



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
May 4, 2010**

The Zoning & Platting Commission convened in a regular meeting on May 4, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:06 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 April 20, 2010.

The motion to approve the minutes from April 20, 2010; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

## C. PUBLIC HEARINGS

- 1. 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 & P  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to June 1, 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.

- 2. 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 district zoning; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

- 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.: **Recommended for GR-MU-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 GR-MU-CO district zoning with the following additional conditions: 1) Require a 25-foot building setback and the south and east property lines; 2) make Outdoor Sports and Recreation, Guidance Services, and Residential Treatment conditional uses on the site; 3) require a minimum of 20% of the site to be developed with multi-family residential.

The motion was made by Commissioner Gregory Bourgeois, Commissioner Betty Baker second the motion on a vote of (6-1). Commissioner Betty Baker seconded the motion, but voted against the motion (nay) after the amendments were added.

**4. Restrictive Covenant**                      **C14-98-0150(RCT) - HW Tosca**

**Termination:**

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 approve staff's recommendation to terminate a public restrictive covenant to delete TIA conditions; was approved by Commissioner Teresa Rabago's motion, Commissioner Sandra Baldrige second the motion on a vote of 7-0.

**5. 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 approve LO-CO district zoning with the conditions of:

- 200 vehicle trip limit;
- Limit structure to 2,000 square feet

Was made by Commissioner Sandra Baldrige, Commissioner Teresa Rabago second the motion on a vote of 4-3; Commissioners Betty Baker, Donna Tiemann and Patricia Seeger voted nay (against).

**6. 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-MU  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for NO-MU district zoning; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Sandra Baldrige second the motion on a vote of 5-2; Commissioners Betty Baker and Donna Tiemann voted against the motion (nay).

7. **Rezoning:** **C14-2010-0044 - Western Trails Boulevard Zoning Change**  
Location: 2301, 2303 and 2305 Western Trails Boulevard, Williamson Creek Watershed  
Owner/Applicant: Kristine Alpert, Wilfred W. Kellas, Jr., Joe M. and Janet D. Sullivan  
Agent: Karl A. Burkett  
Request: SF-3 to NO-MU-CO  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for NO-MU-CO district zoning; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Sandra Baldrige second the motion on a vote of 5-2; Commissioners Betty Baker and Donna Tiemann voted against the motion (nay).

8. **Rezoning:** **C14-2010-0019 - Walsh Tarlton and Loop 360 Project**  
Location: 2614 Walsh Tarlton Lane, Barton Creek Watershed  
Owner/Applicant: CRVI Loop 360, LP (Timothy Clark)  
Agent: Armbrust & Brown (David Armbrust)  
Request: GR/LO to GR-MU  
Staff Rec.: **Recommendation of GR-MU**  
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-MU district zoning; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 6-0-1; Commissioner Gregory Bourgeois abstained from this item.

9. **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.: **Pending**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to July 6, 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.

- 10. Final Plat Resubdivision:** **C8-2010-0048.0A - North Park Addition, Se. 1; Resubdivision**  
Location: 305 E. Yager Lane, Walnut Creek Watershed  
Owner/Applicant: BR Tech Ridge, LLC (Jame Babb)  
Agent: Garrett-Ihnen Civil Engineering (Aaron Pesek)  
Request: The approval of North Park Addition, Sec. 1; Resubdivision composed of 1 lot on 14.507 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 11. Final Plat w/ Preliminary:** **C8-2010-0035.1A - Savoy Subdivision**  
Location: 3730 Cima Serena, Shoal Creek Watershed  
Owner/Applicant: (Stephen Whatley)  
Agent: Hanrahan Pritchard Engineering (Larry Hanrahan)  
Request: The approval of the Savoy Subdivision composed of 27 lots on 5.94 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #10-11;

The motion to disapprove items #10-11; was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Donna Tiemann second the motion on a vote of 7-0.

#### **D. NEW BUSINESS**

Special Called Meeting – May 8, 2010 @ 9:00 a.m.

#### **E. ADJOURN**

Chair Betty Baker adjourned the meeting at 8:42 p.m. without objection.