



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
May 1, 2012**

The Zoning & Platting Commission convened in a regular meeting on May 1, 2012 @ 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 - Chair
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 April 17, 2012.

The motion to approve the minutes from April 17, 2012 was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Sandra Baldrige was absent.

C. PUBLIC HEARINGS

1. **Zoning:** **C14-2012-0027 - Felter Lane Road Zoning**
Location: Felter Lane at Burleson Road, Onion Creek Watershed
Owner/Applicant: Travis Business Park, Ltd. (Brenda Horton)
Agent: Thrower Design (Ron Thrower)
Request: I-RR; I-SF-2 to LI
Staff Rec.: **Recommendation of LI-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@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 Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Sandra Baldrige was absent.

2. **Rezoning:** **C14-2012-0026 - MU 14 Investments**
Location: 4925 1/2 N. Quinlan Park Road, Bear Creek West Watershed
Owner/Applicant: Taylor Woodrow Communities/Steiner Ranch, Ltd. (Adib Khoury)
Agent: Crocker Consultants (Sarah Crocker)
Request: GR-CO to GR-MU-CO
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for GR-MU-CO district zoning, with the added conditions to prohibit: Pawnshop services, Bail Bond Services, multi-family units and limit the development to 54 units. The motion was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Sandra Baldrige was absent.

3. **Site Plan - Conditional Use Permit:** **SPC-2012-0278C - Asian American Resource Center**
Location: 8401 Cameron Road, Walnut Creek Watershed
Owner/Applicant: City of Austin, Public Works (David Taylor)
Agent: Chan & Partners Engineering, LLC (Thuan Nguyen)
Request: Request approval of a conditional use permit to allow a Community Resource Center (cultural services) in the "P"-Public zoning district and is greater than one acre in size.
Staff Rec.: **Recommended**
Staff: Sue Welch, 974-3294, sue.welch@austintexas.gov;
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 Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Sandra Baldrige was absent.

4. Site Plan - Conditional Use Permit: SPC-2011-0346DS - Orleans Harbour Boat Dock Landing Plan

Location: 2419-B Westlake Drive, Lake Austin Watershed
Owner/Applicant: Orleans Harbour Homeowners Assoc. (Kevin F. Hegarty)
Agent: Aupperle Company (Carolyn Aupperle)
Request: Request approval of a conditional use permit to allow a Community Recreation (Private) land use for a marina in an MF-3 zoning district.
Staff Rec.: **Recommended with conditions**
Staff: Michael Simmons-Smith, 974-1225, michael.simmons-smith@austintexas.gov;
Planning and Development Review Department

The motion to postpone to June 5, 2012 by the request of the staff, was approved by Commissioner Gregory Bourgeois' motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sandra Baldrige was absent.

5. Preliminary Plan: C8-2011-0134 - Esquel Phase 1 Section 4

Location: Escarpment Boulevard and Estana Lane, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Standard Pacific of Texas, Inc. (John Bohnen)
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
Request: Approval of Esquel Phase 1 Section 4 Preliminary Plan proposed for 82 lots on 45.845 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 Esquel Phase 1 Section 4 Preliminary Plan, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Sandra Baldrige was absent.

- 6. Final with Preliminary: C8-2011-0134.1A - Esquel Phase 1 Section 4**
- Location: Escarpment Boulevard and Estana Lane, Slaughter Creek Watershed- Barton Springs Zone
- Owner/Applicant: Standard Pacific of Texas, Inc. (John Bohnen)
- Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
- Request: Approval of Esquel Phase 1 Section 4 Final Plat proposed for 82 lots on 45.845 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 Esquel Phase 1 Section 4 Final Plat, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Sandra Baldrige was absent.

- 7. Final with Preliminary: C8J-85-090.01.1A - Parke North Revised Final Plat**
- Location: North FM 620 Road, Lake Travis Watershed
- Owner/Applicant: Nootsie LTD (Dave Holland)
- Agent: ATS Engineers (Marc Dickey)
- Request: Approval of Parke North Revised Final Plat composed of 4 lots on 47.9 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 Parke North Revised Final Plat, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Sandra Baldrige was absent.

- 8. 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 composed of 18 lots on 12.25 acres.
- Staff Rec.: **Postponement request by staff to May 15, 2012**
- Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov; Planning and Development Review Department

The motion to postpone to May 15, 2012 by the request of the staff, was approved by Commissioner Gregory Bourgeois' motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sandra Baldrige was absent.

- 9. Final Plat w/Preliminary:** **C8J-2007-0078.12A - McCormick Mountain Phase 2 Final Plat**
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 Plat composed of 28 lots on 20.18 acres.
Staff Rec.: **Postponement request by staff to May 15, 2012**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov; Planning and Development Review Department

The motion to postpone to May 15, 2012 by the request of the staff, was approved by Commissioner Gregory Bourgeois' motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sandra Baldrige was absent.

- 10. Final Plat w/Preliminary:** **C8J-2007-0078.13A - McCormick Mountain Phase 3 Final Plat**
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 3 Final Plat composed of 124 lots on 13.01 acres.
Staff Rec.: **Postponement request by staff to May 15, 2012**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov; Planning and Development Review Department

The motion to postpone to May 15, 2012 by the request of the staff, was approved by Commissioner Gregory Bourgeois' motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sandra Baldrige was absent.

- 11. Preliminary Plan:** **C8J-2012-0048 - Cascades at Onion Creek II Subdivision**
Location: 11601 S. IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: Onion Associates LTD (Marc Knutsen)
Agent: Vaughn & Associates (Rick Vaughn)
Request: Approval of the Cascades at Onion Creek II Subdivision composed of 515 lots on 217.41 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 12. Resubdivision:** **C8J-2012-0050.0A - Riverplace Section 9, Resubdivision**
 Location: 4207 River Place, Lake Austin Watershed
 Owner/Applicant: Riverplace Golf Group LP (Steven Held)
 Agent: Urban Design Group (June Routh)
 Request: Approval of the Riverplace Section 9, Resubdivision composed of 5 lots on 15.22 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final with Preliminary:** **C8J-2008-0048.1A - Eastwood, Block QQ, Lot 62**
 Location: S. FM 973 Road, Gilleland/Wilbarger Creek Watersheds
 Owner/Applicant: Hen-Ball Investments, LP (John Lloyd)
 Agent: Randall Jones Engineering (Randall Jones)
 Request: Approval of Eastwood, Block QQ, Lot 62 composed of 6 lots on 5.88 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final with Preliminary:** **C8J-2011-0065.1A - Avana Phase 1 Section 1 Final Plat**
 Location: Escarpment Boulevard, Bear/Slaughter Creek Watersheds-Barton Springs Zone
 Owner/Applicant: Standard Pacific of Texas, Inc. (John Bohnen)
 Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
 Request: Approval of the Avana Phase 1 Section 1 Final Plat composed of 2 lots to be subdivided into 42 lots on 29.132 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat:** **C8-2011-0106.3A - Stirling Bridge Section Six**
 Location: Harris Branch Parkway, Harris Branch/Decker Creek Watersheds
 Owner/Applicant: Centex Homes (Stephen Ashlock)
 Agent: CSF Civil Group, LLC (Rancy Nixon)
 Request: Approval of the Stirling Bridge Section Six Final Plat composed of 50 lots on 12.151 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat:** **C8-2011-0106.2A - Stirling Bridge Section Five**
 Location: Harris Branch Parkway, Harris Branch/Decker Creek Watersheds
 Owner/Applicant: Centex Homes (Stephen Ashlock)
 Agent: CSF Civil Group, LLC (Rancy Nixon)
 Request: Approval of the Stirling Bridge Section Five Final Plat composed of 55 lots on 11.881 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

17. Final Plat: **C8-2012-0051.0A - Riddell Barnett Subdivision**
Location: 10812 South IH 35 Service Road Southbound, Onion Creek Watershed
Owner/Applicant: Riddell Family Limited Partnership (Wayne Riddell)
Agent: Ward, Getz & Associates-Austin, LLP (Scott Wuest)
Request: Approval of the Riddell Barnett Subdivision composed of 1 lot on 6.876 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Item #11-17;

The motion to disapprove Items #11-17 was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Sandra Baldrige was absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 6:11 p.m.