



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
April 20, 2010**

The Zoning & Platting Commission convened in a regular meeting on April 20, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:05 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

David Richardson – SOS
Tom McDill - SOS

B. APPROVAL OF MINUTES

1. Approval of minutes from April 6, 2010.

The motion to approve the minutes from April 6, 2010; was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

C. PUBLIC HEARINGS

- 1. Zoning and Rezoning: C14-2008-0220 - Double Creek Village**
Location: 10200 - 10614 South IH-35 Service Road Southbound, Slaughter/Onion Creeks Watershed
Owner/Applicant: Sterling/Babcock & Brown Double Creek LP (Drew M. Ireland)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: I-RR; CS-CO to CS-MU
Staff Rec.: **Recommendation for an Indefinite Postponement.**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to Indefinitely postpone 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.

- 2. 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.: **RECOMMENDED**
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for GR & GO district zoning; was approved with the following conditions:

- Restrict access to 183 or neighboring tracts;
- 2000 vehicle trip limit;
- Delete counseling services from the prohibited list;

The motion was made by Commissioner Sandra Baldrige, Commissioner Teresa Rabago second the motion on a vote of 7-0.

- 3. Rezoning: C14-2009-0078 - Limerick**
Location: 12412 Limerick Avenue, Walnut Creek Watershed
Owner/Applicant: First Network Realty (Son Thai)
Request: NO to LR
Staff Rec.: **Recommended for Denial**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review

The motion to approve staff's recommendation to deny the request for LR zoning; was approved by Commissioner Donna Tiemann's motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

- 4. 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.: **Recommended for GR-MU-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

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

- 5. 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.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

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

- 6. Rezoning: C14-2010-0028 - Capital Produce L.L.C.**
Location: 9514 Anderson Mill Road, Lake Creek Watershed
Owner/Applicant: Monarcha Investment Group, Ltd. (Luis & Sandra Valencia)
Agent: A.E.C. Inc. (Phil Moncada)
Request: GR-CO to W/LO
Staff Rec.: **Recommendation of W/LO-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 W/LO-CO zoning with warehousing and distribution as the only permitted W/LO use and permitted GR uses; was approved by Commissioner Teresa Rabago's motion, Commissioner Gregory Bourgeois second the motion on a vote of 7-0.

- 7. Rezoning: C14-2010-0030 - 12500 Limerick Ave.**
Location: 12500 Limerick Avenue, Walnut Creek Watershed
Owner/Applicant: J.B. Phillips
Agent: J.B. Phillips
Request: NO-MU to GO
Staff Rec.: **Recommended for Denial**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@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 with no opposition by Commissioner Sandra Baldrige's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

- 8. 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 approve staff's recommendation for GR-CO zoning with condition to remove the prohibited used, that they are only conditionally allowed; any development of those uses will come back as a conditional use permit at the site plan stage. The motion was made by Commissioner Gregory Bourgeois, Commissioner Donna Tiemann second the motion on a vote of 7-0.

- 9. Rezoning: C14-2010-0027 - Colonial Grand at Cityway**
Location: 11001 South 1st Street, Onion Creek Watershed
Owner/Applicant: Colonial Properties Trust (Ed Wright)
Agent: Kimley-Horn and Associates, Inc. (Joseph Willrich)
Request: GR-MU-CO to MF-3
Staff Rec.: **Recommended with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to approve MF-3-CO district zoning with a restrictive covenant for the conditions of the updated traffic impact analysis, as staff recommended; was approved by Commissioner Sandra Baldrige's motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

10. Rezoning: **C14-2010-0026 - Hoskins 10 Rezone**
 Location: 414 Thompson Lane, Carson Creek Watershed
 Owner/Applicant: Fred Hoskins
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: CS-CO to CS-CO to change a condition of zoning
 Staff Rec.: **Not Recommended.**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve CS-CO district zoning with a 2,000 daily vehicle trip limit and removing the following uses from the prohibited use list: equipment repair services, equipment sales, kennels, laundry services, and transportation terminal; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

11. Zoning and Rezoning: **C14-2010-0037 - Greenshores Annexation Zoning**
 Location: Greenshores Subdivision, Lake Austin Watershed
 Agent: City of Austin (Clark Patterson)
 Request: I-SF-1, I-LA, SF-3 & LA to SF-1, RR & LA
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
 Planning and Development Review Department

The motion to postpone to May 4, 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.

12. Site Plan - Environmental **SP-2010-0034D - Lazy Nine MUD Treated Effluent Holding Pond**
Variance:
 Location: 16301 - 16449 Block of W SH 71, Lake Travis Watershed
 Owner/Applicant: Sweetwater Austin Properties, LLC (William T. Gunn III)
 Agent: Malone/Wheeler, Inc (Richard Miller)
 Request: Variance request from LDC 25-8-341 to allow cut up to a maximum of 25 feet.
 Staff Rec.: **RECOMMEND W/ENV BOARD'S RECOMMENDATIONS**
 Staff: Jim Dymkowski, 974-2707, james.dymkowski@ci.austin.tx.us
 Sarah Graham, 974-2826, Sarah.Graham@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve staff's recommendation with Environmental Board's conditions for variance from 25-8-341; was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

- 13. Amended Plat:** **C8-2010-0038.0A - Circle C Ranch Phase B, Section 8-A**
Location: La Crosse Ave., Slaughter Creek Watershed
Owner/Applicant: Real Tex Ventures LP (Glen Irby)
Agent: F.T. Powers Engineering (Forrest Powers)
Request: Approval of the Circle C Ranch Phase B, Section 8-A Amended Plat composed of 3 lots on 5.660 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Preliminary:** **C8J-2010-0042 - Webb Estates (Withdrawal & Resubmittal of C8J-2009-0044)**
Location: City Park Road, Turkey Creek Watershed
Owner/Applicant: Letha Webb/William Webb/Betty Foster/Gary Webb/Mke Kanetzsky
Agent: Longaro & Clarke (James McCann)
Request: Approval of the Webb Estates Subdivision composed of 79 lots on 167.49 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 15. Preliminary:** **C8J-2010-036 - Raceway Single Family Subdivision**
Location: 4505 1/2 Grand Avenue Parkway, Gilleland Creek Watershed
Owner/Applicant: CR VI Loop 360, LP (A Delaware Limited Partnership, Timothy Clark)
Agent: Jones & Carter, Inc. (Gemsong Perry)
Request: Approval of the Raceway Single Family Subdivision composed of 384 lots on 74.344 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 16. Final Plat Resubdivision:** **C8J-2010-0043.0A - Lewis Ramirez Subdivision**
Location: S. Cuernavaca Drive, North Fork Dry Creek Watershed
Owner/Applicant: (Lewis Ramirez)
Agent: (Lewis Ramirez)
Request: Approval of the Lewis Ramirez Subdivision composed of 1.006 acres on 1 lot.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #13-16;

The motion to disapprove Items #13-16; was approved on the consent agenda by Commissioner Sandra Baldrige'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 10:00 p.m. without objection.