



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
September 6, 2011**

The Zoning & Platting Commission convened in a regular meeting on September 6, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:05 p.m.

Board Members in Attendance:

**Betty Baker
Cynthia Banks
Gregory Bourgeois
Gabriel Rojas
Patricia Seeger**

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 August 16, 2011.

The motion to approve the minutes for August 16, 2011, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

C. PUBLIC HEARINGS

- 1. 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 of LO-MU-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

The motion to approve staff’s recommendation for LO-MU-CO district zoning, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

- 2. Rezoning: C14-2011-0062 - Junior League Office**
Location: 8501 Bluffstone Cove, Bull Creek Watershed
Owner/Applicant: Junior League of Austin (Morgan Hardin)
Agent: Winstead PC (Pete Winstead)
Request: GR-CO, RR to GR-CO, RR
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

The motion to approve staff’s recommendation for GR-CO and RR zoning with an added condition to prohibit bail bond services, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

- 3. Rezoning: C14r-85-0023.01 - Kallestad Laboratories, Inc.-PDA Amendment**
Location: 10010 FM 2222 Road, Bull Creek/West Bull Creek Watersheds
Owner/Applicant: Austin Baptist Church
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: R&D-PDA to R&D-PDA
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

The motion to postpone to September 20, 2011 by the request of the Zoning & Platting Commission, was approved by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

- 4. Rezoning: C14-2011-0089 - CBL Walden Park**
 Location: 13300 North FM 620 Road, Lake Creek Watershed
 Owner/Applicant: CBL Walden Park, LLC (Ken W. Wittler)
 Agent: Coats Rose Yale Ryman & Lee (John M. Joseph/ Kelly Wright)
 Request: GR to CH
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
 Planning and Development Review Department

The motion to approve staff’s recommendation for CH zoning, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1vacancy on the commission.

- 5. Rezoning: C814-2008-0136.01 - North Austin Medical Center PUD Amendment #1**
 Location: 12221 North MOPAC Expressway Northbound; 2311-2511 Park Bend Drive, Walnut Creek Watershed
 Owner/Applicant: St. David's Healthcare Partnership LP, LLP (Malcolme Bellsie)
 Agent: City of Austin-Parks and Recreation Department (Chris Yanez), Coats Rose Yale Ryman & Lee, P.C. (John M. Joseph)
 Request: PUD to PUD
 Staff Rec.: **Recommended with conditions**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
 Planning and Development Review Department

The motion to postpone to September 20, 2011 by the request of staff, was approved by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

- 6. Revised Preliminary Plan: C8J-03-0159.02 - Village at Northtown Revised Preliminary Plan**
 Location: Harris Ridge Boulevard, Harris Branch/Walnut Creek Watersheds
 Owner/Applicant: Village at Northtown, LTD (Clifton Lind)
 Agent: Cunningham-Allen, Inc. (Bryan Barry)
 Request: Approval of the Village of Northtown Revised Preliminary Plan consisting of 3 lots on 27.9 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 Village of Northtown, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1vacancy on the commission.

- 7. Preliminary Plan: C8J-2010-0062 - Village at Northtown Section 2 Preliminary Plan**
 Location: Harris Ridge Boulevard, Harris Branch Watershed
 Owner/Applicant: Village at Northtown, LTD (Clifton Lind)
 Agent: Cunningham-Allen, Inc. (Bryan Barry)
 Request: Approval of the Village of Northtown Section 2 Preliminary Plan consisting of 78 lots on 18.75 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 Village of Northtown Section 2 Preliminary Plan, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1vacancy on the commission.

- 8. Final with Preliminary: C8J-2010-0062.1A - Village at Northtown Section 2 Phase 1 Final Plat**
 Location: Harris Ridge Boulevard, Harris Branch Watershed
 Owner/Applicant: Village at Northtown, LTD (Clifton Lind)
 Agent: Cunningham-Allen, Inc. (Bryan Barry)
 Request: Approval of the Village at Northtown Section 2 Phase 1 Final Plat consisting of 46 lots on 12.75 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 Village at Northtown Section 2 Phase 1 Final Plat, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1vacancy on the commission.

- 9. Final with Preliminary:** **C8J-2010-0062.2A - Village at Northtown Section 2 Phase 2 Final Plat**
 Location: Harris Ridge Boulevard, Harris Branch Watershed
 Owner/Applicant: Village at Northtown, LTD (Clifton Lind)
 Agent: Cunningham-Allen, Inc. (Bryan Barry)
 Request: Approval of the Village at Northtown Section 2 Phase 2 Final Plat consisting of 32 lots on 6.0 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 Village of Northtown Section 2 Phase 2 Final Plat, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

- 10. Preliminary Plan:** **C8J-2010-0141 - Green Crossing**
 Location: Von Quintus@Maha Loop, Dry East/Maha Creek Watersheds
 Owner/Applicant: Ernest Maschmeyer
 Agent: Doucet and Assoc. (Cary Breseler)
 Request: Approval of a Preliminary Plan consisting of 216 total lots on 93.90 acres that includes small lots, commercial, multi-family, retail and open space.
 Staff Rec.: **Recommended**
 Staff: Jose Luis Arriaga, 854-7562, joe.arriaga@co.travis.tx.us
 Single Office

The motion to Continue to September 20, 2011 by the request of the Zoning & Platting Commission, was approved by Commissioner Gabriel Rojas’s motion, Commissioner Patricia Seeger seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

- 11. Preliminary Plan:** **C8J-2010-0139 - Greyrock Ridge Preliminary Plan**
 Location: South Mopac Expressway Southbound, Bear/Slaughter Watersheds
 Owner/Applicant: Wildflower Commons II, LP
 Agent: LJA Engineering & Surveying, Inc. (Dan Ryan)
 Request: Approval of the Greyrock Ridge Preliminary Plan composed of 394 lots on 177.853 acres.
 Staff Rec.: **Recommended.**
 Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
 Planning and Development Review Department

The motion to postpone to September 20, 2011 by the request of the Zoning and Platting Commission, was approved by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

- 12. Final out of Preliminary: C8-2009-0118.7A.SH - Bradshaw Crossing, Section 6**
- Location: Zachary Scott Street, Onion/Rinard Creek Watersheds
 Owner/Applicant: Lennar Buffington Zach Scott, LP (Ryan Mattox)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approve a subdivision of 29 lots on 6.115 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov
 Planning and Development Review Department

The motion to approve staff’s recommendation to approve a subdivision of Bradshaw Crossing, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Cynthia Banks seconded the motion on a vote of 4-0-1; Commissioner Betty Baker abstained, Commissioner Sandra Baldrige was absent, 1vacancy on the commission.

- 13. Final out of Preliminary: C8-2009-0118.6A.SH - Bradshaw Crossing, Section 8**
- Location: 12717 Deer Chase Trail, Onion/Rinard Creek Watersheds
 Owner/Applicant: Lennar Buffington Zach Scott, LP (Ryan Mattox)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approve a subdivision of 25 lots on 3.398 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov
 Planning and Development Review Department

The motion to approve staff’s recommendation to approve a subdivision of Bradshaw Crossing, Section 8, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Cynthia Banks seconded the motion on a vote of 4-0-1; Commissioner Betty Baker abstained, Commissioner Sandra Baldrige was absent, 1vacancy on the commission.

- 14. Preliminary Plan: C8J-2011-0107 - Reserve at Lynnbrook**
- Location: Lynnbrook Drive, Slaughter Creek Watershed
 Owner/Applicant: Boyce R. Brown
 Agent: Texas Engineering Solutions, LLC (Stephen Delgado)
 Request: Approval of the Reserve at Lynnbrook Preliminary composed of 35 lots on 11.58 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 15. Final Plat: C8J-2011-0107.1A - Reserve at Lynnbrook**
- Location: Lynnbrook Drive, Slaughter Creek Watershed
 Owner/Applicant: Boyce R. Brown
 Agent: Texas Engineering Solutions, LLC (Stephen Delgado)
 Request: Approval of the Reserve at Lynbrook Final Plat composed of 35 lots on 11.58 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 16. Final without Preliminary:** **C8J-2011-0111.0A - ABC Pest & Lawn Subdivision No. 2**
 Location: Old Manor Road, Decker Creek Watershed
 Owner/Applicant: ABC Pest & Lawn, RWJ Properties, LLC (Bobby Jenkins)
 Agent: Steve Wenzel
 Request: Approval of the ABC Pest & Lawn Subdivision No. 2 composed of 1 lot on 2.99 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final Plat:** **C8J-2011-0105.0A - RRISD West Transportation Facility Final Plat**
 Location: 15014 North FM 620 Road, Lake Creek Watershed
 Owner/Applicant: Round Rock I.S.D. (Alan Albers)
 Agent: Cunningham-Allen Inc. (Jana Rice)
 Request: Approval of the RRISD West Transportation Facility Final Plat consisting of 1 lot on 27.561 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Preliminary Plan:** **C8-2011-0106 - Stirling Bridge Preliminary Plan**
 Location: Harris Branch Parkway, Harris Branch/Decker Creek Watersheds
 Owner/Applicant: Centex Homes (Steve Ashlock)
 Agent: CSF Civil Group. LLC (Randy Nixon)
 Request: Approval of the Stirling Bridge Preliminary Plan consisting of 158 lots on 40.36 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 19. Amended Plat:** **C8-2011-0109.0A - Amended Plat of Ford Place Number One, Lots 5 & 7**
 Location: Redd Street, Williamson Creek Watershed
 Owner/Applicant: Lee Solis
 Agent: Conley Engineering (Carl Conley)
 Request: Approval of the Amended Plat of Ford Place Number One, Lots 5 & 7, composed of 2 lots on 0.405 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 20. Preliminary Plan:** **C8-2011-0108 – Revised Preliminary Plan of Springfield Sections 2, 3, 4, 5, 10& 11**
 Location: East William Cannon Drive, Onion/Cottonmouth Creek Watersheds
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
 Agent: Pape-Dawson Engineer, Inc. (Dustin Goss)
 Request: Approval of the Revised Preliminary Plan of Springfield Sections 2, 3, 4, 5, 10& 11, composed of 403 lots on 150.66 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #14-20;

The motion to disapprove items #14-20; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on rescinding the nominations taken on August 16, 2011, for the election of Zoning & Platting Commission Officers and postponing to October 4, 2011.

The motion was made to rescind the previous motions for nominations and reinstate the current officers. The motion was made by Commissioner Patricia Seeger, Commissioner Gregory Bourgeois seconded the motion on a vote of 5-0; Commissioner Sandra Baldrige was absent, 1 vacancy on the commission.

E. ADJOURN

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