



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
February 16, 2010**

The Zoning & Platting Commission convened in a regular meeting on February 16, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:08 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 February 2, 2010.

The motion to postpone to March 3, 2010 by the request of Zoning & Platting Commission, was approved by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois 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 Pending; Postponement request by the Applicant to April 20, 2010.**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to April 20, 2010 by the request of the applicant; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

2. **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; AMENDED TO SF-1
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to approve the amended motion for SF-1; was approved on the Consent Agenda by Commissioner Patricia Seeger, Commissioner Teresa Rabago second the motion on a vote of 7-0.

3. **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 deny staff's recommendation for SF-2-CO; was approved by Commissioner Donna Tiemann's motion, Commissioner Teresa Rabago second the motion on a vote of 5-2; Commissioner Gregory Bourgeois and Sandra Baldrige voted against the motion (nay).

- 4. Rezoning: C14-2009-0168 - Uncle Bob's 2222**
Location: 10307 FM 2222, Bull Creek Watershed
Owner/Applicant: Sovran Acquisition, LP (Robert McGreger)
Agent: Stanley Consultants, Inc. (Andrew Dodson)
Request: LO to CS
Staff Rec.: **Recommendation of W/LO-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

The motion to approve CS-CO zoning with conditions of: Limit to W/LO and NO uses, Height limit of 30-feet, and subject to Right-of-way dedication of 16-feet; was approved by Commissioner Betty Baker's motion, Commissioner Gregory Bourgeois second the motion on a vote of 5-2; Commissioner Patricia Seeger and Donna Tiemann voted against the motion (nay).

- 5. Rezoning: C14-2009-0162 - AAA Limousine**
Location: 11902 North Interstate Highway-35 Service Road Southbound, Walnut Creek Watershed
Owner/Applicant: Mohammad Boujabadi
Agent: A.E.C. Inc. (Phil Monchada)
Request: LO to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to Continue to March 2, 2010 by the request of the Zoning & Platting Commission; was approved by Commissioner Teresa Rabago's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0. Public hearing remained open.

- 6. HCRO Site Plan: SPC-2009-0248C - Colina Vista Ph. 2-4**
Location: 9716 FM 2222, West Bull Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP (Richard Maier)
Agent: Bury and Partners, Inc. (Dwayne Shoppa)
Request: Request approval of a Hill Country Roadway Ordinance Site Plan
Staff Rec.: **Recommended**
Staff: Lynda Courtney, 974-2810, lynda.courtney@ci.austin.tx.us
Planning and Development Review Department

This item was pulled due to notice error and will be re-posted on a future agenda.

7. **Site Plan - Conditional Use Permit:** **SPC-2009-0066C - Jefferson Street Rehabilitation Hospital**
- Location: 1600 W 38TH ST, Shoal Creek Watershed
Owner/Applicant: 1600 W. 38th LTD (Gerald Kucera)
Agent: The Kucera Companies, Sarah Crocker
Request: The applicant is requesting a conditional use permit for a hospital services, general.
- Staff Rec.: **Recommended with conditions**
Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us
Amber Mitchell, 974-3428, amber.mitchell@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to March 2, 2010 by the request of the neighborhood; was approved by Commissioner Donna Tiemann's motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

8. **Site Plan - Conditional Use Permit and Waiver Request:** **SPC-2009-0309A - 3515 Daycare**
- Location: 3515 Convict Hill Rd, Williamson Creek (BSZ) Watershed
Owner/Applicant: George Lohr
Request: The applicant is requesting a conditional use permit to change the use of the property to Day Care Services (Commercial). The applicant is also requesting a variance from Sec. 25-2-1067(F) - An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property used or zoned as SF-5 or more restrictive. The applicant is proposing to locate a playground with a 26 foot setback from the property to the north and a 5 foot setback from the property to the east.
- 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 a conditional use permit and for a variance to Section 25-2-1067(F); was approved by Commissioner Patricia Seeger's motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

- 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.: **Postpone to March 2, 2010 (applicant).**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to April 6, 2010 by the request of the applicant; was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois second the motion on a vote of 7-0.

- 10. Preliminary Plan: C8J-2009-0050 - Lariat B Ranch Preliminary Plan**
- Location: 6200 Gilbert Road, Decker Creek Watershed
Owner/Applicant: Lariat B Ranch, LTD (Larry Beard)
Agent: Carlson, Brigance, & Doering, Inc. (Charles Brigance)
Request: Request is for approval of the Lariat B Ranch Preliminary Plan composed of 16 lots on 280.68 acres and approval of a variance to Title 30-2-159 (Private Streets).
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 Lariat B Ranch Preliminary Plan; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

- 11. Resubdivision: C8-2009-0046.0A - Felps-Johnson Subdivision, Resubdivision of Lot 1, Drew Lane Addition**
- Location: Wommack Road at Drew Lane, Slaughter Creek Watershed
Owner/Applicant: Jimmie & Joyce Felps
Agent: Harris Grant (Thomas B. Watts)
Request: Approve the resubdivision of one lot into 3 lots comprised of 0.878 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 for approval of the re-subdivision of one lot; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

- 12. Preliminary Plan: C8-2009-0118.SH - Zachary Scott II**
Location: Bradshaw Road at Zachary Scott Street, Onion & Rinard Creek Watershed
Owner/Applicant: Lennar Buffington Zachary Scott, L.P. (Ryan Mattox)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approve a subdivision preliminary plan for 674 lots on 222.82 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to March 2, 2010 by the request of the Zoning & Platting Commission; was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois second the motion on a vote of 7-0.

- 13. Final out of a Preliminary: C8-2009-0118.1A.SH - Bradshaw Crossing Section Three**
Location: Abby Ann Lane and Silver Screen Drive, Rinard Creek Watershed
Owner/Applicant: Lennar Buffington Zachary Scott, L.P. (Ryan Mattox)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approve a final plat out of a preliminary plan for 15 lots on 4.965 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to March 2, 2010 by the request of the Zoning & Platting Commission; was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois second the motion on a vote of 7-0.

- 14. Final Plat: C8-95-0220.02.2A - Expo Center Section 1 Block 8**
Location: Montopolis Drive, Williamson/Onion Creek Watershed
Owner/Applicant: 143 Smith School Ltd. (Ed Henigin)
Agent: Bury & Partners (Kelly J. Bell)
Request: The approval of the Expo Center Section 1 Block 8 composed of 1 lot on 36198 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 15. Final Plat: C8-2009-0030.2A - The Springs of Walnut Creek**
Location: 12009-1/2 N. IH 35 Service Road NB, Walnut Creek Watershed
Owner/Applicant: Yager Development, LLC (Rick Kunz)
Agent: Pape-Dawson Engineer, Inc. (Dustin Goss)
Request: The approval of the Springs of Walnut Creek composed of 1 lot on 9.3 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 16. Final without Preliminary:** **C8J-2010-0015.0A - O & A Guerra**
 Location: 12608 Edwards Hollow Run, Bear Creek Watershed
 Owner/Applicant: Armando & Olga Guerra
 Agent: Noble S & E Works, LLC (Tres Howland)
 Request: The approval of O & A Guerra subdivision composed of 1 lot on 3 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final without Preliminary:** **C8J-2010-0016.0A - Kellywood Estates**
 Location: 4110 Kellywood Dr., Slaughter Creek Watershed
 Owner/Applicant: Mike & Susan Kelly
 Agent: Texas Engineering Solutions, LLC (Stephen Delgado)
 Request: The approval of Kellywood Estates composed of 1 lot on 4.243 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Final without Preliminary:** **C8-2010-0017.0A - Cathyville Subdivision**
 Location: 13642 N. US 183 Hwy., Lake Creek Watershed
 Owner/Applicant: Cathyville, Ltd. (William Pohl)
 Agent: Thrower Design (Ron Thrower)
 Request: The approval of the Cathyville Subdivision composed of 1 lot on 4.363 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 19. Final without Preliminary:** **C8-2010-0018.0A - Kenneth Wallace Subdivision**
 Location: 1717 Toomey Road, Lady Bird Lake Watershed
 Owner/Applicant: Mobile Manor, LLC (Kurt Simons)
 Agent: Urban Design Group (J Segura)
 Request: The approval of the Kenneth Wallace Subdivision composed of 1 lot on 3.285 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 20. Final Plat:** **C8-2010-0007.0A - Donohoe Addition, Resubdivision of Lot 2, Blk A, Banister Acres Sec. 2; Replat**
 Location: 1200 Marcy Street, West Bouldin Creek Watershed
 Owner/Applicant: (Seamus Donohoe)
 Agent: Lenworth Consulting (Nash Gonzales)
 Request: The approval of the Donohoe Addition, Resubdivision of Lot 2, Blk A, Banister Acres Sec. 2; Replat composed of 2 lots on .425 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 21. Final Plat:** **C8-2010-0011.0A - Anderson's Amending Plat**
 Location: 2609 S. 4th Street, East/West Bouldin Creek Watershed
 Owner/Applicant: (Wally & Ella M. Anderson)
 Agent: Harris-Grant Surveying (Tomas Watts)
 Request: The approval of the Anderson's Amending Plat composed of 2 lots on .35 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 22. Final Plat:** **C8J-2010-0012.0A - Wells Branch Nature Park**
 Location: 1750 W. Wells Branch Parkway, Walnut Creek Watershed
 Owner/Applicant: Wells Branch M.U.D. (Charles R. Waters)
 Agent: Murfee Engineering Company (Ronee Gilbert)
 Request: The approval of the Wells Branch Nature Park composed of 1 lot on 2 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 23. Final with Preliminary:** **C8-2009-0026.1A - Avery Ranch Far West Phase 3 Section 2**
 Location: Avery Ranch Blvd., So. Brushy Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
 Agent: Randall Jones and Associates Engineering, Inc. (R. Brent Joens)
 Request: The approval of Avery Ranch Far West Phase 3 Section 2 composed of 43 lots on 8.43 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 24. Final with Preliminary:** **C8J-2008-0023.2A - Creeks Edge**
 Location: 6718 Caudill Lane, Little Barton Creek Watershed
 Owner/Applicant: Roger T. Aufieri
 Agent: The Moore Group, Inc. (Mike Moore)
 Request: The approval of Creeks Edge composed of 34 lots on 58.774 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 25. Preliminary Plan:** **C8-84-094.02 - Park 290 East**
 Location: E. U.S. 290 Highway, Walnut Creek Watershed
 Owner/Applicant: 290 Jones Investments, Inc. (Pepper Jones)
 Agent: Clark, Thomas & Winters (John Joseph)
 Request: The approval of the Park 290 East preliminary plan composed of 16 lots on 73.98 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #14-25;

The motion to disapprove items #14-25; was approved on the Consent Agenda by Commissioner Patricia Seeger's motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on directing staff to initiate Green Shores Annexation zoning.

The motion to direct staff to initiate Green Shores Annexation zoning; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

E. ADJOURN

Chair Betty Baker adjourned the meeting at 8:34 p.m. without objection.