



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
September 4, 2012**

The Zoning & Platting Commission convened in a regular meeting on September 4, 2012 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:09 p.m.

Board Members in Attendance:

Betty Baker – Chair
Sandra Baldrige
Cynthia Banks
Sean Compton
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 August 21, 2012.

The motion to approve the minutes from August 21, 2012, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

C. PUBLIC HEARINGS

1. **Rezoning:** **C14-2012-0095 – Anderson Mill @ Pond Springs Road**
Location: 13427 Pond Springs Road, Lake Creek Watershed
Owner/Applicant: Furrow North Properties, Ltd. (John Lewis, President)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GR to CS
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to postpone to September 18, 2012 by the request of staff, was approved by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

2. **Rezoning:** **C14-2012-0086 – Lost Creek**
Location: 1142 Lost Creek Boulevard, Eanes Creek Watershed
Owner/Applicant: Stern Trust (Robert P. Stern)
Agent: LOC Consultants, LLP (Sergio Lozano)
Request: LO to MF-1
Staff Rec.: **Recommendation of MF-1 with conditions**
Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov;
Planning and Development Review Department

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

3. **Zoning:** **C14-2012-0075 – 2885 State Highway 71**
Location: 2885 State Highway 71 Westbound, Colorado River Watershed
Owner/Applicant: Jack W. Anderson and Hellen Mae Detert
Agent: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr.)
Request: I-RR to CS
Staff Rec.: **Recommendation of CS-CO with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for CS-CO with conditions, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 4. Rezoning: C14-2012-0046 – 135 West Slaughter Lane**
Location: 135 West Slaughter Lane, Slaughter Creek; Onion Creek Watershed
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 October 16, 2012 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.

- 5. Rezoning: C14-2012-0077 – 718 W. Slaughter Lane Rezoning**
Location: 718 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Reza Rezaee
Request: DR to GO
Staff Rec.: **Recommendation of GO-CO with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for GO-CO with conditions, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 6. Conditional Use SPC-2011-0346D – Orleans Harbour**
Site Plan:
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 a MF-3 zoning district
Staff Rec.: **Recommended**
Staff: Michael Simmons-Smith, 974-1225, michael.simmons-smith@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a conditional use permit, was approved by Commissioner Gabriel Rojas' motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-3; Commissioners Cynthia Banks, Betty Baker and Patricia Seeger voted against the motion (nay).

- 7. Partial Vacation: C8-85-023.04.1A(VAC) – Four Points Centre PUD**
Location: River Place Boulevard and Four Points Drive, Bull Creek Watershed
Owner/Applicant: New TPG-Four Points
Agent: Big Red Dog
Request: To vacate Lots 4, 5, 6, and 7 Block A, Lots 2, 3, 4, 5, 6 and 7 Block B, and Lots 1, 2, and 3 Block C
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 the Four Points Centre PUD, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 8. Final with Preliminary: C8J-2011-0065.1A – Avana Phase 1 Section 1 Final Plat**
Location: Escarpment Boulevard, Bear Creek; Slaughter Creek-Barton Springs Zone Watershed
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 42 lots on 29.132 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 Section 1 Final Plat, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 9. Final Plat w/ Preliminary: C8J-2011-0065.2A – Avana Phase 1, Section 2**
Location: Escarpment Boulevard, Bear Creek; Slaughter Creek-Barton Springs Zone Watershed
Owner/Applicant: Standard Pacific of Texas Inc. (John Bohnen)
Agent: LJA Engineering & Surveying, Inc. (John Clark)
Request: Approval of Avana Phase 1, Section 1 composed of 117 lots on 47.41 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 10. Final Plat w/out Preliminary:** **C8J-2012-0129.0A – Waters at Willow Run**
Location: 15433 FM 1325 Road, Walnut Creek; Rattan Creek Watershed
Owner/Applicant: Waters at Willow Run LP (Michael N. Nguyen)
Agent: Vickrey & Associates, Inc. (Steven G. Frost)
Request: Approval of Waters at Willow Run composed of 1 lot on 14.214 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 11. Final Plat:** **C8J-2012-0131.0A – J.L. Red Estate Plat**
Location: 9120 South FM 973 Road, South Fork Brushy Creek Watershed
Owner/Applicant: Joe Thyssen
Agent: Coombs Environmental Engineering (David W. Coombs, P.E.)
Request: Approval of the J.L. Red Estate Plat composed of 3 lots on a 10.00 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 12. Final Plat w/Prelim:** **C8-2009-0118.9A.SH – Bradshaw Crossing Section Ten**
Location: Zachary Scott Street, Rinard Creek Watershed
Owner/Applicant: Lennar buffington Zach Scott (Ryan Mattox)
Agent: Lakside Engineers (Christopher M. Ruiz, P.E.)
Request: Approval of the Bradshaw Crossing Section Ten composed of 50 lots on 10.402 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 13. Final Plat/Amended Plat:** **C8-2012-0128.0A – South Park Meadows Commercial Phase 7**
Location: West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Randolph-Brooks Federal Credit Union (Joe Alexander)
Agent: Pape-Dawson Engineers (Shelly Mitchell)
Request: Approval of the South Park Meadows Commercial Phase 7 composed of 1 lot on 1.681 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #9-13;

The motion to disapprove items #9-13, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 8:38 p.m.