



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
April 6, 2010**

The Zoning & Platting Commission convened in a regular meeting on April 6, 2010 @ 301 W. 2nd Street in Austin, Texas.

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

Board Members in Attendance:

Betty Baker
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 March 16, 2010.

The motion to approve the minutes from March 16, 2010; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 5-0-2; Commissioners Betty Baker and Donna Tiemann abstained.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14H-2009-0065 - Judge David and Birdie Pickle House**
Location: 1515 Murray Lane, Shoal Creek Watershed
Owner/Applicant: Jordan Steiker and Lori Holleran
Agent: Suzanne Deaderick
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department

The motion to deny staff's recommendation for SF-3-H zoning; was approved by Commissioner Gregory Bourgeois, Commissioner Donna Tiemann second the motion on a vote of 7-0.

* Commission encouraged staff to initiate Local Historic District for this area.

- 2. Rezoning:** **C14H-2010-0003 - Fitzgerald-Upchurch-Wilkerson House**
Location: 1710 Windsor Road, Shoal Creek Watershed
Owner/Applicant: Dean and Andrea McWilliams
Agent: Suzanne Deaderick
Request: SF-2 to SF-2-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department

The motion to deny staff's recommendation for SF-2-H zoning; was approved by Commissioner Gregory Bourgeois, Commissioner Teresa Rabago second the motion on a vote of 7-0.

* Commission encouraged staff to initiate Local Historic District for this area.

- 3. Rezoning:** **C14-2009-0135 - HW Tosca**
Location: East Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: HW Tosca Investments LP (Shannon Martinez)
Agent: Metcalfe Williams, LLP (Michele Rogerson)
Request: GR, MF-2 to GR-MU
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to April 20, 2010 by the request of staff; was approved by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois second the motion on a vote of 7-0.

- 4. Restrictive Covenant Termination:** **C14-98-0150(RCT) - HW Tosca**
Location: 100 East Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: HW Tosca Investments LP (Shannon Martinez)
Agent: Metcalfe Williams, LLP (Michele Rogerson)
Request: To terminate a public restrictive covenant to delete TIA conditions placed on the property located at 100 E. Wells Branch Parkway
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to April 20, 2010 by the request of staff; was approved by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois second the motion on a vote of 7-0.

- 5. Rezoning:** **C14-2010-0017 - Great Hills Country Club**
Location: 5917 Lost Horizon Drive, Bull Creek Watershed
Owner/Applicant: Great Hills Golf Club of Austin, Inc. (Larry Harper)
Agent: Randall Jones & Associates Engineering, Inc. (R. Brent Jones)
Request: GR-CO to GR-CO
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to April 20, 2010 by the request of the Zoning & Platting Commission; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

- 6. Rezoning:** **C14-2010-0020 - 12108 N Lamar Blvd**
Location: 12108 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Don Keeling
Request: NO to LR
Staff Rec.: **Recommended for LR-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for LR-CO zoning with conditions to prohibit:

- Consumer convenient services;
- Off-site accessory parking;
- Guidance services;
- Service stations;
- 24-hour uses;

The motion was approved by Commissioner Donna Tiemann's motion, Commissioner Teresa Rabago second the motion on a vote of 6-1; Commissioner Sandra Baldrige voted against the motion.

7. Rezoning: C14-2010-0021 - 12104 N Lamar Blvd
Location: 12104 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Don Keeling
Request: NO to LR
Staff Rec.: **Recommended for LR-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for LR-CO zoning with conditions to prohibit:

- Consumer convenient services;
- Off-site accessory parking;
- Guidance services;
- Service stations;
- 24-hour uses;

The motion was approved by Commissioner Donna Tiemann's motion, Commissioner Teresa Rabago second the motion on a vote of 6-1; Commissioner Sandra Baldrige voted against the motion.

8. Rezoning: C14-2009-0164 - Payne Tracts
Location: 1705 Aldridge Drive, Walnut Creek; Little Walnut Creek Watershed
Owner/Applicant: Jack Payne
Agent: Conley Engineering, Inc. (Carl Conley)
Request: I-SF-2 to CS-MU
Staff Rec.: **Recommendation of CS-CO**
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for CS-CO zoning with added conditions to prohibit vehicle storage, adult oriented businesses, pawnshops and scrap & salvage; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

9. Rezoning: C14-2010-0003 - Deepak Bajaj Tract
Location: 9333 Brown Lane, Walnut Creek Watershed
Owner/Applicant: Deepak Bajaj
Agent: Conley Engineering, Inc. (Carl Conley)
Request: I-RR to LI; CS-MU
Staff Rec.: **Recommendation of LI-CO**
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for LI-CO zoning with added conditions to prohibit vehicle storage, adult oriented businesses, pawnshops and scrap & salvage; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

10. Rezoning: **C14-2010-0002 - Brown Lane/Commercial Square Ltd.**
Location: 9333 Brown Lane, Walnut Creek; Little Walnut Creek Watershed
Owner/Applicant: Commercial Square, Ltd. (Carey Leggett, III)
Agent: Conley Engineering, Inc. (Carl Conley)
Request: I-RR to LI; CS-MU
Staff Rec.: **Recommendation of LI-CO**
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for LI-CO zoning with added conditions to prohibit vehicle storage, adult oriented businesses, pawnshops and scrap & salvage; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

11. Rezoning: **C14-2009-0093 - 2203 and 2205 Western Trails Zoning Change**
Location: 2203 and 2205 Western Trails Boulevard, Williamson Creek Watershed
Owner/Applicant: Richard H. Einck, Jr.; Karl A. Burkett

Request: SF-3 to NO
Staff Rec.: **Recommendation Pending; Postponement request by the Applicant to 5/4/2010**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to May 4, 2010 by the request of the applicant; was approved by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois second the motion on a vote of 7-0.

12. Rezoning: **C14-2010-0010 - Storage Depot**
Location: 5810 North MOPAC Expressway SB, Shoal Creek Watershed
Owner/Applicant: Austin Storage, Inc. (James Lederer)
Agent: Austin Storage, Inc. (James Lederer)
Request: CS-CO to CS-CO
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for CS-CO zoning and all other permitted LO uses, with only convenience storage as the only permitted CS use; was approved by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks second the motion on a vote of 7-0.

13. Rezoning: **C14-2008-0224 - 13642 Research Boulevard**
Location: 13642 Research Boulevard, Lake Creek Watershed
Owner/Applicant: Cathyville, Ltd. (William Pohl)
Agent: Thrower Design (Ron Thrower)
Request: SF-2 to GR & GO
Staff Rec.: **Recommendation Pending**
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to April 20, 2010 by the request of staff; was approved by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois second the motion on a vote of 7-0.

14. Resubdivision: **C8-2009-0018.0A - Shoalwood Crest Subdivision, Resubdivision of Lot 5 and a Portion of Lot 6, Block 5, Resubdivision of Shoalmont Addition**
Location: 5518 Shoalwood Ave., Shoal Creek Watershed
Owner/Applicant: Lone Star Renaissance LLC (Herman Cardenas)
Agent: Genesis 1 Engineering (George Gonzalez)
Request: Approve the resubdivision of one lot and a portion of another lot into 3 lots comprised of 0.684 acres.
Staff Rec.: **Postpone to May 4, 2010 (applicant).**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to May 4, 2010 by the request of the applicant; was approved by Commissioner Patricia Seeger's motion, Commissioner Gregory Bourgeois second the motion on a vote of 7-0.

15. Resubdivision: **C8-2009-0100.0A - Ladera Vista, A Resubdivision of Waterloo Oaks, Lot 2**
Location: 11406 Ladera Vista Drive, Bull Creek Watershed
Owner/Applicant: Richard J. Smith
Agent: ATS Engineers (Kerri Pena)
Request: Approval of a resubdivision of one lot into 2 residential lots on 0.971 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Amber Mitchell, 974-3428, amber.mitchell@ci.austin.tx.us
Planning and Development Review Department

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

- 16. Preliminary:** **C8J-2010-0033 - Park 290 East**
Location: E. US 290 Highway, Walnut Creek Watershed
Owner/Applicant: 290 Jones Investments, Inc. (Pepper Jones)
Agent: Clark, Thomas & Winters (John Joseph)
Request: The approval of Park 290 East composed of 20 lots on 73.98 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 17. Preliminary:** **C8-2010-0035 - Savoy Subdivision**
Location: 3730 Cima Serena, Shoal Creek Watershed
Owner/Applicant: (Stephen Subdivision)
Agent: Hanrahan Pritchard Eng. (Larry Hanrahan)
Request: The approval of Savoy Subdivision composed of 27 lots on 5.94 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 18. Final Plat:** **C8-2010-0037.0A - Twilight Mesa Subdivision**
Location: 7213 1/2 Twilight Mesa Drive, Williamson Creek Watershed
Owner/Applicant: (Allen Sonstein) (Charles Winkley)
Agent: Thrower Design (Ron Thrower)
Request: The approval of Twilight Mesa Subdivision composed of 5 lots on 7.67 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 19. Final Plat:** **C8J-2010-0039.0A - Lopez-McKenzie Subdivision**
Location: S. FM 973 Road, South Fork Dry Creek Watershed
Owner/Applicant: (Jose & Catalina Lopez)
Agent: ATS Engineers (Kerri Pena)
Request: The approval of Lopez-McKenzie Subdivision composed of 11 lots on 17.45 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 20. Final with Preliminary:** **C8-2009-0118.4A.SH - Bradshaw Crossing Section 6**
Location: Zachary Scott Street, Onion/Rinard Creek Watershed
Owner/Applicant: Lennar Buffington Zach Scott, LP (Ryan Mattox)
Agent: Lakeside Engineers (Chris Ruiz)
Request: The approval of the Bradshaw Crossing Section 6 Subdivision composed of 28 lots on 222.82 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

21. Final Plat: **C8-2010-0041.0A - Parmer Place Subdivision**
Location: E Parmer Ln, Walnut Creek/Harris Branch Watershed
Owner/Applicant: Dessau 38 Partners, Ltd (John Lewis)
Agent: Longaro & Clarke (Alex Clarke)
Request: Approval of Parmer Place Subdivision composed of 10 lots on 38.55 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #16-21;

The motion to disapprove Items #16-21; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

D. NEW BUSINESS

E. ADJOURN

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