



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
July 3, 2012**

The Zoning & Platting Commission convened in a regular meeting on July 3, 2012 @ 505 Barton Springs Road in Austin, Texas.

Vice-Chair Patricia Seeger called the Board Meeting to order at 6:00 p.m.

Board Members in Attendance:

Sandra Baldrige

Cynthia Banks

Sean Compton

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 June 19, 2012.

The motion to approve the minutes from June 19, 2012 as amended by Commissioner Sean Compton, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Chair Betty Baker, Jason Meeker and Gabriel Rojas were absent.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2012-0058 - Summer Grove Apartments**
Location: 7905 San Felipe Boulevard, Rattan Creek Watershed
Owner/Applicant: CREVI II, LLC (Wallace O. Sellers, Jr.)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: RR to MF-3
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 MF-3 district zoning, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Chair Betty Baker and Commissioners Jason Meeker and Gabriel Rojas was absent.

- 2. Rezoning: C14-2012-0046 - 135 West Slaughter Lane**
Location: 135 West Slaughter Lane, Slaughter Creek/Onion Creek Watersheds
Owner/Applicant: Lester Euers
Agent: Coats Rose Yale Ryman & Lee (Pamela Madere)
Request: RR; SF-2 to GR
Staff Rec.: **Recommendation of GR-CO with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to postpone to September 4, 2012 by the request of the applicant; was approved by Commissioner Cynthia Banks motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-0; Chair Betty Baker and Commissioners Jason Meeker and Gabriel Rojas were absent.

- 3. Zoning: C14-2012-0051 - Felter Lane Hot Bodies**
Location: 4134 Felter Lane, Onion Creek Watershed
Owner/Applicant: Michael Kuhn
Agent: KPP International (dba Hot Bodies) (Eleftherios "Lefty" Karamolegkos)
Request: I-RR to CS-1
Staff Rec.: **Recommendation of CS-1-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to continue to July 17, 2012 by the request of the Zoning & Platting Commission, was approved by Commissioner Sandra Baldrige's motion, Commissioner Sean Compton seconded the motion on a vote of 4-0; Chair Betty Baker and Commissioners Jason Meeker and Gabriel Rojas were absent.

** Public Hearing remained open.

4. **Site Plan - Environmental Variance Only:** **SP-2011-0282D - Lazy Nine MUD 1A Treated Effluent Holding Pond**
- Location: 16801 1/2 West SH 71, Little Barton Creek Watershed-Barton Springs Zone; Lake Travis Watershed
- Owner/Applicant: Wheelock Street Land (J. Robert Long)
- Agent: Malone/Wheeler, Inc. (Rick Wheeler)
- Request: Request approval of an Environmental Variance Request: 1. TO ALLOW CUT UP TO A MAXIMUM OF 25.0 FEET to construct the effluent holding pond [LDC 25-8-341].
- Staff Rec.: **Recommended**
- Staff: Michelle Casillas, 974-2024, michelle.casillas@austintexas.gov; Jim Dymkowski, 974-2707, james.dymkowski@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for approval of an Environmental Variance Request to LDC 25-8-341; was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Chair Betty Baker and Commissioners Jason Meeker and Gabriel Rojas was absent.

5. **Conditional Use Site Plan:** **SPC-2011-0346D - Orleans Harbour**
- Location: 2419 Westlake Drive, Lake Austin Watershed
- Owner/Applicant: Orleans Harbour Homeowners Association
- Agent: Aupperle Company (Bruce Aupperle)
- Request: Approval of a conditional use permit to allow a Community Recreation (Private) land use for a proposed 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 August 21, 2012 by the request of the applicant; was approved by Commissioner Cynthia Banks motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-0; Chair Betty Baker and Commissioners Jason Meeker and Gabriel Rojas were absent.

** Request made by Commission for applicant to meet with homeowners to discuss the issues and also to notify all homeowners.

- 6. Preliminary Plan: C8-2011-0154.SH - Thornbury II**
Location: Blue Goose Road, Decker Creek Watershed
Owner/Applicant: Travis Blue Goose, LTd. (Brian Saathoff)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approval a preliminary plan for 346 lots on 67.233 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department

The motion to postpone to July 17, 2012 by the request of the applicant; was approved by Commissioner Cynthia Banks motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-0; Chair Betty Baker and Commissioners Jason Meeker and Gabriel Rojas were absent.

- 7. Partial Plat Vacation: C8J-06-0141(VAC) - Ridgeview Phase 1 Partial Plat Vacation**
Location: Vantage Point Drive at Southview Road, Williamson Creek Watershed
Owner/Applicant: Ashton Woods Homes
Agent: LJA Engineering & Surveying (Dan Ryan)
Request: Approval of the partial plat vacation of Lots 53 and 56, Block A; 7,8 and 9, Block D; and Lot 28, Block E.
Staff Rec.: **Recommended.**
Staff: Don Perryman, 974-2786, don.perryman@autintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for approval of the partial plat vacation, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Chair Betty Baker and Commissioners Jason Meeker and Gabriel Rojas was absent.

- 8. Final Plat w/Preliminary: C8-04-0043.05.4A.SH - Mueller Section VII-D Final Plat (Smart Housing)**
Location: 3600 Manor Road, Tannehill Branch Watershed
Owner/Applicant: City of Austin - Economic Growth & Redevelopment Services (Pam Hefner)
Agent: Bury + Partners (Jonathan Fleming)
Request: Approval of the Mueller Section VII-D Final Plat (Smart Housing) composed of 1 lot on 2.258 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 9. Final Plat** **C8J-2012-0090.0A - Steiner Ranch Phase Two Section 10;**
Resubdivision: **Resubdivision of Lot 2**
Location: 4300 North Quinlan Park Road, Bear Creek West Watershed
Owner/Applicant: TWC/Steiner Ranch L.L.C. (Adib Khoury)
Agent: Hanrahan Pritchard Engineering (Lawrence Hanrahan)
Request: Approval of the Steiner Ranch Phase Two Section 10; Resubdivision of Lot 2 composed of 3 lots on 91.557 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 10. Preliminary Plan:** **C8J-2012-0095 - The Hills of Shady Hollow**
Location: 2101 West FM 1626 Road, Bear Creek/Little Bear Creek Watersheds
Owner/Applicant: Chester & Martha Johnson
Agent: Hanrahan Pritchard Engineering (Lawrence Hanrahan)
Request: Approval of the Hills of Shady Hollow composed of 217 lots on 77.71 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 11. Final Plat** **C8-98-0115.1A - Pioneer Crossing West Section 10**
w/Preliminary:
Location: 101 E. Braker Lane, Walnut Creek Watershed
Owner/Applicant: Pioneer Austin Development (Ralph Reed)
Agent: DR Horton (Kevin Pape) & Longaro & Clarke, L.P. (Walter Hoysa, P.E.)
Request: Approval of Pioneer Crossing West Section 10 composed of 43 lots on 11.54 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 12. Preliminary Plan:** **C8J-2012-0086 - Avana Phase 2 Preliminary Plan**
Location: 12131-1/2 Escarpment Boulevard, Slaughter Creek Watershed/Bear Creek Watershed-Barton Springs Zone
Owner/Applicant: Standard Pacific of Texas, Inc. (John Bohmen)
Agent: LJA Engineering & Surveying (John A. Clark)
Request: Approval of the Avana Phase 2 Preliminary Plan composed of 238.8 lots on 149.12 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 13. Final Plat w/Preliminary:** **C8-98-0115.0A - Pioneer Crossing West Section 9B Final Plat**
 Location: E. Braker Lane, Walnut Creek Watershed
 Owner/Applicant: Pioneer Austin Development (Ralph Reed)
 Agent: DR Horton (Kevin Pape)
 Request: Approval of the Pioneer Crossing West Section 9B Final Plat composed of 56 lots on 11.23 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat Resubdivision:** **C8J-2012-0091.0A - Limon-Hidrogo Subdivision Lot 1 Resubdivision**
 Location: 11106 Hollow Hook, Elm Creek Watershed
 Owner/Applicant: Regulo Bahena
 Agent: Hector Avila
 Request: Approval of the Limon-Hidrogo Subdivision Lot 1 Resubdivision composed of 2 lots on 16.047 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat w/Preliminary:** **C8-85-086.02.6A - Springfield Section 9, Final Plat (Withdrawal/Resubmittal of C8-85-086.02.3A)**
 Location: McKinney Falls Parkway, Cottonmouth Creek/Onion Creek/Marble Creek Watersheds
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
 Agent: Pape-Dawson Engineer, Inc (Dustin Goss)
 Request: Approval of the Springfield Section 9, Final Plat (Withdrawal/Resubmittal of C8-85-086.02.3A) composed of 114 lots on 23.11 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat w/Replat:** **C8-2012-0094.0A - Creekside Homes; Replat**
 Location: 5616 South 1st Street, Williamson Creek Watershed
 Owner/Applicant: Creekside Homes LP (Ryan Diepenbrock)
 Agent: Perales Engineering, LLC (Jerry Perales, PE)
 Request: Approval of the Creekside Homes; Replat composed of 2 lots on 8.073 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #8-16;

The motion to disapprove Items #8-16, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Chair Betty Baker and Commissioners Jason Meeker and Gabriel Rojas was absent.

D. NEW BUSINESS

E. ADJOURN

Vice-Chair Patricia Seeger adjourned the meeting without objection at 6:21 p.m.