



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
March 15, 2011**

The Zoning & Platting Commission convened in a regular meeting on March 15, 2011 @ 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
Cynthia Banks
Gregory Bourgeois
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 March 1, 2011.

The motion to approve the minutes from March 1, 2011; were approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; 1 vacancy on the commission.

C. PUBLIC HEARINGS

- 1. Zoning: C14-2010-0200 - Lankford 2.49**
Location: 13635 Rutledge Spur, Lake Creek Watershed
Owner/Applicant: Janice Lankford
Agent: Jim Bennett Consulting (Jim Bennett)
Request: I-RR to CS
Staff Rec.: **Recommendation of SF-3-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to Indefinite Postpone by the request of staff; was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; 1 vacancy on the Commission.

- 2. Rezoning: C14-2010-0199 - C G & S Corral**
Location: 402 Corral Lane, South Boggy Creek Watershed
Owner/Applicant: C G & S Construction, Inc. (C. Wm. "Billy" Guerrero)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: SF-2 to CS-MU-CO
Staff Rec.: **Not Recommended; Postponement request by the Staff to 4-19-2011**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to April 19, 2011 by the request of staff; was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; 1 vacancy on the Commission.

- 3. Restrictive Covenant Amendment: C14-91-0015(RCA) - Champion Commercial Development**
Location: 5617 FM 2222, Bull Creek Watershed
Owner/Applicant: Champion Assets, Ltd. (Josie Champion)
Agent: Graves, Dougherty, Hearon & Moody, P.C. (Michael Whellan)
Request: Restrictive Covenant Amendment in order to allow a left turn lane on FM 2222.
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to April 19, 2011 by the request of the neighborhood; was approved by Commissioner Donna Tiemann's motion, Commissioner Patricia Seeger second the motion on a vote of 5-1; Commissioner Gregory Bourgeois voted nay (against) the motion, 1 vacancy on the Commission.

4. **Zoning:** **C14-2010-0145 - River Place Country Club**
Location: 4207 River Place Blvd., Panther Hollow Watershed
Owner/Applicant: River Place Golf Group, L.P. (Todd Routh)
Agent: Urban Design Group (Leia Novosad)
Request: I-RR to GR for Tract 1 & SF-5 for Tract 2
Staff Rec.: **Recommendation of GR-CO for Tract 1 & SF-5 for Tract 2.**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for GR-CO (Tract 1) and SF-5 (Tract 2) district zoning; was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; 1 vacancy on the Commission.

5. **Site Plan - Conditional Use Permit:** **SPC-2010-0234D - Mary Moore Searight Metropolitan Park - S. 1st. St. Parking Lot**
Location: 9500 1/2 South 1st Street, Slaughter Creek (Surburban) Watershed
Owner/Applicant: City of Austin, Parks and Recreation Department (Marty Stump)
Agent: Othon, Inc. Consulting Engineers (Kenneth League)
Request: Approval of a Conditional Use Permit for parking lot serving the park on property zoned P-Public and more than one acre.
Staff Rec.: **Recommended**
Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us
D'Anne Williams, 974-9456, D'Anne.Williams@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a conditional use permit; was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; 1 vacancy on the Commission.

- 6. Site Plan - Hill Country Roadway with Waivers: SPC-2010-0071C.MGA - Tarlton 360 Townhomes**
- Location: 2500-2530 Walsh Tarlton Lane, Barton Creek Watershed - Barton Springs Zone
- Owner/Applicant: CRVI LOOP 360 LP, Timothy Clark/John Burnham
- Agent: Longaro & Clarke (Alex Clarke)
- Request: Approval of a Hill Country Roadway Site Plan with waivers. Waiver/Variance Requested: 1) LDC § 25-2-1122 Floor to Area Ratio (FAR) to allow an increase of FAR of a non-residential building in a moderate intensity zone; 2) LDC § 25-2-1123 Construction on Slopes (§ 25-8-301 & 302) to allow construction of a building, roadway, driveway or parking area on slopes between 0-35% and slopes over 35%; 3) LDC § 25-2-1124 Building Height from 40 ft. to 53 in moderate intensity zone.
- Staff Rec.: **Recommended with conditions**
- Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us
Sangeeta Jain, 974-2219, sangeeta.jain@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to April 19, 2011 by the request of the applicant; was approved by Commissioner Donna Tiemann's motion, Commissioner Patricia Seeger second the motion on a vote of 6-0; 1 vacancy on the Commission.

- 7. Final Plat: C8J-2010-0043.0A - Lewis Ramirez, Resubdivision, the 50' of Lot 18, Valle San Addition, Section 1**
- Location: FM 812 and Lonesome Lane, North Fork Dry Creek Watershed
- Owner/Applicant: Lewis Ramirez
- Agent: Rivera Engineering (Mike Rivera)
- Request: Approval of a Final Plat consisting of one lot for a single family residence.
- Staff Rec.: **Recommended**
- Staff: Joe Arriaga, 854-7562, joe.arriaga@co.travis.tx.us
Single Office: City of Austin/Travis County

The motion to approve staff's recommendation for approval of a Final Plat; was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; 1 vacancy on the Commission.

- 8. Resubdivision: C8J-2010-0016.0A - Resubdivision of Lot 2, Kellywood Estates, Section Two**
Location: 4110 Kellywood Drive, Slaughter Creek Watershed - Barton Springs Zone
Owner/Applicant: Noel M. & Susan Kelly
Agent: Texas Engineering Solutions, LLC (Stephen Delgado)
Request: Approve the resubdivision of one lot into 4 lots on 4.14 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 to approve the re-subdivision of one lot into 4 lots; was approved by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois second the motion on a vote of 6-0; 1 vacancy on the Commission.

- 9. Preliminary: C8-2010-0058 - Pearson Ranch**
Location: 14806 N FM 620, South Brushy Creek/Lake Creek Watersheds
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 13 lots of 347.129 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 Pearson Ranch preliminary; was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; 1 vacancy on the Commission.

- 10. Final without Preliminary: C8J-2010-0107.0A - Texas Commerce Bancshares Subdivision & M-P Addition Replat**
Location: 2224 Walsh Tarlton Lane, Barton/Eanes Creek Watersheds
Owner/Applicant: Longaro & Clarke (Eva Wong); Armbrust & Brown (Amanda Morrow)
Agent: Approval of the Texas Commerce Bancshares Subdivision & M-P Addition Replat composed of 2 lots on 16.24 acres.
Request: Approval of the Replat of Lot 1-A of the Amended Plat of Lot 1, M-P Addition and Lot 1, Block A of the Texas Commerce Bancshares Subdivision to combine to legal lots into one lot. The applicant also requests a variance from LDC Section 25-6-381(B) which requires that subdivisions on a major roadway not take access to the major roadway when alternate access is available.
Staff Rec.: **Pulled from agenda, no action required.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department

The item was pulled from the agenda, no action was required.

- 11. Plat Vacation: C8-79-116.01.1(81)(VAC) - Texas Commerce Bancshares Subdivision Total Plat Vacation**
Location: 2224 Walsh Tarlton Lane, Barton/Eanes Creek Watershed
Owner/Applicant: Longaro & Clarke (Eva Wong); Armbrust & Brown (Amanda Morrow)
Agent: Approval of the Texas Commerce Bancshares Subdivision & M-P Addition Replat composed of 2 lots on 16.24 acres.
Request: Approval of the Total Plat Vacation for Texas Commerce Bankshares Subdivision.
Staff Rec.: **Pulled from agenda, no action required.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department

The item was pulled from the agenda, no action was required.

- 12. Final Plat: C8J-2011-0022.0A - Ed Seelings Subdivision; Resubdivision Part of Lot 16**
Location: 7703 Linden Road, Maha Creek Watershed
Owner/Applicant: Lord and I Cemetery (John David Santos) (Ignacio Montoya)
Agent: Lenworth Consulting, LLC (Nash Gonzales, Jr.)
Request: Approval of Ed Seeling Subdivision; Resubdivision Part of Lot 16 composed of 4 lots on 11 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 13. Final Plat: C8J-2011-0023.0A - La Hacienda Estates; Resubdivision of Lot 75**
Location: 5008 Doss Road, Lake Travis Watershed
Owner/Applicant: Terry Floyd
Agent: Hector Avila
Request: Approval of La Hacienda Estates; Resubdivision of Lot 75 composed of 1 lot on 5.25 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Final Plat: C8J-2007-0078.11A - McCormick Mountain, Phase 1 Final Plat (Resubmittal of C8J-2007-0078.8A)**
Location: McCormick Mountain Drive, Lake Travis Watershed
Owner/Applicant: Vistas of McCormick Mountain Development, Inc. (Mike Wilson)
Agent: Garrett-Ihnen Engineers (Steve Ihnen)
Request: Approval of the McCormick Mountain, Phase 1 Final Plat (Resubmittal of C8J-2007-0078.8A) composed of 18 lots on 12.25 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 15. Amended Plat:** **C8J-2011-0021.0A - Seven Oaks, Section 5, Block B, Lots 31 & 32; Amended Plat.**
Location: 9000 Marly Cove, Lake Austin Watershed
Owner/Applicant: Randy & Heather Fagin
Agent: Ramsey Land Surveying (Bill Ramsey)
Request: Approval of the Seven Oaks, Section 5, Block B, Lots 31 & 32; Amended Plat composed of 1 lot on 3.179 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 16. Amended Plat:** **C8-2011-0025.0A - Western Trails, Section 4, Lots 39 & 40, Block M; Amended Plat**
Location: 4708 Roundup Trail, Williamson Creek Watershed
Owner/Applicant: Roland Huettel
Agent: Roland Huettel
Request: Approval of the Western Trails, Section 4, Lots 39 & 40, Block M; Amended Plat composed of 2 lots on 0.7813 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 17. Amended Plat:** **C8-2011-0033.0A - Colorado Foothills Section 3 & Lot 12 Block A, Lots 4 & 5, Block 5; Amended Plat of**
Location: 3402 Foothill Terrace, Taylor Slough North Watershed
Owner/Applicant: Feiry Real Estate Trust (Bill Ringer), Kay Finnell & La Revocaba Trust Capital Spot & Entertainment (Gerald S. Webberman)
Agent: Harris Grant Surveying Inc.
Request: Approval of the Colorado Foothills Section 3 & Lot 12 Block A, Lots 4 & 5, Block 5; Amended Plat of, composed of 3 lots on 2.627 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 18. Amended Plat:** **C8J-2011-0034.0A - Barton Creek Estates, Phase 2, Section H, Block B & G, Lot 12 & 54; Amended Plat**
Location: 8808 Calera Drive, Barton Creek Watershed - Barton Springs Zone
Owner/Applicant: Ingrid P. Villarreal, Judy Ann Wright & Jose C. Villarreal
Agent: Longaro & Clarke (Joseph Longaro)
Request: Approval of the Barton Creek Estates, Phase 2, Section H, Block B & G, Lot 12 & 54; Amended plat, composed of 2 lots on 3.441 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 19. Final Plat w/Prelim:** **C8J-2007-0130.02.1A - Cascades at Onion Creek Sec 1**
 Location: South IH 35, Onion Creek Watershed
 Owner/Applicant: Cascades Development, Corp & Onion Assoc, LTD (Marc Knutsen)
 Agent: Vaughn & Assoc, Inc. (Rick Vaughn)
 Request: Approval of the Cascades at Onion Creek Sec 1 composed of 4 lots on 61.94 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 20. Final Plat w/Prelim:** **C8J-2007-0130.02.2A - Cascades at Onion Creek Sec 2**
 Location: South IH 35, Onion Creek Watershed
 Owner/Applicant: Cascades Development, Corp & Onion Assoc, LTD (Marc Knutsen)
 Agent: Vaughn & Assoc, Inc. (Rick Vaughn)
 Request: Approval of the Cascades at Onion Creek Sec 2 composed of 1 lot on 1.049 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 21. Final Plat w/Prelim:** **C8J-2007-0078.12A - McCormick Mountain Ph 2 Final Plan**
 Location: McCormick Mountain Drive, Lake Travis Watershed
 Owner/Applicant: Vistas of McCormick Mountain Development, Inc. (Mike Wilson); McCormick Hilltop Investment Partners LTD (Douglas Kadison)
 Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)
 Request: Approval of the McCormick Mountain Phase 2 Final Plan composed of 1 lot on 20.18 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 22. Final Plat w/Prelim:** **C8J-2007-0078.13A - McCormick Mountain Ph 3 Final Plan**
 Location: 5228 McCormick Mountain Drive, Bldg. A, Lake Travis Watershed
 Owner/Applicant: Vistas of McCormick Mountain Development, Inc. (Mike Wilson); McCormick Hilltop Investment Partners LTD (Douglas Kadison)
 Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)
 Request: Approval of the McCormick Mountain Phase 3 Final Plan composed of 1 lot on 13.01 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 23. Rev Prelim:** **C8J-2007-0130.02 - Cascades at Onion Creek (formerly Fox Hill)**
Location: South IH 35, Onion Creek Watershed
Owner/Applicant: Cascades Development, Corp & Onion Assoc, LTD (Marc Knutsen)
Agent: Vaughn & Assoc, Inc. (Rick Vaughn)
Request: Approval of the Cascades at Onion Creek (formerly Fox Hill) composed of 479 lots on 217.588 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 24. Resubdivision:** **C8-2011-0029.0A - Resubdivision of Lot 16, Block D, Ford Place Number One**
Location: 4414 Russell Drive, Williamson Creek Watershed
Owner/Applicant: Richard Wagner
Agent: Michael McHone
Request: Approval of the Resubdivision of Lot 16, Block D, Ford Place Number One composed of 1 lot on .315 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #12-24;

The motion to disapprove Items #12-24; was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; 1 vacancy on the Commission.

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on approving the Revised Zoning & Platting Commission Bylaws.

The motion to approve the revised Zoning & Platting Commission Bylaws, were approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; 1 vacancy on the Commission.

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:15 p.m.