



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
December 15, 2009**

The Zoning & Platting Commission convened in a regular meeting on December 15, 2009 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:10 p.m.

**Board Members in Attendance:**

**Betty Baker – Chair  
Sandra Baldrige  
Cynthia Banks  
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

<b>Resubdivision:</b>	<b>C8-2009-0018.0A - Shoalwood Crest Subdivision, Resubdivision of Lot 5 and a Portion of Lot 6, Block 5, Resubdivision of Shoalmont Addition</b>
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.:	<b>Pending</b>
Staff:	Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us Planning and Development Review Department

No Executive Session held.

**A. CITIZEN COMMUNICATION: GENERAL**

No speakers.

**B. APPROVAL OF MINUTES**

- 1. Approval of minutes from December 1, 2009.

The motion to approve the minutes from December 1, 2009 was approved on the Consent Agenda by Donna Tiemann’s motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 7-0.

**C. PUBLIC HEARINGS**

- 1. **Rezoning:** **C14-2009-0110 - American Adventure**  
 Location: 13505 North FM 620 Road, Lake Creek Watershed  
 Owner/Applicant: Hamid Zarafshani  
 Agent: Shaw Hamilton Consultants (Shaw Hamilton)  
 Request: GR-CO to GR  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
 Planning and Development Review Department

The motion to approved GR-CO zoning, with the following conditions: 1) No 24-hour uses; 2) Prohibit the following uses – Automotive Rentals, Automotive Repair Services, Automotive Sales, Bail Bond Services, Commercial Off-Street Parking, Drop-Off Recycling, Collection Facility, Exterminating Services, Off-Site Accessory Parking, Pawn Shop Services, Personal Improvement Services, Congregate Living, Group Home, Class I (General), Group Home, Class I (Limited), Group Home (Class II), Guidance Services, Residential Treatment; was approved by Commissioner Donna Tiemann’s motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

- 2. **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.: **Recommendation Pending**  
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
 Planning and Development Review Department

The motion to postpone to February 2, 2010 by the request of staff; was approved with no objection by Commissioner Sandra Baldrige, Commissioner Donna Tiemann second the motion on a vote of 7-0.

- 3. Rezoning: C14-2009-0146 - Austin Vet Care**  
 Location: 3923 Medical Parkway, Shoal Creek Watershed  
 Owner/Applicant: La Mar Casa (Jasen Trautwein)  
 Agent: Jim Bennett Consulting (Jim Bennett)  
 Request: CS-MU-CO to CS-MU-Co  
 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 CS-MU-CO zoning; was approved on the consent agenda by Commissioner Donna Tiemann’s motion, Commissioner Gregory Bourgeois second the motion on a vote of 7-0.

- 4. 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 February 16, 2010 by the request of the property owner; was approved with no objection by Commissioner Sandra Baldrige, Commissioner Donna Tiemann second the motion on a vote of 7-0.

- 5. Final Plat: C8J-2008-0056.3A - Pearson Sec. 1**  
 Location: 15701-1582 Avery Ranch Boulevard, Brushy Creek Watershed  
 Owner/Applicant: Jeff Banks, ET AL (Jeff Banks, ET AL)  
 Agent: Waterston Development (Theresa Canchola)  
 Request: The approval of Pearson Sec. 1 composed of 108 lots on 42.583  
 Staff Rec.: **Recommended**  
 Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us  
 Planning and Development Review Department

The motion to approve staff’s recommendation for approval of Pearson Sec. 1; was approved on the consent agenda by Commissioner Donna Tiemann’s motion, Commissioner Gregory Bourgeois second the motion on a vote of 7-0.

- 6. Final Plat: C8-2009-0068.0A - Avery Ranch Far West Ph. 3 Sec. 1**  
 Location: Running Brush Lane and Chisos Trail, South Brushy Creek Watershed  
 Owner/Applicant: Continental Homes Of Texas (Tom Moody)  
 Agent: Randall Jones & Assoc. (Brent Jones)  
 Request: Approval of Avery Ranch Far West, Phase Three, Section One composed of 19 lots on 3.35 acres..  
 Staff Rec.: **Recommended**  
 Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us  
 Planning and Development Review Department

The motion to approve staff's recommendation for approval of Avery Ranch West; was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois second the motion on a vote of 7-0.

- 7. 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.: **Disapproval**  
 Staff: Planning and Development Review Department
- 8. Amended Plat: C8J-2009-0137.0A - Steiner Ranch Ph 1 Sec 6C Block A, Amended Plat of Lots 260 and 261**  
 Location: 14300 Flat Top Ranch Road, Lake Austin Watershed  
 Owner/Applicant: Wade Threadgill  
 Agent: Jim Bennett Consulting (Jim Bennett)  
 Request: Approval of Steiner Ranch Ph 1 Sec 6C Block A, Amended Plat of Lots 260 and 261 composed of 1 lot on 5.8958 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 9. Final Plat: C8J-2007-0078.5A - McCormick Mountain, Ph 3 Final Plat**  
 Location: 5228 McCormick Mt Dr Bldg A, Lake Travis Watershed  
 Owner/Applicant: Vistas of McCormick Mt Dev (Mike Wilson) McCormick Hilltop Investment Partners, Ltd (Douglas Kadison)  
 Agent: Garrett-Ihnen (Aaron Pesek)  
 Request: Approval of the McCormick Mountain, Ph 3 Final Plat composed of 24 lots on 13.01 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 10. Final Plat:** **C8J-2009-0135.0A - Northridge Acres No 2, Plat of the East 1/3 part of Lot 3; Resub**  
 Location: 4000 Prairie Ln, Gilleland Creek Watershed  
 Owner/Applicant: Stephanie Ashley, Gary Gonzales, Harold & Jacqueline Golding  
 Agent: Austin Water Utility (Lisa Martinez)  
 Request: Approval of the Northridge Acres No 2, Plat of the East 1/3 part of Lot 3; Resub composed of 3 lots on 1.00 acre  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 11. Final Plat:** **C8J-2007-0078.6A - McCormick Mountain Phase 2**  
 Location: McCormick Mountain Drive, Lake Travis Watershed  
 Owner/Applicant: McCormick Hilltop Investment Partners LTD. (Douglas Kadison) Vistas of McCormick Mountain Development, Inc. (Mike Wilson)  
 Agent: Garrett-Ihnen (Aaron Pesek)  
 Request: Approval of the McCormick Mountain Phase 2 composed of 28 lots on 28.18 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 12. Final Plat:** **C8J-2007-0078.7A - McCormick Mountain Phase 1**  
 Location: McCormick Mountain Drive, Lake Travis Watershed  
 Owner/Applicant: Vistas of McCormick Mountain Development, Inc. (Mike Wilson)  
 Agent: Garrett-Ihnen (Aaron Pesek)  
 Request: Approval of the McCormick Mountain Phase 1 composed of 18 lots on 12.25 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #7-12;

The motion to disapprove items #7-12; was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois second the motion on a vote of 7-0.

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

#### **E. ADJOURN**

**Chair Betty Baker adjourned the meeting at 7:00 p.m. without objection.**