



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
July 20, 2010**

The Zoning & Platting Commission convened in a regular meeting on July 20, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:06 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 July 6, 2010.

The motion to approve the minutes from July 6, 2010; was approved on the consent agenda by Commissioner Teresa Rabago's motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

C. PUBLIC HEARINGS

1. **Briefing:** **C20-2010-010 - Proposed historic preservation code amendments**
Request: Limit the number of owner- and Historic Landmark Commission-initiated historic zoning cases to 3 per month.
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department

Briefing given to Commissioners by Jerry Rusthoven.

Motion was made to approve the Historic Preservation code amendments with revisions; motion was approved by Commissioner Donna Tiemann, Commissioner Betty Baker second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent. SEE ATTACHED BACK-UP MOTION SHEET.

2. **Zoning:** **C14-2010-0099 - Design Center**
Location: 4929 FM 2222, Bull Creek Watershed
Owner/Applicant: Mark Smith & Joe Burke
Request: I-LA to NO-MU
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

This item was pulled from the agenda due to a notice error; no action required.

3. **Rezoning:** **C14-2010-0084 - Amy L. Rogans**
Location: 8616 Cullen Lane, Onion Creek Watershed
Owner/Applicant: Austin's Used Cars (Amy L. Rogans)
Request: SF-2 to CS-MU
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 postpone to September 7, 2010 by the request of the neighborhood; 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.

- 4. 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: Doucet & Assoc. (Syd Xinos, P.E.)
Request: Approval of Lucille Cameron Subdivision, Resubdivision of Lot 1, a resubdivision of 1 lot into 2 lots on 0.6053 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department

[This case was pulled from the consent agenda; after a brief discussion, was put back on the consent agenda.]

The motion to approve staff's recommendation for approval of Lucille Cameron Subdivision, Resubdivision of Lot 1; was approved by Commissioner Teresa Rabago's motion, Commissioner Sandra Baldrige 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; (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 approve staff's recommendation for approval of the Estates at Cammanders Point; was approved by Commissioner Donna Tiemann's motion, Commissioner Teresa Rabago second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 6. 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 approve staff's recommendation for approval of a final plat out of an approved preliminary plan; was approved by Commissioner Donna Tiemann's motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 7. 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 approve staff's recommendation for approval of a final plat; was approved by Commissioner Donna Tiemann's motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 8. 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 approve staff's recommendation for approval of a final plat; was approved by Commissioner Donna Tiemann's motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 9. 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 approve staff's recommendation for approval of a final plat; was approved by Commissioner Donna Tiemann's motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

10. Resubdivision: C8-2009-0058.0A - Resubdivision of Lot 3, Block E, Westover Hills Section 4, Phase 2
Location: 4201 Hyridge Drive, Bull Creek Watershed
Owner/Applicant: Stephen and Ellyn Yachtman
Agent: Aupperle Company (Bruce Aupperle)
Request: Approve a resubdivision of one lot into 2 lots on 0.434 acres.
Staff Rec.: **Not Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Amber Mitchell, 974-3428, amber.mitchell@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation to deny a resubdivision of one lot into 2 lots; was approved by Commissioner Donna Tiemann's motion, Commissioner Teresa Rabago second the motion on a vote of 5-1; Commissioner Gregory Bourgeois voted against the motion (nay); Commissioner Patricia Seeger was absent.

11. 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 Crauford)
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 approve staff's recommendation for approval of the Bridges of Bear Creek Phase 2 Section 2 Final Plat; was approved on the consent agenda by Commissioner Teresa Rabago's motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 12. Preliminary Plan: C8J-2010-0036 - Raceway Single Family Subdivision Preliminary Plan**
Location: 4505 1/2 Grand Avenue Parkway, Gilleland Creek Watershed
Owner/Applicant: CR VI Loop 360, LP (Timothy Clark)
Agent: Jones & Carter, Inc. (Gemsong Perry)
Request: Approval of the Raceway Single Family Subdivision Preliminary Plan composed of 383 total lots (377 small lots) on 74.344 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 Raceway Single Family Subdivision Preliminary Plan; was approved by Commissioner Betty Baker's motion, Commissioner Donna Tiemann second the motion on a vote of 4-1-1; Commissioner Sandra Baldrige voted against the motion (nay); Commissioner Gregory Bourgeois abstained and Commissioner Patricia Seeger was absent.

- 13. Final with Preliminary: C8-2009-0026.1A - Avery Ranch Far West Phase 3 Section 2**
Location: West of the intersection of Avery Ranch Boulevard and Nearabout Road, South Brushy Creek Watershed
Owner/Applicant: Continental Homes of Texas, L.P. (Tom Moody)
Agent: Randall Jones & Associates Engineering Company (R. Brent Jones)
Request: Approval of the Avery Ranch Far West Phase 3 Section 2 Subdivision composed of 43 lots on 8.16 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 the Avery Ranch Far West; was approved on the consent agenda by Commissioner Teresa Rabago's motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 14. Final plat: C8J-2010-0036.1A - Raceway Crossing Section One (Final Plat)**
Location: 4505 1/2 Grand Avenue Parkway, Gilleland Creek & Rattan Creek Watershed
Owner/Applicant: CR VI Raceway Holdings L.P. - CR VI Raceway Develop, L.P. (David Cox)
Agent: Jones & Carter, Inc. (Gemsong Perry)
Request: Approval of the Raceway Crossing Section One (Final Plat) composed of 70 lots on 14.039 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 15. Replat:** **C8J-2010-0065.0A - Pearson Business Center, Replat of Lot 4**
 Location: 16140 Bratton Lane, Gilleland Creek Watershed
 Owner/Applicant: Rose T. Wong Grantor Retained Annuity Trust & Mitchell Wong Grantor Retained Annuity Trust (Mitchell Wong)
 Agent: Hanrahan-Pritchard Engineering (Stephen R. Jamison)
 Request: Approval of the Pearson Business Center, Replat of Lot 4 composed of 1 lot on 1.802 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Resubdivision:** **C8-2010-0066.0A - Woodlawn Baptist Church Subd; Resub of Lot 5, 13-16, 31-32 Western Trails Section 1**
 Location: 4600 Manchaca Road, Williamson Creek Watershed
 Owner/Applicant: Woodlawn Baptist Church of Austin (Jim Reed)
 Agent: Jim Bennett Consulting (Hector Avila)
 Request: Approval of the Woodlawn Baptist Church Subdivision; Resubdivision of Lot 5, 13-16, 31-32 Western Trails Section 1, composed of 7 lots on 6.41 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Amended Plat:** **C8-2010-0067.0A - Podolnick Place, Amended Plat of Lot 1, Block A**
 Location: 2211 Hancock Drive, Shoal Creek Watershed
 Owner/Applicant: Poth Investments, Inc. (Robert Poth)
 Agent: Vaughn & Associates, Inc. (Rick Vaughn)
 Request: Approval of the Podolnick Place, Amended Plat of Lot 1, Block A composed of 1 lot on 0.35 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Final Plat:** **C8J-2010-0068.0A - Time Warner 620 HUB C**
 Location: 11827 Buckner Road, Lake Travis Watershed
 Owner/Applicant: Matt Stanek
 Agent: Boyer & Associates LP (Tom Migl)
 Request: Approval of the Time Warner 620 HUB C composed of 1 lot on 0.697 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #14-18;

The motion to disapprove items #14-18; was approved on the consent agenda by Commissioner Teresa Rabago's motion, Commissioner Sandra Baldrige 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 8:10 p.m. without objection.