plat out of an approved preliminary consisting of 19 lots on 4.271 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to July 20, 2010 by the request of the Zoning and Platting Commission; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 11. Resubdivision:** **C8-2009-0071.0A - Lucille Cameron Subdivision, Resubdivision of Lot 1**
Location: 8802 Leo Street, Slaughter Creek Watershed
Owner/Applicant: Celia Godinez-Sanchez
Agent: Jason Ward
Request: Approval of Lucille Cameron Subdivision, Resubdivision of Lot 1 . A resubdivision of 1 lot into 2 lots on .6053 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to July 20, 2010 by the request of the Zoning and Platting Commission; was approved by Commissioner Sandra Baldrige's motion, Commissioner Betty Baker second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 12. Final with Preliminary:** **C8J-2008-0140.1A - Ammaron Hills Subdivision**
Location: 14500 FM 2769 Road, Lake Travis Watershed
Owner/Applicant: Sproull Lake Travis (Jeff Sproull)
Agent: Vaughn & Associates (Rick Vaughn)
Request: The approval of the Ammaron Hills Subdivision composed of 15 lots on 42.57 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for approval of the Ammaron Hills Subdivision; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 13. Final with Preliminary: C8J-06-0041.5A - Lakes at Northtown Section Four**
- Location: East 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 Four final plat composed of 68 lots on 12.929 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 Four final plat; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 14. Final with Preliminary: C8J-05-0141.4A - Bridges of Bear Creek Phase 2 Section 2**
- Location: Brodie Lane, Bear Creek Watershed
Owner/Applicant: Buffington Capital Holdings, Inc. (Chris Fields)
Agent: Page Engineers, Inc. (Terri Crawford)
Request: Approval of the Bridges of Bear Creek Phase 2 Section 2 Final Plat composed of 59 lots on 27.381 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 postpone to July 20, 2010 by the request of the Zoning and Platting Commission; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 15. Final with Preliminary: C8J-2010-0062.1A - Village at Northtown Section 2 Ph 1**
- Location: Harris Ridge Blvd., Harris Branch Watershed
Owner/Applicant: Village at Northtown, Ltd. (Clifton Lind)
Agent: Cunningham-Allen, Inc. (Bryan Barry); Jackson Walker, LLP (Katherine Loayza)
Request: Approval of the Village at Northtown Section 2 Phase 1 composed of 36 lots on 12.317 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 16. Final with Preliminary:** **C8J-2010-0062.2A - Village at Northtown Section 2 Phase 2**
Location: Harris Ridge Blvd., Harris Branch Watershed
Owner/Applicant: Village at Northtown, Ltd. (Clifton Lind)
Agent: Cunningham-Allen, Inc. (Bryan Barry); Jackson Walker, LLP (Katherine Loayza)
Request: Approval of the Village at Northtown Section 2 Phase 2 composed of 41 lots on 6.437 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 17. Revised Preliminary:** **C8J-03-0159.02 - Village at Northtown Preliminary Plan Revision**
Location: N. Heatherwilde Blvd., Harris Branch, Walnut Creek Watershed
Owner/Applicant: Village at Northtown, Ltd. (Clifton Lind)
Agent: Cunningham-Allen, Inc. (Bryan Barry); Jackson Walker, LLP (Katherine Loayza)
Request: Approval of the Village at Northtown Preliminary Plan Revision composed of 104 lots on 326.71 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 18. Final with Preliminary:** **C8J-2008-0212.1A - Sun Chase Phase 1**
Location: 16070 Pearce Lane, Dry Creek East Watershed
Owner/Applicant: Qualico CR, LP (Vera Massaro)
Agent: Carlson, Brigrance & Doering, Inc. (Jennifer Harden)
Request: Approval of Sun Chase Phase 1 composed of 80 lots on 68.71 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 19. Final with Preliminary:** **C8J-2008-0176.1A - Sun Chase South Section 1**
Location: Pearce Lane, Dry Creek East Watershed
Owner/Applicant: Qualico CR, LP (Vera Massaro)
Agent: Carlson, Brigrance & Doering, Inc. (Jennifer Harden)
Request: Approval of Sun Chase South Section 1 composed of 48 lots on 52.499 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 20. Final with Preliminary:** **C8J-2008-0176.2A - Sun Chase South Section 2**
 Location: Pearce Lane, Dry Creek East Watershed
 Owner/Applicant: Qualico CR, LP (Vera Massaro)
 Agent: Carlson, Brigrance & Doering, Inc. (Jennifer Harden)
 Request: Approval of Sun Chase South Section 2 composed of 63 lots on 17.933 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 21. Preliminary:** **C8J-2010-0062 - Village at Northtown II Replacement Preliminary Plan**
 Location: Harris Ridge Blvd., Harris Branch Watershed
 Owner/Applicant: Village at Northtown, Ltd. (Clifton Lind)
 Agent: Cunningham-Allen, Inc. (Bryan Barry); Jackson Walker, LLP (Katherine Loayza)
 Request: Approval of the Village at Northtown II Replacement Preliminary Plan composed of 77 lots on 18.754 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 22. Preliminary:** **C8-2010-0058 - Pearson Ranch**
 Location: 14806 N FM 620, South Brushy Creek/Lake Creek Watershed
 Owner/Applicant: (Joe F. England) (Dale Ray England) (Joe Mason England) (Claretta England) (Round Rock I.S.D.)
 Agent: Cunningham-Allen, Inc. (Jana Rice)
 Request: Approval of the Pearson Ranch composed of 1 lot of 347.129 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items 15-22;

The motion to disapprove Items 15-22; was approved on the Consent Agenda by Commissioner Gregory Bourgeois' motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting at 6:51 p.m. without objection.