



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
March 2, 2010**

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

Chair Betty Baker called the Board Meeting to order at 6:11 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 16, 2010.

The motion to approve the minutes from February 16, 2010; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

## C. PUBLIC HEARINGS

- 1. 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 postpone to April 20, 2010 by the request of the applicant; was approved by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

- 2. 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 Moncada)  
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 approve staff's recommendation for GR-CO zoning, with Automotive Rentals as the only permitted GR district use, allowing all other LR district uses and the following additional conditions: 1) No 24-hour uses permitted on the site, 2) a 25-foot vegetative buffer along the western property line adjacent to the residential neighborhood, 3) The placement of new trees within the 25-foot vegetative buffer as recommended by the City arborist, and 4) the preservation of tree wells on the site by removing pavement or asphalt within the drip line area for the existing trees on the property (with the City arborist is to sign off on the required area for the tree wells). Motion made by Commissioner Donna Tiemann, Commissioner Patricia Seeger second the motion on a vote of 7-0.

- 3. 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

The motion to postpone to March 16, 2010 by the request of the neighbor; was approved by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

**4. Site Plan - Conditional Use Permit: SPC-2009-0066C - Jefferson Street Rehabilitation Hospital**

Location: 1600 W 38th Street, 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 deny staff's recommendation for a conditional use permit; was approved by Commissioner Sandra Baldrige's motion, Commissioner Patricia Seeger second the motion on a vote of 5-2; Commissioner Betty Baker and Cynthia Banks voted against the motion (nay).

**5. Preliminary Plan: C8J-2008-0239 - Sun Chase Phase 2**

Location: Pearce Lane, Dry Creek Watershed  
Owner/Applicant: Qualico CR, LP (Vera Massaro)  
Agent: Carlson, Brigrance, Doering Inc. (Brett Pasquarella)  
Request: Approval of a Preliminary Plan consisting of 1441 lots on 959.30 acres.  
Staff Rec.: **Recommended**  
Staff: Jose Luis Arriaga, 854-7562, joe.arriaga@co.travis.tx.us  
Single Office: Travis County-City of Austin

The motion to approve staff's recommendation for approval of a preliminary plan; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Teresa Rabago second the motion on a vote of 6-0-1; Commissioner Betty Baker abstained.

**6. 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 approve staff's recommendation for approval of a subdivision preliminary plan; was approved by Commissioner Patricia Seeger's motion, Commissioner Teresa Rabago second the motion on a vote of 6-0-1; Commissioner Betty Baker abstained from the motion. [\* This item was pulled for discussion to allow for questions from the Commission, then placed back on the consent agenda for approval.]

- 7. 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 continue to March 16, 2010 by the request of Zoning & Platting Commission; was approved by Commissioner Donna Tiemann's motion, Commissioner Patricia Seeger second the motion on a vote of 6-0-1; Commissioner Betty Baker abstained.

\* Request made to post early on the next agenda.

- 8. Final out of a Preliminary:** **C8-2009-0118.2A.SH - Bradshaw Crossing Section Four**  
Location: Zachary Scott Street, Onion 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 35 lots on 6.531 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
Planning and Development Review Department

The motion to continue to March 16, 2010 by the request of Zoning & Platting Commission; was approved by Commissioner Donna Tiemann's motion, Commissioner Patricia Seeger second the motion on a vote of 6-0-1; Commissioner Betty Baker abstained.

\* Request made to post early on the next agenda.

- 9. Site Plan - Variance only:** **SP-2009-0153D - Bird's Nest Airport, Terminal Area Development - Phase 1**  
Location: 15012 Fuchs Grove Rd., Willbarger Creek Watershed  
Owner/Applicant: Travis County Field LLC  
Agent: KSA Engineers Inc. (Micheal Pimentel P.E.)  
Request: Variance Requests: 1. To allow cut up to a maximum of 20 feet. [LDC Sec. 25-8-341] and 2. To allow fill up to a maximum of 20 feet [LDC Sec. 25-8-342]  
Staff Rec.: **Recommended**  
Staff: Jim Dymkowski, 974-2707, james.dymkowski@ci.austin.tx.us  
Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to March 16, 2010 by the request of staff; was approved by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

**10. Final Plat: C8J-2007-0135.3A - Stoney Ridge Phase C**  
Location: Ross Rd., Dry Creek East Watershed  
Owner/Applicant: Sr Development, Inc. (William Gurasich)  
Agent: Doucet & Associates (Davood Salek)  
Request: Approval of Stoney Ridge Phase C composed of 1 lot on 28.21 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

The motion to disapprove Item #10; 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**

\*Retreat and Joint meeting with Planning Commission was discussed, but no date was set.

#### **E. ADJOURN**

**Chair Betty Baker adjourned the meeting at 10:20 p.m. without objection.**