



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
May 3, 2011**

The Zoning & Platting Commission convened in a regular meeting on May 3, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:04 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 April 19, 2011.

The motion to approve the minutes from April 19, 2011 were approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; 1 vacancy on the commission.

C. PUBLIC HEARINGS

1. Code Amendment: **C20-2011-002 - Noncontiguous Zoning & Fee Waiver for Annexed Land**

Location: City Wide
Owner/Applicant: City of Austin
Request: Conduct a public hearing to consider an ordinance amending Chapter 25-1 and 25-2 of the City Code to (1) allow the City Council or the Land Use Commission to initiate a single zoning case for multiple non-contiguous properties if those have interim zoning or are unzoned, and (2) waive zoning application fees for one year from the time of annexation for properties where the interim zoning does not permit the existing use.
Staff Rec.: **Recommended**
Staff: Jackie Chuter, 974-2613, jackie.chuter@ci.austin.tx.us
Planning & Development Review Department

The motion to create a Working Group and continue the item to May 17, 2011 by the request of the Zoning & Platting Commission; was approved by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0, with 1 vacancy on the commission.

The working group consists of: Commissioner Tiemann, Bourgeois and Baldrige.

2. Zoning: **C14-2011-0007 - Hollow at Slaughter Creek Zoning, Phase A**

Location: 9900-9948 Hundred Year Oak Drive; 1300-1324 Tillerfield Trail; 9900-10048 Wading Pool Path, Slaughter Creek Watershed
Owner/Applicant: Pulte Homes (Brent Baker)
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: I-RR; I-SF-4A to SF-4A
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 SF-4A zoning, was approved by Commissioner Donna Tiemann's motion, Commissioner Patricia Seeger seconded the motion on a vote of 4-1-1; Commissioner Sandra Baldrige voted against the motion (nay), Commissioner Gregory Bourgeois recused himself; 1 vacancy on the commission.

- 3. Zoning: C14-2011-0008 - Hollow at Slaughter Creek Zoning, Phase B**
Location: 9901-10001 Hundred Year Oak Drive; 10145-10161 Hundred Year Oak Drive; 1305-1325 Tillerfield Trail; 1400-1417 Middlefield Court; 1301-1425 Canopy Creek Way; 10100-10156 Wading Pool Path, Slaughter Creek Watershed
Owner/Applicant: Pulte Homes (Brent Baker)
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: I-RR; I-SF-4A to SF-4A
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 SF-4A zoning, was approved by Commissioner Donna Tiemann's motion, Commissioner Patricia Seeger seconded the motion on a vote of 4-1-1; Commissioner Sandra Baldrige voted against the motion (nay), Commissioner Gregory Bourgeois recused himself; 1 vacancy on the commission.

- 4. Rezoning: C14-2011-0014 - Heritage Oak Hill**
Location: 8922 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: Cuong D. Tran
Agent: Bury & Partners, Inc. (Melissa M. Neslund)
Request: DR to MF-2
Staff Rec.: **Recommendation of MF-2-CO with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to approve MF-2-CO district zoning with conditions of the neighborhood traffic analysis, with additional conditional overlays of prohibiting access to Comburg Castle Way, Sedgemoor Trail and Sanger Drive, except for emergency vehicles, was approved by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger seconded the motion on a vote of 6-0, 1 vacancy on the commission.

- 5. Zoning: C14-2011-0023 - 1601 Cedar Bend Drive**
Location: 1601 Cedar Bend Drive, Walnut Creek Watershed
Owner/Applicant: Jack Cearley
Agent: Lenworth Consultants, LLC (Nash Gonzales)
Request: I-RR to LR
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to June 7, 2011 by the request of staff; was approved by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 6-0, 1 vacancy on the commission.

- 6. Rezoning: C814-96-0003.09 - Pioneer Crossing PUD Amendment #9**
Location: 2405 East Yager Lane, Harris Branch Watershed
Owner/Applicant: City of Austin/Austin Energy (Sonny Poole, Public Involvement & Property Acquisition Manager)
Request: PUD to PUD
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for PUD zoning was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, 1 vacancy on the commission.

- 7. Rezoning: C14-2010-0111 - 10301 Old San Antonio Rezone**
Location: 10301 Old San Antonio Road, Slaughter Creek Watershed
Owner/Applicant: Sheldon Stablewood, LP (Rick Sheldon)
Agent: Thrower Design (Ron Thrower)
Request: MF-2-CO to MF-2-CO to change a condition of zoning
Staff Rec.: **Not recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to June 7, 2011 by the request of the applicant; was approved by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 6-0, 1 vacancy on the commission.

- 8. Rezoning: C14-2011-0013 - MU 14 Investments**
Location: 4925 1/2 N. Quinlan Park Road, Bear Creek West Watershed
Owner/Applicant: Taylor Woodrow Communities/Steiner Ranch, Ltd. (James Plasek)
Agent: Crocker Consultants (Sarah Crocker)
Request: LR-CO & LO-CO to GR
Staff Rec.: **Recommendation of GR-CO**
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 district zoning was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, 1 vacancy on the commission.

9. 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 ft. in a 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 May 17, 2011 by the request of staff; was approved by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 5-0-1, Commissioner Gregory Bourgeois abstained, 1 vacancy on the commission.

10. Site Plan - Conditional Use Permit:

SPC-2010-0351C - Texas Neuro Rehabilitation Center

Location: 1106 W. Dittmar Road, South Boggy Creek Watershed

Owner/Applicant: Universal Health Services (Thomas Phillips)

Agent: Cunningham-Allen, Inc. (Bryan Berry)

Request: Approval of a conditional use permit for Hospital Services (General) for an expansion of the existing hospital for office/cafeteria uses.

Staff Rec.: **Recommended with conditions**

Staff: Sue Welch, 974-3294, sue.welch@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 Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, 1 vacancy on the commission.

- 11. Site Plan Extension:** **SP-06-0492C(XT2) - Anderson Arbor III Shopping Phase G, H, I**
Location: 13301 North US 183 Highway, Lake Creek Watershed
Owner/Applicant: SCMR Anderson Arbor Phase III General Partnership (Greg Herman)
Agent: Consort Inc. (Steve King P.E.)
Request: Request approval of a 10 month extension to an approved site plan.
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 10-month extension of an approved site plan; was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, 1 vacancy on the commission.

- 12. Final Plat:** **C8-2010-0076.0A - Avery Ranch Far West Wyola Bend Addition**
Location: Wyola Bend and Marathon Road, South Brushy Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
Agent: Randall Jones & Associates (Brent Jones)
Request: Approval of the Avery Ranch Far West Wyola Bend Addition composed of 8 lots on 1.55 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 Wyola Bend Addition; was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, 1 vacancy on the commission.

- 13. Resubdivision:** **C8-2010-0130.0A - Resubdivision of Lot 15, Block A, Barr II-B**
Location: 11619 Q Ranch Road, Bull/Walnut Creek Watersheds
Owner/Applicant: Jollyland Partners (Doug Moss)
Agent: Longaro & Clarke (Alex Clarke)
Request: Approve the resubdivision of one lot into 11 lots on 2.735 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Jennifer Groody, 974-6361, jennifer.groody@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a re-subdivision, was approved by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0, 1 vacancy on the commission.

- 14. Final with Preliminary: C8-2009-0089.1A - Barstow Court**
Location: Barstow Ave. at Slaughter Lane, Slaughter/Williamson Watershed
Owner/Applicant: Durham Trading Office Suites LLC (Steve Bartlett)
Agent: Rivera Engineering (Michael Rivera)
Request: Approval of the Barstow Court Subdivision final plat composed of 25 lots on 6.38 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 Barstow Court Subdivision; was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, 1 vacancy on the commission.

- 15. Total Plat Vacation: C8-2008-0205.0A(VAC) - Lakewood Village, Resubdivision of Lot 71A, Amended Plat of Lots 70-71, Block F, Total Plat Vacation**
Location: 5509 Lemonwood Drive, Bull Creek Watershed
Owner/Applicant: David Hoffman
Agent: David Hoffman
Request: Approval of the total vacation of the Lakewood Village, Resubdivision of Lot 71A, Amended Plat of Lots 70-71, Block F.
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 total vacation of the Lakewood Village; was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, 1 vacancy on the commission.

- 16. Final w/Preliminary: C8-2009-0118.7A.SH - Bradshaw Crossing Section Six**
Location: Zachary Scott Street, Onion/Rinard Creek Watersheds
Owner/Applicant: Lennar Buffington Zach Scott, LP (Ryan Mattox)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approval of the Bradshaw Crossing Section Six composed of 1 lot on 6.11 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 17. Final Plat:** **C8J-2010-0134.1A - AustinSeventyOne**
Location: 10549 West SH 71, Barton Creek Watershed - Barton Springs Zone
Owner/Applicant: AustinSeventyOne, Ltd. (Joseph W. Bell Jr.)
Agent: J. Boswell Interests (John Boswell)
Request: Approval of the AustinSeventyOne composed of 18 lots on 30.946 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 18. Final Plat:** **C8J-2011-0053.0A - Steiner Ranch MU14**
Location: 4807 North Quinlan Park Road, Lake Austin Watershed
Owner/Applicant: Taylor Woodrow Communities/STEINER RANCH, LTD. (James Plasek)
Agent: (Sarah Crocker)
Request: Approval of the Steiner Ranch MU14 composed of 4 lots on 81.34 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: 11601 South IH 35 Northbound, 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

Items #16-20;

The motion to disapprove Items #16-20; was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, 1 vacancy on the commission.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:45 p.m.