



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
October 2, 2012**

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

Chair Betty Baker called the Board Meeting to order at 6:07 p.m.

Board Members in Attendance:

**Betty Baker – Chair
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 September 18, 2012.

The motion to postpone the minutes to October 16, 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; Commissioner Cynthia Banks was absent, 1 vacancy on the commission.

C. PUBLIC HEARINGS

1. Briefing:

Request: Staff briefing on the Land Development Revision Process.
Staff: Garner Stoll, 974-2397, garner.stoll@austintexas.gov
George Adams, 974-2146, george.adams@austintexas.gov
Planning and Development Review Department

Briefing given by Garner Stoll and George Adams.

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-CO**
Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for MF-1-CO district zoning as stated by staff, was approved by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 4-1; Commissioner Jason Meeker voted against the motion (nay), Commissioner Cynthia Banks was absent, 1 vacancy on the commission.

3. Rezoning:

C14-2012-0110 - Arriaga and Maldonado Project

Location: 7600 Wynne Lane, South Boggy Creek Watershed
Agent: Jacqueline Arriaga & Martin Maldonado
Request: MH to SF-3
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-3 district zoning was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioner Cynthia Banks was absent, 1 vacancy on the commission.

- 4. Zoning: C14-2012-0099 - Myers Zoning Change**
Location: 6810 McNeil Drive, Rattan Creek Watershed
Owner/Applicant: Connie and Cheryl Myers
Agent: Shane Myers
Request: I-SF-2 to CS
Staff Rec.: **Recommendation of LR-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

The motion to Continue to October 16, 2012 by the request of the Zoning & Platting Commission, was approved by Commissioner Patricia Seeger's motion, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioner Cynthia Banks was absent, 1 vacancy on the commission.

- 5. Rezoning: C14-2012-0094 - MAD Tillman Therapy**
Location: 1107 FM 2222, West Bull Creek/Panther Hollow Watersheds
Owner/Applicant: MAD Tillman, Inc. (Michael Tillman)
Agent: LOC Consultants, Inc. (Sergio Lozano)
Request: SF-2 to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation of GR-CO district zoning with the following prohibited uses: Alternative financial service businesses, automotive rentals, automotive repair services, automotive sales, automotive washing (of any type), bail bond services, commercial off-street parking, exterminating services, funeral services, off-site accessory parking, pawn shop services and service stations, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioner Cynthia Banks was absent, 1 vacancy on the commission.

6. **Site Plan - Variance Only:** **SP-2008-0513D; SP-2008-0515D; SP-99-0186D - TXI Hornsby Bend West; TXI Hornsby Bend East; TXI Sand and Gravel Operations Webberville Texas**
- Location: 801 - 1019 Dunlap Road; 4501 Dunlap Road; 18601 FM 969 Road, Elm Creek, Decker Creek, Gilleland Creek; Colorado River Watersheds
- Owner/Applicant: William Karl Rison, Independent Executor of the Estate of Frances Hackett Clark; Hackett Properties, Ltd.; Bill McGraw (TXI Operations, L.P. – Stephen England)
- Agent: Murfee Engineering Company, Inc. (Jim Scaief)
- Request: Request four environmental variances via ordinance and consider making recommendation to City Council: 1) To allow construction in a Critical Water Quality Zone (LDC 25-8-392) for a haul road and/or conveyor and bridge structure; 2) To allow cut up to a maximum of 10 feet (LDC 25-8-341) for construction of a haul road and/or conveyor and creek crossings; 3) to allow fill up to a maximum of 10 feet (LDC 25-8-342) for construction of a haul road and/or conveyor and creek crossings; and 4) To allow a reduced setback for wetlands (LDC 25-8-281);
- Recommended by the Environmental Board with additional conditions**
- Staff Rec.: **Recommended with conditions**
- Staff: Chuck Lesniak, 974-2699, chuck.lesniak@austintexas.gov
Watershed Protection Department
Brad Jackson, 974-3410, brad.jackson@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for the four Environmental Variances with recommendations of the Environmental Board included, was approved by Commissioner Gabriel Rojas motion, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioner Cynthia Banks was absent, 1 vacancy on the commission.

7. **Preliminary Plan:** **C8J-2012-0048 - Cascades at Onion Creek II**
- Location: 11601 South IH 35 Service Road Northbound, Onion Creek Watershed
- Owner/Applicant: Onion Associates, Ltd. (Mark Knutson)
- Agent: Vaughn and Associates (Rick Vaughn)
- Request: Approval of the Cascades at Onion Creek II Preliminary Plan consisting of 498 lots on 223.68 acres.
- Staff Rec.: **Recommended**
- Staff: Sarah Sumner, 854-7687, sarah.sumner@co.travis.tx.us
Single Office

The motion to postpone to November 6, 2012 by the request of the adjacent property owner, was approved by Commissioner Patricia Seeger's motion, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioner Cynthia Banks was absent, 1 vacancy on the commission.

- 8. Final Plat: C8-98-0115.08.1A - Pioneer Crossing West Section 9B**
Location: East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Pioneer Austin Development Ltd. (Ralph Reed)
Agent: Longaro & Clarke, LP. (Walter Hoysa)
Request: Approval of Pioneer Crossing West Section 9B composed of 56 lots on 11.441 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 974-3404, cesar.zavala@austintexas.gov
Planning and Development Review Department

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

- 9. Final Plat: C8-98-0115.09.1A - Pioneer Crossing West Section 10**
Location: East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Pioneer Austin Development Ltd. (Ralph Reed)
Agent: Longaro & Clarke, LP. (Walter Hoysa)
Request: Approval of Pioneer Crossing West Section 10 composed of 43 lots on 11.226 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 974-3404, cesar.zavala@austintexas.gov
Planning and Development Review Department

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

- 10. Preliminary Plan: C8-84-047(88).01 - Seven Oaks Section 3**
Location: Bee Caves Road, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Bee Caves Oaks Development (Philip D. Gully)
Agent: Land Strategies, Inc. (Paul W. Linehan)
Request: Approval of the Seven Oaks Section 3 composed of 3 lots on 35.8 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 11. Final Plat w/Preliminary: C8J-2010-0139.2A - Greyrock Ridge Commons Final Plat**
Location: South Mopac Expressway Southbound, Bear Creek/Slaughter Creek Watersheds-Barton Springs Zone
Owner/Applicant: HM Grey Rock Ridge Development Inc. (Blake Magee)
Agent: LJA Engineer & Surveying (Dan Ryan, P.E.)
Request: Approval of the Greyrock Ridge Commons Final Plat composed of 73 lots on 22.756 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 12. Final Plat: C8J-2012-0140.OA - Hutton No. 1 Subdivision**
Location: 14011 FM 969 Road, Davis Spring Branch Watershed
Owner/Applicant: Hutton Co. Development, LP (Frank Youmans)
Agent: Hutton Co. Development, LP (Frank Youmans)
Request: Approval of the Hutton No. 1 Subdivision composed of 4 lots on 1.32 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 13. Preliminary Plan: C8J-06-0232.01 - Bellingham Meadows Phases 1 & II**
Location: Farmhaven Road, Gilleland Creek/Harris Branch Watersheds
Owner/Applicant: First Continental Investment Co. (Joe Diquinzio)
Agent: Carlson, Brigance & Deoring, Inc. (Geoff Guerrero)
Request: Approval of the Bellingham Meadows Phases I & II composed of 648 lots on 183.118 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Resubdivision: C8-2012-0137.0A - Lot 13A Block A, Part of Ford Oaks, Lot 2B Block A Resubdivision of Lot 2 Block A; Resubdivision**
Location: 2207 Riddle Road, Slaughter Creek Watershed
Owner/Applicant: Scott Scioneaux
Agent: Cormier Architecture (James Cormier)
Request: Approval of the Lot 13A Block A, Part of Ford Oaks, Lot 2B Block A Resubdivision of Lot 2 Block A; Resubdivision, composed of 3 lots on 0.603 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 15. Preliminary Plan: C8J-2012-0142 - D71 Commercial**
Location: 4650 East State Highway 71, Dry Creek East Watershed
Owner/Applicant: D71, LP (William Archer)
Agent: Alderson Group, Inc. (Lynn Alderson)
Request: Approval of the D71 Commercial composed of 10 lots on 107.25 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #10-15;

The motion to disapprove items #10-15, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioner Cynthia Banks was absent, 1 vacancy on the commission.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 8:25 p.m.