



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
December 6, 2011**

The Zoning & Platting Commission convened in a regular meeting on December 6, 2011 @ 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  
Jason Meeker  
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 November 15, 2011.

The motion to approve the minutes for November 15, 2011, was approved on the consent agenda by Commissioner Patricia Seeger's motion; Commissioner Gabriel Rojas seconded the motion on a vote of 6-0-1; Commissioner Gregory Bourgeois abstained from the minutes.

## C. PUBLIC HEARINGS

### 1. Code Amendment C20-2011-029 - Historic Preservation Code Amendments

#### Briefing:

Owner/Applicant: City of Austin  
Agent: Steve Sadowsky  
Request: Amend Chapters 11-1, 25-1, 25-2 and 25-11 of the City of Austin Land Development Code, amending and adding sections relating to the historic landmark tax exemptions, designation criteria for historic landmarks, designation criteria for historic districts, and demolition delays for contributing structures in National Register and local historic districts.

Staff Rec.: **Recommended with additional staff recommendations**  
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@austintexas.gov  
Planning and Development Review Department

The motion to deny staff's recommendations (due to lack of time to review staff's recommendation) and forward to Planning Commission, was approved by Commissioner Sandra Baldrige's motion, Commissioner Jason Meeker seconded the motion on a vote of 6-1; Commissioner Patricia Seeger voted against the motion (nay).

### 2. Zoning: C14-2011-0143 - 8115 Altoga Zoning

Location: 8115 Altoga Drive, Walnut Creek Watershed  
Owner/Applicant: LY Holding Co., Inc. (Xuan Ly)  
Agent: Thrower Design (Ron Thrower)  
Request: I-RR to LI  
Staff Rec.: **Recommendation of LI-CO**  
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov  
Planning and Development Review Department

The motion to approve staff's recommendation for LI-CO district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

### 3. Rezoning: C14-2011-0148 - 620 JMJ Zoning

Location: 14926 North FM 620 Road, Lake Creek Watershed  
Owner/Applicant: 620 JMJ Ltd. (John Barzizza)  
Agent: Cunningham Allen, Inc. (Jana Rice)  
Request: DR to CS  
Staff Rec.: **Recommendation of CS-CO with conditions**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department

The motion to postpone to December 20, 2011 by the request of the applicant, was approved by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 4. Rezoning: C14-2011-0151 - North Mopac Liquor Store**  
 Location: 12407 North Mopac Expressway Northbound, Unit 275, Walnut Creek Watershed  
 Owner/Applicant: LPC Capital Group, Ltd. (Steve Seitz)  
 Agent: Thrower Design (Ron Thrower)  
 Request: GR to CS-1  
 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 CS-1 district zoning, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 5. Rezoning: C14-2011-0136 - Traywick 3**  
 Location: 2105 and 2107 West Slaughter Lane; 2109 Riddle Road, Slaughter Creek Watershed  
 Owner/Applicant: THS LLC (Randall Traywick)  
 Agent: Jim Bennett Consulting (Jim Bennett)  
 Request: SF-2; LO-CO to LR-CO  
 Staff Rec.: **Recommendation of GO-MU-CO for Tract 1; LO-MU-CO for Tract 2**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov  
 Planning and Development Review Department

The motion to approve staff’s recommendation for GR-MU-CO for Tract 1 and LO-MU-CO for Tract 2; was approved by Commissioner Patricia Seeger’s motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 6. Rezoning: C14-2011-0144 - Govalle Tunnel Centralized Odor Control Facility**  
 Location: 801 to 821 Patton Avenue, Carson Creek Watershed  
 Owner/Applicant: City of Austin - Department of Public Works (Jonathan Thompson)  
 Agent: Parsons Corporation (Monica Suarez)  
 Request: SF-3 to P  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov  
 Planning and Development Review Department

The motion to approve staff’s recommendation for P zoning, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 7. Rezoning: C14-2011-0145 - Govalle Tunnel Centralized Odor Control Facility**  
 Location: 818 to 826 Patton Avenue, Carson Creek Watershed  
 Owner/Applicant: City of Austin - Department of Public Works (Jonathan Thompson)  
 Agent: Parsons Corporation (Monica Suarez)  
 Request: SF-3; MF-2; MF-3 to P  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov  
 Planning and Development Review Department

The motion to approve staff’s recommendation for P zoning, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 8. Rezoning: C14-2011-0054 - Alarid Residence**  
 Location: 8004 Two Coves Drive, West Bull Creek Watershed  
 Owner/Applicant: David Alarid  
 Agent: Jim Bennett Consulting (Jim Bennett)  
 Request: DR to SF-2  
 Staff Rec.: **Recommendation of SF-1-CO**  
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
 Planning and Development Review Department

The motion to approve RR-CO zoning with only 1 single family living unit, was approved by Commissioner Sandra Baldrige’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-2; Commissioners Betty Baker and Jason Meeker voted against the motion (nay).

- 9. Site Plan SPC-2007-0439C(R3) - Western Oaks Retail Center**  
**Conditional Use Permit:**  
 Location: 4625 West William Cannon Drive, Williamson Creek – Barton Springs Zone Watershed  
 Owner/Applicant: AVG Austin, LP. (Doug Jaquay)  
 Agent: Land Strategies, Inc. (Paul Linehan)  
 Request: Approval of a CUP for a restaurant use as required by the original restrictive covenant  
 Staff Rec.: **Recommended**  
 Staff: Lynda Courtney, 974-2810, lynda.courtney@austintexas.gov  
 Planning and Development Review Department

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

- 10. Site Plan** **SP-2007-0393C(XT2) - Ravenscroft North Townhomes**  
**Extension:**  
 Location: 1630 Melibee Trail, Slaughter Creek Watershed  
 Owner/Applicant: Silver Oak & Ravenscroft Holdings, LLC (Garrett Martin)  
 Agent: Thrower Design (A. Ron Thrower)  
 Request: Approval of a 7-month extension from 12/06/11 to 07/05/12  
 Staff Rec.: **Recommended**  
 Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov  
 Planning and Development Review Department

The motion to approve staff's recommendation for approval of a 7-month extension, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 11. Site Plan** **SP-2007-0394C(XT2) - Ravenscroft South Townhomes**  
**Extension:**  
 Location: 1631 Melibee Trail, Slaughter Creek Watershed  
 Owner/Applicant: Silver Oak & Ravenscroft Holdings, LLC (Garrett Martin)  
 Agent: Thrower Design (A. Ron Thrower)  
 Request: Approval of a 7-month extension from 12/06/11 to 07/05/12  
 Staff Rec.: **Recommended**  
 Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov  
 Planning and Development Review Department

The motion to approve staff's recommendation for approval of a 7-month extension, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 12. Final with** **C8J-2010-0036.2A - Raceway Single Family Subdivision Section**  
**Preliminary Plan:** **Two (A Small Lot Subdivision) Final Plat**  
 Location: 4505 1/2 Grand Avenue Parkway, Gilleland and Rattan Creeks  
 Watersheds  
 Owner/Applicant: CR VI Raceway Holdings, LP (David Cox)  
 Agent: Jones & Carter, Inc. (Gemsong Perry)  
 Request: Approval of the Raceway Single Family Subdivision Section Two (A Small Lot Subdivision) Final Plat, a resubdivision of Lots 16, 17, 24, and 25 Northridge Acres No. 2 Subdivision, consisting of 69 total lots on 10.576 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, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0-1, Commissioner Gregory Bourgeois abstained.

- 13. Resubdivision with Variance:** **C8-2011-0038.0A - Resubdivision of Lot 2 and a Portion of Lot 3, J. A. Bowles Subdivision**  
 Location: 2903 Cameron Loop, South Boggy/Slaughter Creek Watersheds  
 Owner/Applicant: Westgate Momark LLC (Terry Mitchell)  
 Agent: Hanrahan-Pritchard Eng. (Larry Hanrahan)  
 Request: Approve a Variance from Land Development Code 25-4-151 which requires streets in new subdivisions to align or connect to existing, adjoining streets. Approve a resubdivision of one lot and portion of another lot into one lot on 9.396 acres.  
 Staff Rec.: **Recommended**  
 Staff: Syliva Limon, 974-2767, sylvia.limon@austintexas.gov  
 Joe Almazan, 974-2674, joe.almazan@austintexas.gov  
 Planning and Development Review Department

The motion to approve staff’s recommendation for approval of a variance from LDC 25-4-151; was approved by Commissioner Sandra Baldriges’ motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 14. Resubdivision:** **C8-2011-0091.0A - Resubdivision of Lot 2, Harris Ranch II, A Replat of Lots 1-5 Harris Ranch**  
 Location: 9201 Brodie Lane, Slaughter/Williamson/South Boggy Creek Watersheds – Barton Springs Zone  
 Owner/Applicant: Continental Home of Texas LP (Tom Moody)  
 Agent: Hanrahan-Pritchard Eng. (Steve Jamison)  
 Request: Approve a resubdivision of one lot into 3 residential lots on 20.90 acres.  
 Staff Rec.: **Postponement to 1/3/12 (Staff)**  
 Staff: Syliva Limon, 974-2767, sylvia.limon@austintexas.gov  
 Planning and Development Review Department

The motion to postpone to January 2, 2012 by the request of the staff, was approved by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

**15. Final Plat: C8J-2011-0105.0A - RRISD West Transportation Facility Final Plat**  
 Location: 15014 N FM 620 Rd., 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 the resubdivision of 1 lot and additional land into 1 lot for a total of 27.561 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 the RRISD West Transportation Facility final plat, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

**16. Preliminary Plan: C8J-2011-0065 - Avana Phase 1**  
 Location: Escarpment Boulevard, Bear Creek/Slaughter Creek Watersheds – Barton Springs Zone  
 Owner/Applicant: Standard Pacific of Texas Inc. (John Bohnen)  
 Agent: LJA Engineering & Surveying (John A. Clark)  
 Request: Approval of the Avana Phase 1 composed of 262 lots on 115.06 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 Avana Phase 1, was approved by Commissioner Gregory Bourgeois’ motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

**17. Final with Preliminary: C8-2010-0051.3A - Springs of Walnut Creek Phase 3**  
 Location: 12009-1/2 North IH 35 Service Road Northbound, Walnut Creek Watershed  
 Owner/Applicant: Yager Development LLC (Richard Kunz)  
 Agent: Pape-Dawson Engineering, Inc. (Dustin Goss)  
 Request: Approval of the Springs of Walnut Creek Phase 3, composed of 56 lots on 15.62 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 18. Final Plat:** **C8-2011-0146.0A - Avery Ranch Far West Phase Three Section Five-A**  
 Location: Avery Ranch Boulevard, South Brushy Creek Watershed  
 Owner/Applicant: Continental Homes of Texas LP (Tom Moody)  
 Agent: Randall Jones & Assoc. (Brent Jones, P.E.)  
 Request: Approval of the Avery Ranch Far West Phase Three Section Five-A, composed of 9 lots on 1.973 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 19. Final Plat:** **C8J-2011-0148.0A - Partition of the Ida Mae Burch Estate; Resubdivision**  
 Location: 4008 Burch Drive, Dry Creek East/Onion Creek Watersheds  
 Owner/Applicant: Austin Granite (Steve Newcomb) & G&P Contractors (Isidro Garcia)  
 Agent: Austin Granite (Steve Newcomb) & Genesis 1 Engineering Co. (George Gonzales)  
 Request: Approval of the Partition of the Ida Mae Burch Estate Resubdivision, composed of 3 lots on 5.858 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 20. Final Plat:** **C8-2011-0145.A - Avery Ranch Far West Phase Three Section Five**  
 Location: Avery Ranch Boulevard, South Brushy Creek Watershed  
 Owner/Applicant: Continental Home of Texas LP (Tom Moody)  
 Agent: Randall Jones & Assc. (Brent Jones, P.E.)  
 Request: Approval of the Avery Ranch Far West Phase Three Section Five, composed of 33 lots on 15.49 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #17-20;

The motion to disapprove items #17-20, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

**D. NEW BUSINESS**

**E. ADJOURN**

Chair Betty Baker adjourned the meeting without objection at 9:05 p.m.