



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
September 7, 2010**

The Zoning & Platting Commission convened in a regular meeting on September 7, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:03 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

Alan Roddy – Lake Austin Task Force

B. APPROVAL OF MINUTES

1. Approval of minutes from August 17, 2010.

The motion to approve the minutes from August 17, 2010; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Teresa Rabago second the motion on a vote of 6-0-1; Commissioner Patricia Seeger abstained from the minutes.

5. **Rezoning:** **C14-2010-0129 – Century Property**
 Location: 1705 Century Street, Gilleland Creek Watershed
 Owner/Applicant: Guy G. Mathews and Barbara P. Mathews
 Agent: Grave, Dougherty, Hearon & Moody (Peter J. Cesaro)
 Request: SF-2 to CS
 Staff Rec.: **Recommendation of CS-CO**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve staff’s recommendation with the added following conditions: Prohibit pawnshops, adult oriented businesses and auto related uses; was approved on the consent agenda by Commissioner Gregory Bourgeois’ motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

6. **Rezoning:** **C14-2010-0130 – IH-35 Property**
 Location: 15527 N. IH-35 Service Road Northbound, Gilleland Creek Watershed
 Owner/Applicant: Guy G. Mathews
 Agent: Grave, Dougherty, Hearon & Moody (Peter J. Cesaro)
 Request: SF-2 to CS
 Staff Rec.: **Recommendation of CS-CO**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve staff’s recommendation with the added following conditions: Prohibit pawnshops, adult oriented businesses and auto related uses; was approved on the consent agenda by Commissioner Gregory Bourgeois’ motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

7. **Zoning:** **C14-2010-0099 – Design Center**
 Location: 4929 FM 2222, Bull Creek Watershed
 Owner/Applicant: Mark Smith & Joe Burke
 Request: I-LA to NO-MU
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
 Planning and Development Review Department

The motion to postpone to September 21, 2010 by the request of the neighborhood; was approved without opposition by Commissioner Patricia Seeger, Commissioner Donna Tiemann second the motion on a vote of 7-0.

- 8. Rezoning: C14-2010-0125 - FNA**
 Location: 7234 and 7300 E. US Hwy 290 Westbound, Little Walnut Creek Watershed
 Owner/Applicant: Walnut Creek Partners, LP (Elwood Domaschik)
 Agent: FNA Land and Development Consultants (Justin Henry)
 Request: MF-3-CO, GR-CO, RR-CO to GO
 Staff Rec.: **Recommendation of GO-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 GO-CO district zoning; was approved on the consent agenda by Commissioner Gregory Bourgeois’ motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

- 9. Rezoning: C14-2010-0133 – Asian American Resource Center**
 Location: 8401 Cameron Road, Little Walnut Creek Watershed
 Owner/Applicant: City of Austin Real Estate Services (Lauraine Rizer)
 Agent: City of Austin (David Taylor)
 Request: MF-3 to P
 Staff Rec.: **Recommended**
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve staff’s recommendation for P district zoning; was approved on the consent agenda by Commissioner Gregory Bourgeois’ motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

- 10. Hill Country SPC-2010-0116C – Austin Orthodontics**
Roadway
Corridor Site
Plan:
 Location: 6611 Sitio Del Rio, Bull Creek Watershed
 Owner/Applicant: Austin Orthodontics (David R. Nelson, DDS)
 Agent: Bury & Partners, Inc. (Jonathan Neslund / Charlie Brown)
 Request: The approval of a 3,026 sq. ft. medical office with associated improvements on 3.69 acres in the Hill Country Roadway Corridor.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 974-3404, cesar.zavala@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve staff’s recommendation for approval of a 3,026 sq. ft medical office; was approved on the consent agenda by Commissioner Gregory Bourgeois’ motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

- 11. Environmental Variance: SP-2010-0082D – 2700 Edgewater**
 Location: 2700 Edgewater, Lake Austin Watershed
 Owner/Applicant: Nathan & Farrah Chelstrom
 Agent: Aupperle Co. (Bruce Aupperle)
 Request: Variance request to allow construction of a bulkhead and associated fill in the Critical Water Quality Zone (L.D.C. Section 25-8-452).
 Staff Rec.: **Not recommended; Recommended with conditions of the EV Board.**
 Staff: Cesar Zavala, 974-3404, cesar.zavala@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve the Environmental Board’s and Park Board’s recommendation and conditions; was approved by Commissioner Gregory Bourgeois’ motion, Commissioner Sandra Baldrige second the motion on a vote of 5-2; Commissioners Patricia Seeger and Donna Tiemann voted against the motion (nay).

- 12. Resubdivision: C8-2009-0126.0A – Resubdivision of Lot 1, Block A, Attal Subdivision**
 Location: 11121 Zimmerman Lane, Bull Creek Watershed
 Owner/Applicant: Kailey Development, L.P. (Marc Chase)
 Agent: Nobel Surveying & Engineering Works, LLC (Tres Howland)
 Request: Approve the resubdivision of one lot into 8 lots on 2.429 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve staff’s recommendation to approve the re-subdivision of one lot into 8 lots; was approved on the consent agenda by Commissioner Gregory Bourgeois’ motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

- 13. Preliminary: C8-2009-0089 – Barstow Court**
 Location: 9312-1/2 Barstow Avenue, Slaughter/Williamson Creek Watersheds
 Owner/Applicant: Durham Trading Office Suites, LLC (Steve Bartlett)
 Agent: Riera Engineering (Mike Rivera)
 Request: Approval of a preliminary composed of 27 lots on 6.38 acres.
 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 preliminary composed of 27 lots; was approved on the consent agenda by Commissioner Gregory Bourgeois’ motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

14. Revised Preliminary Plan: C8J-04-0087.02 – Wells Branch Center Revised Preliminary Plan

Location: IH-35 Frontage Road, Walnut Creek Watershed
Owner/Applicant: North IH-35 Business Park, LP (William Schultz)
Agent: Conley Engineering, Inc. (Carl Conley)
Request: Approval of the Wells Branch Center Revised Preliminary Plan composed of 15 lots on 45.58 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 Wells Branch Center Revised Preliminary Plan; was approved on the consent agenda by Commissioner Gregory Bourgeois’ motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

15. Final with Preliminary Plan: C8J-04-0087.02.1A – Wells Branch Center Subdivision Final Plat

Location: IH-35 Frontage Road, Walnut Creek Watershed
Owner/Applicant: North IH-35 Business Park, LP (William Schultz)
Agent: Conley Engineering, Inc. (Carl Conley)
Request: Approval of the Wells Branch Center Subdivision Final Plat composed of 15 lots on 45.58 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 Wells Branch Center Subdivision final plat; was approved on the consent agenda by Commissioner Gregory Bourgeois’ motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

16. Partial Plat Vacation: C8-84-054.1(VAC) – Rosewood Village Section 7, Resubdivision of block B, Partial Plat Vacation Lots 1 and 7

Location: 1000 Glen Oaks Court, Boggy Creek Watershed
Owner/Applicant: Teddy Tabor, Jane Rivera
Agent: Hector Avila
Request: Approval of a partial vacation of Rosewood Village Section 7, Resubdivision of Block B, for Lots 1 and 7 only.
Staff Rec.: **Recommended.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department

This item was pulled, no action required by the Commission.

- 17. Amended Plat:** **C8-2010-0081.0A – Amended Plat of Lot 15, Casas Grandes Subdivision**
 Location: 3115 Sacbe Cove, South Boggy/Williamson Creek Watersheds
 Owner/Applicant: D Martin Homes, LLC (David Martin)
 Agent: LOC Consultants (Sergio Lozano)
 Request: Approval of the Amended Plat of Lot 15, Casas Grandes Subdivision composed of 21 lots on 2175 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Amended Plat:** **C8-2010-0083.0A – Amended Plat of Lots 2, 3, 4, 5 & 12 Commerce Square Subdivision**
 Location: 701 Bastrop Highway, Carson Creek Watershed
 Owner/Applicant: Franklin Sapp
 Agent: Advanced Consulting Engineers (Ash Tariq)
 Request: Approval of the Amended Plat of Lots 2, 3, 4, 5 & 12, Commerce Square Subdivision composed of 1 lot on 5.17 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 19. Final Plat:** **C8J-06-0041.6A – Lakes at Northtown Section Five**
 Location: East Howard Lane, Harris Branch Watershed
 Owner/Applicant: Hanna/Magee L.P. #1 (Blake Magee)
 Agent: Longaro & Clarke (Alex Clarke)
 Request: Approval of the Lakes at Northtown Section Five plat composed of 63 lots on 17.15 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 20. Final Plat w/Preliminary:** **C8J-2010-0058.1A – Pearson Ranch, Section One Final Plat**
 Location: 14806 N. FM 620 Rd., South Brushy Creek/Lake Creek Watersheds
 Owner/Applicant: Round Rock I.S.D. (Alan Albers)
 Agent: Cunningham-Allen (Jana Rice)
 Request: Approval of the Pearson Ranch, Section One Final Plat composed of 3 lots on 347.129 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

21. Final without Preliminary:

C8-2010-0079.0A – Southpark Meadows

Location: 9111 S. 1st Street, Slaughter Creek Watershed
Owner/Applicant: Andy Pastor
Agent: Cunningham Allen, Inc. (Ruben Lopez)
Request: Approval of the Southpark Meadows Commercial Phase 5 composed of 2 lots on 4.338 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items # 17-21

The motion to disapprove items #17-21; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 8:37 p.m.