



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
June 5, 2012**

The Zoning & Platting Commission convened in a regular meeting on June 5, 2012 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:14 p.m.

Board Members in Attendance:

Betty Baker – Chair
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 May 15, 2012.

The motion to approve the minutes from May 15, 2012 was approved on the consent agenda by Commissioner Patricia Seeger's motion; Commissioner Gabriel Rojas seconded the motion on a vote of 5-0-2; Commissioners Gregory Bourgeois and Patricia Seeger abstained. (Commissioner Seeger made the motion to approve the consent agenda, however, abstained from approval of these minutes).

C. PUBLIC HEARINGS

- 1. Appeal - Stop Work Order: Lake Austin boat dock for single family lot**
Location: 4518 Rivercrest Drive
Owner/Applicant: Lica Pinkston
Agent: Appellant: Graves Dougherty Hearon & Moody (Peter J. Cesaro)
Request: Discussion and Action on a Stop Work Order on 4518 Rivercrest Drive.
Staff: Russell Lewis, 974-2183, russell.lewis@austintexas.gov;
Greg Guernsey, Director; 974-2387, greg.guernsey@austintexas.gov;
Planning and Development Review Department

The motion to postpone to July 17, 2012 by request of the appellant, was approved by Commissioner Sandra Baldrige's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 2. Rezoning: C814-90-0003.17 - Harris Branch PUD Amendment #17**
Location: 12045 1/2 Cameron Road, Harris Branch Creek, Gilleland Creek, Decker Creek Watersheds
Owner/Applicant: Austin HB Residential Properties (John McCullough)
Request: PUD to PUD
Staff Rec.: **Not Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

This item went into Executive Session.

The motion to approve staff's recommendation to deny the PUD amendment #17, was approved by Commissioner Gregory Bourgeois' motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-3; Commissioners Gregory Bourgeois, Betty Baker and Cynthia Banks voted against the motion (nay).

- 3. Rezoning: C14-2012-0040 - Radam .38**
Location: 605 and 607 Radam Lane, Williamson Creek Watershed
Owner/Applicant: 605 Radam LLC; Cabot-Chase Ltd. (Jimmy Nassour)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: SF-3 to CS
Staff Rec.: **Recommendation of LR-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to approve GR-CO district zoning with the CO permitting medical offices greater than 5,000 square feet gross floor area, and all LR uses except service stations and all automotive uses, which is prohibited; the motion was made by Commissioner Gregory Bourgeois, Commissioner Sandra Baldrige seconded the motion on a vote of 7-0.

- 4. Rezoning: C14-2012-0042 - 1300 West Dittmar Road Rezoning**
Location: 1300 West Dittmar Road, South Boggy Creek; Williamson Creek Watersheds
Owner/Applicant: Graham Mortgage Corp. (Grant S. Morrow)
Agent: Thrower Design (Ron Thrower)
Request: SF-6-CO to SF-6-CO to change a Conditional Overlay which would allow for an increase in the height limit of a building or structure from 20 feet up to 35 feet
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 SF-6-CO district zoning, to change a conditional overlay; was approved by Commissioner Sandra Baldrige's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 5. Site Plan - Hill Country Roadway: SPC-2011-0341C - River Place Office**
Location: 6611 Riverplace Boulevard, Panther Hollow/West Bull Creek Watersheds
Owner/Applicant: Riverplace Village Condominium Ltd. (Pete Dwyer)
Agent: Bury + Partners (Darren Huckert, P.E.)
Request: Request approval of a site plan for a medical office building and associated improvements within a Hill Country Roadway Corridor.
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 site plan within a Hill Country Roadway Corridor, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 6. Conditional Use SPC-2011-0346D - Orleans Harbour**
Site Plan:
Location: 2419-B Westlake Drive, Lake Austin Watershed
Owner/Applicant: Orleans Harbour Homeowners Association
Agent: The Aupperle Company (Carolyn Aupperle)
Request: Approval for five (5) 2 ft. x 30 ft. boat docks. This case was postponed from May 1, 2012 to June 5, 2012 at the request of staff; the applicant has requested a postponement to July 3, 2012.
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 July 3, 2012 by the request of the applicant, was approved by Commissioner Sandra Baldrige's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 7. Resubdivision: C8-2012-0011.0A - Resubdivision of Lot 3A, River Place Center**
Location: 10815 FM 2222 Road, Panther Hollow Watershed
Owner/Applicant: Operating River Place, LLC (Todd Dailey)
Agent: Jones & Carter, Inc. (James Schissler)
Request: Approve the resubdivision of one lot into 3 lots on 4.720 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 for a re-subdivision of River Place Center, 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.

- 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.: **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 McCormick Mountain Phase 1 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.

- 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.: **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 McCormick Mountain Phase 2 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.

- 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 24 lots on 13.01 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 McCormick Mountain Phase 3 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.

- 11. Resubdivision:** **C8-2012-0021.0A - Lakeline Riviera Subdivision, Resubdivision of Lot 1**
Location: 2920-1/2 South Lakeline Boulevard, Buttercup Creek Watershed
Owner/Applicant: Lakeline Market, LTR (Milo Burdette)
Agent: Bury & Partners, Inc (Jonathan Neslund)
Request: Approval of the Lakeline Riviera Subdivision, Resubdivision of Lot 1 composed of 2 lots on 4.907 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 Lakeline Riviera Subdivision, 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. Preliminary:** **C8-2012-0071 - Legends Way**
 Location: Bradshaw Road, Onion/Rinard Creek Watersheds
 Owner/Applicant: First Continental Investment Co. (Joe Diquinzio)
 Agent: Carlson Brigrance & Doering Inc. (Geoff Guerrero)
 Request: Approval of Legends Way composed of 1 lot to be subdivided into 293 lots on 108.25 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final with Preliminary:** **C8-2012-0071.1A - Legends Way Section 1**
 Location: Bradshaw Road, Onion/Rinard Creek Watersheds
 Owner/Applicant: First Continental Investment Co. (Joe Diquinzio)
 Agent: Carlson Brigrance & Doering Inc. (Geoff Guerrero)
 Request: Approval of Legends Way Section 1 composed of 3 lots to be subdivided into 70 lots on 18.358 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat:** **C8J-2012-0066.0A - Ross Elroy Subdivision**
 Location: 7200 Elroy Road, Dry Creek East Watershed
 Owner/Applicant: Saja Investments, Inc. (Barkat Ali)
 Agent: Cuatro Consultants, LTD (Hugo Elizondo)
 Request: Approval of the Ross Elroy Subdivision composed of 2 lots on 2.00 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat without Preliminary:** **C8-2012-0072.0A - Legacy at South First**
 Location: South 1st Street, Slaughter Creek Watershed
 Owner/Applicant: Roger Mark
 Agent: LJA Engineering (Danny Miller)
 Request: Approval of the Legacy at South First composed of 1 lot on 13.25 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat:** **C8-2012-0062.0A - E 12th and Walnut Subdivision**
 Location: 2700 East 12th Street, Boggy Creek Watershed
 Owner/Applicant: Therese & Ray McQuary
 Agent: Texas Design Interests, LLC (Kolbe Scott)
 Request: Approval of the E 12th and Walnut Subdivision composed of 3 lots on 0.298 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 17. Final Plat w/Replat:** **C8-2012-0063.0A - Four Points Centre PUD, Replat of Lots 4, 5, & 6 of Block B, Lot 1, Block C**
Location: 11011 1/2 Four Points Drive, Bull Creek Watershed
Owner/Applicant: New TPG-Four Points, LP (Tom Paradise)
Agent: Big Red Dog Engineering (Ricky De Camps)
Request: Approval of the Four Points Centre PUD, Replat of Lots 4, 5, & 6 of Block B, Lot 1, Block C composed of 4 lots on 36.01 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 18. Final Plat w/Replat:** **C8-2012-0064.0A - Four Points Centre PUD Replat of Lots 4, 5, 6A & 6B, Block A**
Location: 11120 Four Points Drive, Bull Creek Watershed
Owner/Applicant: New TPG-Four Points, LP (Tom Paradise)
Agent: Big Red Dog Engineering (Ricky De Camps)
Request: Approval of the Four Points Centre PUD Replat of Lots 4, 5, 6A & 6B, Block A composed of 4 lots on 28.44 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 19. Final Plat:** **C8-2012-0065.0A - Castlewood Forest**
Location: 2216 Toulouse Drive, Slaughter Creek Watershed
Owner/Applicant: Nelisa D. Heddin
Agent: Hector Avila
Request: Approval of the Castlewood Forest composed of 2 lots on 0.843 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 20. Resubdivision:** **C8-2012-0075.0A - Hisco Subdivision; Resubdivision**
Location: 8330 Cross Park Drive, Little Walnut Creek Watershed
Owner/Applicant: Hisco, Inc (Mark Linville)
Agent: Bury + Partners, Inc (Nick Brown)
Request: Approval of the Hisco Subdivision; Resubdivision composed of 1 lot on 5.512 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 21. Resubdivision:** **C8-2012-0077.0A - Wideman Subdivision; Resubdivision of Lot 3**
Location: 4708 Bull Creek Road, Shoal Creek Watershed
Owner/Applicant: Lisa Gray
Agent: Lisa Gray
Request: Approval of the Wideman Subdivision; Resubdivision of Lot 3 composed of 2 lots on 0.3884 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 22. Final with Preliminary:** **C8J-2012-0048.1A - Cascades at Onion Creek II Section 1**
Location: 11601 South IH-35 Northbound, Onion Creek Watershed
Owner/Applicant: Onion Associates LTD (Marc Knutsen)
Agent: Vaughn & Associates (Rick Vaughn)
Request: Approval of Cascades at Onion Creek II Section 1 composed of one lot on 217.41 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 23. Final with Preliminary:** **C8-2012-0019.2A - Reserve at Southpark Meadows II Phase 2C**
Location: South 1st Street, Slaughter Creek Watershed
Owner/Applicant: Len-Buf Acquisitions of Texas LP (Chris L. Fields)
Agent: Cunningham-Allen, Inc. (Ruben Lopez)
Request: Approval of Reserve at Southpark Meadows II Phase 2C composed of 32 lots on 6.04 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 24. Final with Preliminary:** **C8-2012-0019.3A - Reserve at Southpark Meadows II Phase 2 D**
Location: South 1st Street, Slaughter Creek Watershed
Owner/Applicant: Len-Buf Acquisitions of Texas LP (Chris L. Fields)
Agent: Cunningham-Allen, Inc. (Ruben Lopez)
Request: Approval of Reserve at Southpark Meadows II Phase 2D composed of 37 lots on 7.65 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 25. Final with Preliminary:** **C8J-2012-0068.0A - Steiner Ranch MU-14**
Location: 4807 North Quinlan Park Road, Lake Austin Watershed
Owner/Applicant: Taylor Woorow/Steiner Ranch (Adib Khoury)
Agent: Crocker Consultants (Sarah Crocker)
Request: Approval of Steiner Ranch MU-14 composed of one lot into two lots on 81.34 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #12-25;

The motion to disapprove Items #12-25, 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

The July 3, 2012 meeting will be held at One Texas Center, in Training Room 325 @ 6 p.m.

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 8:16 p.m.