



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
January 19, 2010**

The Zoning & Platting Commission convened in a regular meeting on January 19, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:10 p.m.

Board Members in Attendance:

Betty Baker – Chair
Sandra Baldrige
Cynthia Banks
Gregory Bourgeois
Teresa Rabago
Patricia Seeger
Donna Tiemann

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 January 5, 2010.

The motion to approve the minutes from January 5, 2010, was approved on the Consent Agenda by Donna Tiemann's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 6-0-1; Commissioner Gregory Bourgeois abstained.

C. PUBLIC HEARINGS

1. Briefing:

Request: Briefing on the proposed Heritage Tree Ordinance.
Staff: Michael Embesi, 974-1876, michael.embesi@ci.austin.tx.us
Planning and Development Review Department

The motion to continue to February 2, 2010 by the request of the Zoning & Platting Commission; was approved by Commissioner Sandra Baldrige's motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

*Request made by commission to have it posted as a Discussion & Action item on the Feb. 2nd agenda.

2. Final Plat: **C8-2008-0204.0A - Resubdivision of Lot 1, Shoalwood Addition Section 4**

Location: 2615 Pembroke Trail, Shoal Creek Watershed
Owner/Applicant: Andrew Carr
Agent: Shaw Hamilton Consultants, (Shaw Hamilton)
Request: Approval of the Resubdivision of Lot 1, Shoalwood Section 4, comprised of 3 lots on 0.75 acres.
Staff Rec.: **Recommended.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to February 2, 2010 by the request of staff; was approved by Commissioner Sandra Baldrige's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

3. Rezoning: **C14-2009-0110 - American Adventure**

Location: 13505 North FM 620 Road, Lake Creek Watershed
Owner/Applicant: Hamid Zarafshani
Agent: Shaw Hamilton Consultants (Shaw Hamilton)
Request: GR-CO to GR
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to approve GR-CO zoning, with the following conditions: No 24-hour uses, prohibit the following uses – Automotive sales, bail bond services, commercial off-street parking, drop-off recycling collection facility, exterminating services, off-site accessory parking, pawn shop services, personal improvement services, congregate living, group home class I (general), group home class I (Limited), group home class II, residential treatment; and encourage the neighborhood and the applicant to enter into private restrictive covenant before 3rd reading of the case at City Council that will limit the type of automotive rental and automotive repair uses allowed on the site. The motion was made by Commissioner Sandra Baldrige, Commissioner Patricia Seeger second the motion on a vote of 5-2; Commissioners Teresa Rabago and Donna Tiemann voted nay.

- 4. Rezoning: C14-2009-0157 - Albert Road**
Location: 7201-7207 Albert Road; 1305-1407 Matthews Lane, South Boggy Creek; Williamson Creek Watershed
Owner/Applicant: Stone Properties (Jacqueline P. Stone)
Agent: Austin Civil Engineering, Inc. (Brent Hammond)
Request: SF-1-CO to SF-2
Staff Rec.: **Recommendation of SF-2-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to Continue to February 16, 2010 by the request of the Zoning & Platting Commissioner was approved by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

- 5. Rezoning: C14-2009-0158 - 7211 Albert Road Zoning Change**
Location: 7211 Albert Road, South Boggy Creek; Williamson Creek Watershed
Owner/Applicant: Chester C. Young
Agent: Damon Young
Request: DR to SF-2
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to Continue to February 16, 2010 by the request of the Zoning & Platting Commissioner was approved by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

* Request made by Commission to post this item BEFORE item #5 on the Feb. 16th agenda.

- 6. Rezoning: C14-2009-0149 - 2103 W. Slaughter Lane**
Location: 2103 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Shokrollah Delaram
Agent: Sean Hildebrandt
Request: SF-2 to GO-MU
Staff Rec.: **Recommendation of GO-MU-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to approve GO-MU-CO District zoning as staff recommended with a restrictive covenant prohibiting business operations between the hours of 10 p.m. and 9 a.m. Monday through Saturday, and on Sundays; was approved by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige second the motion on a vote of 6-1; Commissioner Betty Baker voted nay.

7. **Zoning:** **C814-2009-0094 - Whisper Valley PUD**
Location: 9605 N. FM 973 Rd.; 9501 N. FM 973 Rd.; Taylor Ln.; Nez Perce Trace; 8312 Taylor Ln.; and 9015 Taylor Ln, Colorado River and Gilleland Creek Watershed
Owner/Applicant: Club Deal 120 Whisper Valley, LP (Doug Gilliland)
Agent: Metcalfe Williams, LLP (Michele Rogerson)
Request: Unzoned to PUD
Staff Rec.: **Recommendation Pending; Indefinite Postponement request by staff**
Staff: Jerry Rusthoven, 974-3207, jerry.rusthoven@ci.austin.tx.us
Planning and Development Review Department

The motion for Indefinite Postponement; was approved by Commissioner Sandra Baldrige's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

8. **Zoning and Rezoning:** **C14-2009-0089 - Indian Hills**
Location: N. FM Rd. 973, Decker Creek and Elm Creek Watershed
Owner/Applicant: Club Deal 116 Indian Hills TX, LP (Doug Gilliland)
Agent: Metcalfe Williams, LLP (Michele Rogerson)
Request: Unzoned, P, and DR to MF-3, CS, and LI
Staff Rec.: **Recommendation Pending; Indefinite Postponement request by staff**
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review Department

The motion for Indefinite Postponement; was approved by Commissioner Sandra Baldrige's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

9. **Zoning and Rezoning:** **C14-2008-0123 - Bennett Tract**
Location: 7309 South IH 35 Service Road Northbound, South Boggy Creek; Onion Creek Watershed
Owner/Applicant: South Austin I-35 Associates c/o Bennett Realty Group (Timothy T. Bennett)
Agent: Big Red Dog Engineering / Consulting (Will Schnier)
Request: I-RR; GR to CS-MU-CO
Staff Rec.: **Recommendation of CS-MU-CO with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to approve CS-MU-CO district zoning with conditions of the TIA as staff recommended with the following additional prohibited uses: automotive rentals, automotive repair services, automotive sales, automotive washing (of any type), convenience storage, commercial blood plasma center, service station and prohibiting 24-hour commercial operations to be located within 200 feet of bluff springs road. The motion was approved as part of the Consent Agenda by Commissioner Donna Tiemann's motion, Commissioner Cynthia Banks second the motion on a vote of 7-0.

10. Site Plan - Extension Request **SP-05-1234C(XT2) - Chaparral Crossing**

Only:

Location: 4600 N Dunlab Road, Decker Creek Watershed
Owner/Applicant: Qualico, AC, LP (Vera Massaro)
Agent: Carlson, Brigrance & Doering, Inc (Jennifer Harden)
Request: The applicant is requesting an extension to the previously approved site plan to the maximum allotted time due to Project Duration (from September 26, 2009 to May 2, 2010).

Staff Rec.: **Recommended**
Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for an extension to the previously approved site plan; was approved by Commissioner Donna Tiemann's motion, Commission Sandra Baldrige second the motion on a vote of 7-0.

11. Resubdivision: **C8-2009-0097.0A - Resubdivision of Lots 15, 17, & 18, Southpark Meadows Subdivision**

Location: W. Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: SP Meadows South, Ltd (David L. Roche), BDDDB 17, Ltd (David L. Roche), BDDDB 18, Ltd (David L. Roche)
Agent: Doucet & Associates, Inc. (Joe Grasso)
Request: Approval of a resubdivision composed of 3 lots and proposed for 5 lots for commercial use on 39.77 acrs.

Staff Rec.: **Recommended.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a re-subdivision; was approved by Commissioner Donna Tiemann's motion, Commission Sandra Baldrige second the motion on a vote of 7-0.

- 12. Final without Preliminary:** **C8J-2009-0054.0A - McAngus Road Subdivision**
Location: 7719 McAngus Road, North Fork Dry Creek Watershed
Owner/Applicant: Damaso E. and Damaso A. Rojo
Agent: Lenworth Consulting (Nash Gonzales)
Request: Approval of the McAngus Road Subdivision composed of 8 lots on 15.06 acres.
Staff Rec.: **Recommended**
Staff: Michael Hettenhausen, 854-7563, michael.hettenhausen@co.travis.tx.us
Travis County/City of Austin Single Office

The motion to approve staff's recommendation for approval of the McAngus Road Subdivision; was approved by Commissioner Donna Tiemann's motion, Commission Sandra Baldrige second the motion on a vote of 7-0.

- 13. Rev. Preliminary:** **C8J-2007-0130.01 - Cascades @ Onion Creek (formerly Fox Hill)**
Location: S. IH 35, Onion Creek Watershed
Owner/Applicant: Onion Associates, Ltd. (Marc Knutsen)
Agent: Vaughn & Associates, Inc. (Ric Vaughn)
Request: Approval of the Cascades at Onion Creek (formerly Fox Hill) composed of 476 lots on 215.59 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 14. Final with Preliminary:** **C8J-2009-0130.01.2A - Cascades @ Onion Creek Section 2**
Location: 11601 S. IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: Onion Associates, Ltd. (Marc Knutsen)
Agent: Vaughn & Associates, Inc. (Ric Vaughn)
Request: Approval of the Cascades at Onion Creek Section 2 composed of 1 lot on 8.894 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 15. Final with Preliminary:** **C8J-2009-0130.01.1A - Cascades @ Onion Creek Section 1**
Location: S. IH 35, Onion Creek Watershed
Owner/Applicant: Onion Associates, Ltd. (Marc Knutsen)
Agent: Vaughn & Associates, Inc. (Ric Vaughn)
Request: Approval of the Cascades at Onion Creek Section 1 composed of 97 lots on 33.106 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

16. Final without Preliminary: **C8-2009-0147.0A - G.M. Brass Subdivision Amended Plat of Lots 11 & 12, Block I**
Location: Garwood Street, Boggy creek Watershed
Owner/Applicant: Bich Tran
Agent: Jim Bennett Consulting (Hector Avila)
Request: Approval of the G.M. Brass Subdivision Amended Plat of Lots 11 & 12, Block I composed of 2 lots on .41 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #13-16;

The motion to disapprove items #13-16; was approved by Commissioner Donna Tiemann's motion, Commissioner Sandra Baldrige second the motion on a vote of 7-0.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting at 8:03 p.m. without objection.