



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
September 20, 2011**

The Zoning & Platting Commission convened in a regular meeting on September 20, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:00 p.m.

**Board Members in Attendance:**

**Betty Baker  
Sandra Baldrige  
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 September 6, 2011.

The motion to approve the minutes for September 6, 2011, was approved on the consent agenda by Commissioner Patricia Seeger's motion; Commissioner Gregory Bourgeois seconded the motion on a vote of 5-0-1; Commissioner Sandra Baldrige abstained from the minutes, 1 vacancy on the commission.

**C. PUBLIC HEARINGS**

- 1. Rezoning: C14-2011-0061 - 3635 North Hills Drive**  
Location: 3635 North Hills Drive, Dry North Creek Watershed  
Owner/Applicant: TSI North Hills Pad, Ltd. (Fred H. Thomas)  
Agent: McLean & Howard, L.L.P. (Jeff Howard)  
Request: LR to GR  
Staff Rec.: **Recommendation of GR-CO**  
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
Planning and Development Review Department

The motion to postpone to October 4, 2011 by the request of the neighborhood, 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.

- 2. Zoning & Rezoning: C814-2009-0139.02 - Bull Creek PUD Amendment #2**  
Location: 4909 FM 2222, Bull Creek, Lake Austin Watershed  
Owner/Applicant: Booth Family Living Trust  
Agent: Armbrust & Brown, L.L.P. (David Armbrust)  
Request: I-LA & PUD to PUD  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
Planning and Development Review Department

The motion to postpone to October 18, 2011 by the request of staff, 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.

- 3. Rezoning: C14-2011-0066 - Creekside**  
Location: 5616 South 1st Street, Williamson Creek Watershed  
Owner/Applicant: Equilibrium Development, LP (Brad Schubert)  
Agent: PSW Homes (Ryan Diepenbrock)  
Request: GR-CO to SF-6-CO  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov  
Planning and Development Review Department

The motion to approve staff’s recommendation of SF-6-CO with additional condition that full access to Leisure Run Road or Cynthia Drive is required. The necessary subdivisions must be recorded prior to 3<sup>rd</sup> reading at City Council. The motion was made by Commissioner Gregory Bourgeois, Commissioner Betty Baker seconded the motion on a vote of 5-1; Commissioner Patricia Seeger voted against the motion (nay), 1 vacancy on the commission.

NOTE: Plats must be recorded prior to 3<sup>rd</sup> reading of the zoning case at City Council.

- 4. Rezoning: C14-2011-0096 - 6405 Hergotz**  
 Location: 6405 Hergotz Lane, Colorado River/Carson Creek Watersheds  
 Owner/Applicant: Artie Osborn  
 Agent: Rock Ridge Consulting (Jim Herbert)  
 Request: SF-3 to SF-6, as amended  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov  
 Planning and Development Review Department

The motion to approve MF-1-CO district zoning with the conditional overlay limiting development to SF-6 density; was made by Commissioner Sandra Baldrige, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; 1 vacancy on the commission.

NOTE: Commissioner Baldrige requested that staff approach Planning Commission about the issue of permanently occupied RV's in RV Parks.

- 5. Rezoning: C14-2011-0080 - Gyro Plus, L.L.C.**  
 Location: 5106 Nixon Lane, Walnut Creek Watershed  
 Owner/Applicant: Gyro Plus, L.L.C. (Mohammad Arami)  
 Request: SF-2 & LR-CO to GR  
 Staff Rec.: **Recommendation of GR-CO**  
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
 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 Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 6. 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 approve staff's recommendation for PUD zoning with conditions, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; 1 vacancy on the commission.

7. **Rezoning:** **C14r-85-023.01 - 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 approve staff’s recommendation for R&D-PDA zoning, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; 1 vacancy on the commission.

8. **Final without Preliminary Plan:** **C8J-2010-0135.0A - Blake Manor Eco-Development Subdivision Final Plat**  
 Location: Blake Manor Road, Lockwood Creek, Colorado River Watersheds  
 Owner/Applicant: Carlos Victoria Rueda  
 Agent: Advanced Consulting Engineers (Ash Tariq)  
 Request: Approval of the Blake Manor Eco-Development Subdivision Final Plat consisting of 8 lots on 10.6 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 Blake Manor Eco-Development Subdivision, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; 1 vacancy on the commission.

9. **Preliminary Plan:** **C8J-2010-0141 - Green Crossing**  
 Location: Von Quintus@Maha Loop, Dry East and Maha Creek Watersheds  
 Owner/Applicant: Ernest Maschmeyer  
 Agent: Doucet and Associates (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 approve staff’s recommendation for approval of a Preliminary Plan for Green Crossing, with the ZAP Commission drafting a letter to the Commissioner’s Court; was approved by Commissioner Sandra Baldriges’ motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 10. Preliminary:**                   **C8J-2010-0134 - Austin Seventy One**  
 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.:                       **Recommended**  
 Staff:                               Don Perryman, 974-2786, don.perryman@austintexas.gov  
   Planning & Development Review Department

The motion to approve staff’s recommendation for approval of the Austin Seventy One, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 11. Preliminary Plan:**       **C8J-2010-0139 - Greyrock Ridge Preliminary Plan**  
 Location:                           South Mopac Expressway Southbound, Bear/Slaughter Creek Watersheds – Barton Springs Zone  
 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 approve staff’s recommendation for approval of the Greyrock Ridge Preliminary Plan, was approved by Commissioner Patricia Seeger’s motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-1-1; Commissioner Gabriel Rojas voted against the motion (nay), Commissioner Gregory Bourgeois abstained, 1 vacancy on the commission.

- 12. Final with Preliminary:**       **C8-2010-0131.1A - Archeleta Boulevard**  
 Location:                           SH 45 Eastbound, Slaughter Creek Watershed – Barton Springs Zone  
 Owner/Applicant:               Wildflower Commons II, LP  
 Agent:                               LJA Engineering & Surveying (Dan Ryan)  
 Request:                           Approval of the Archeleta Boulevard composed of 3 lots on 2.068 acres.  
 Staff Rec.:                       **Recommended**  
 Staff:                               Don Perryman, 974-2786, don.perryman@austintexas.gov  
   Planning and Development Review Department

The motion to approve staff’s recommendation for approval of the Archeleta Boulevard, was approved by Commissioner Patricia Seeger’s motion, Commissioner Sandra Baldrige seconded the motion on a vote of 5-0-1; Commissioner Gregory Bourgeois abstained, 1 vacancy on the commission.

- 13. Final Plat/ Resubdivision: 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 2 lots on 5.25 acres.  
 Staff Rec.: **Recommended**  
 Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov  
 Planning and Development Review Department

The motion to approve staff’s recommendation for approval of La Hacienda Estates, was approved on the consent agenda 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 Plat: C8J-2011-0110.0A - J.L. Real Estate Plat**  
 Location: 9120 South FM 973 Road, South Fork Brushy Creek Watershed  
 Owner/Applicant: Joe Thyssen  
 Agent: Coombs Environmental Engineering (David W. Coombs)  
 Request: Approval of the J.L. Real Estate Plat composed of 3 lots on 10.00 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 15. Final Plat: C8J-2011-0113.0A - Parmer Lane Luxury Apartments Subdivision**  
 Location: Legendary Drive, Walnut Creek Watershed  
 Owner/Applicant: Robinson Land Limited Partnership (Robin Skruhak)  
 Agent: Bury + Partners, Inc. (Megan Wanek)  
 Request: Approval of the Parmer Lane Luxury Apartments Subdivision composed of 3 lots on 67.66 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 16. Final Plat: C8J-2011-0116.0A - G. Perez Subdivision**  
 Location: 6507 McKinney Falls Parkway, Cottonmouth Creek Watershed  
 Owner/Applicant: Guillermo P. Perez  
 Agent: Genesis 1 Engineering Co. (George Gonzalez)  
 Request: Approval of the G. Perez Subdivision composed of 2 lots on 2.00 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 17. Final Plat: C8J-2011-0118.0A - Lakeline Multi Family**  
 Location: Ridgeline Boulevard, Buttercup Creek Watershed  
 Owner/Applicant: North American Properties (Mike Pacillio)  
 Agent: Bury + Partners, Inc. (Steven J. Bertke)  
 Request: Approval of the Lakeline Multi Family composed of 2 lots on 46.7 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 18. Final without Preliminary Plan: C8-2011-0115.0A - Shoalmont Addition Resubdivision Block 14, Lots 6 & 7; Amended Plat**  
 Location: 2401 Lawnmont Drive, Shoal Creek Watershed  
 Owner/Applicant: Jacquelyn & Jeffrey Barber  
 Agent: Lisa Gray  
 Request: Approval of the Shoalmont Addition Resubdivision Block 14, Lots 6 & 7; Amended Plat composed of 2 lots on 0.344 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 19. Final without Preliminary Plan: C8J-2011-0112.0A - Eastbourne Crossing**  
 Location: East SH 71 Eastbound, Onion Creek/Colorado River Watersheds  
 Owner/Applicant: Eastbourne Crossing Limited Partnership (Frank Egan)  
 Agent: Bury & Partners, Inc. (Scott Teeters)  
 Request: Approval of Eastbourne Crossing composed of 1 lot on 389.447 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #14-19;

The motion to disapprove Items #14-19 was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gregoire Bourgeois 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 8:00 p.m.