



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
October 5, 2010**

The Zoning & Platting Commission convened in a regular meeting on October 5, 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 September 21, 2010.

The motion to approve the minutes from September 21, 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. Rezoning: C14-2010-0146 - Jollyville Food Mart**
Location: 11794 Jollyville Road, Walnut Creek Watershed
Owner/Applicant: Mohammad Arami
Request: LO, LR-CO to LR
Staff Rec.: **Recommendation of 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.

- 2. Rezoning: C14-2010-0152 - M & S Project #2**
Location: 10601 North FM 620 Road, Bull Creek Watershed
Owner/Applicant: Mao Chhay
Agent: Alice Glasco Consulting (Alice Glasco)
Request: LR-CO to CS-1
Staff Rec.: **Recommendation of CS-1-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to approve CS-1-CO zoning with the following conditions: 1) Limit the property to 2,000 vehicle trips per day; 2) Prohibit Cocktail Lounge, Exterminating Services, Pawn Shop Services, Hotel-Motel, Indoor Sports and Recreation, and Auto Related Uses and 3) Limit the site to all other GR permitted uses; was made by Commissioner Sandra Baldrige, Commissioner Patricia Seeger second the motion on a vote of 7-0.

- 3. Zoning: C14-2010-0038 - Zoning 1.56 acres at 11410 Manchaca Road**
Location: 11410 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: THG Holdings LC (Guy Oliver)
Agent: Brown McCarroll LLP (Nikelle S. Meade)
Request: I-RR to GR-CO, as amended
Staff Rec.: **Recommendation of GR-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to Continue to October 19, 2010 by the request of the Zoning & Platting Commission; was approved by Commissioner Seeger’s motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

* Commission requested that staff add some information on trips.

- 4. 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 Staff to 11-2-10**
- Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to November 2, 2010 by the request of staff; was approved with no opposition by Commissioner Sandra Baldrige's motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

- 5. Rezoning: C14-2010-0111 - 10301 Old San Antonio Road Rezone**
- Location: 10301 Old San Antonio Road, Slaughter Creek Watershed
- Owner/Applicant: Sheldon Stablewood, LP (Rick Sheldon)
- Agent: Thrower Design (Ron Thrower)
- Request: MF-2-CO to MF-2-CO to change a condition of zoning
- Staff Rec.: **Recommendation pending; Postponement request by the Staff to 11-2-10**
- Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to November 2, 2010 by the request of staff; was approved with no opposition by Commissioner Sandra Baldrige's motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

- 6. HCRO Site Plan: SPC-2010-0216C - Versante (Formerly Grandview Hills Section 14)**
- Location: 8824 N. FM 620 Road, Bull Creek, Lake Travis Watersheds
- Owner/Applicant: First Bank (Michelle Alvarado)
- Agent: Bury and Partners, Inc. (Kelly Bell)
- 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 approve staff's recommendation for approval of a Hill Country Roadway ordinance site plan; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

7. Site Plan - Conditional Use **SPC-2010-0168A - Circle C Community Center**

Permit:

Location: 7817 La Crosse Ave, Slaughter Creek Watershed
Owner/Applicant: Circle C Homeowner's Assoc (Denise Nordstrom)
Agent: Land Strategies, Inc (Mitch Wright)
Request: Request approval of a conditional use permit of a Part A, land use site plan for a neighborhood amenity center (Community Recreation-Private) within a SF-2 zoning district. Waiver: A request to allow a parking area within 25 feet or less from a lot in which a use permitted in an SF-5 or more restrictive zoning district is permitted. [LDC 25-2-1067(G)(2)]

Staff Rec.: **Recommended**

Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff’s recommendation for approval of a conditional use permit; was approved by Commissioner Gregory Bourgeois’ motion, Commissioner Sandra Baldrige second the motion on a vote of 6-1; Commissioner Donna Tiemann voted against the motion (nay).

8. Site Plan - Variances Only: **SP-2010-0042C - Negrete Office**

Location: 11720 N IH 35 Service Road Southbound, Walnut Creek Watershed
Owner/Applicant: FNF Cadd Services (Fred Fuentes)
Agent: David Negrete
Request: 1. A request to allow a structure within a compatibility setback of 24.5 feet or less from a lot in which a use permitted in an SF-5 or more restrictive zoning district is permitted. [LDC 25-2-1062(C)]. 2. A request to allow a parking area within a compatibility setback of 21 feet or less from a lot in which a use permitted in an SF-5 or more restrictive zoning district is permitted. [LDC 25-2-1067(H)].

Staff Rec.: **Recommended**

Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff’s recommendation for a variance to LDC 25-2-1062© and LDC 25-2-1067(H); was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

- 9. Preliminary Plan: C8-2010-0051 - The Springs of Walnut Creek**
 Location: 12009-1/2 N. IH 35 Service Road Northbound, Walnut Watershed
 Owner/Applicant: Yager Development, LLC (Richard Kunz)
 Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)
 Request: Request for approval of The Springs of Walnut Creek preliminary plan composed of 122 lots on 62.6 acres. The applicant also requests a variance from LDC section 25-4-151 which requires streets in new subdivisions to connect to streets in existing subdivisions and a variance from Section 25-8-392 to allow development within the critical water quality zone.
- 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 The Springs of Walnut Creek preliminary plan; was approved by Commissioner Gregory Bourgeois’ motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

- 10. Final with Preliminary: C8-2010-0051.1A - The Springs of Walnut Creek Phase 1**
 Location: 12009-1/2 N. IH 35 Service Road Northbound, Walnut Watershed
 Owner/Applicant: Yager Development, LLC (Richard Kunz)
 Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)
 Request: Approval of The Springs of Walnut Creek Phase 1 composed of 23 lots on 9.3 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 The Springs of Walnut Creek Phase 1; was approved by Commissioner Gregory Bourgeois’ motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

- 11. Final with Preliminary: C8-2010-0051.2A - The Springs of Walnut Creek Phase 2**
 Location: 12009-1/2 N. IH 35 Service Road Northbound, Walnut Watershed
 Owner/Applicant: Yager Development, LLC (Richard Kunz)
 Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)
 Request: Approval of The Springs of Walnut Creek Phase 2 composed of 32 lots on 9.3 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 The Springs of Walnut Creek Phase 2; was approved by Commissioner Gregory Bourgeois’ motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

- 12. Final without Preliminary:** **C8J-2010-0099.0A - Austin (Webberville) DTP III, LLC Addition**
 Location: 13713 FM 969 Road, Decker Creek Watershed
 Owner/Applicant: Samuel F. & Debra G. Glass
 Agent: John Cowan & Associates, Inc. (Nick Rogers)
 Request: Approval of the Austin (Webberville) DTP III, LLC Addition composed of 2 lots on 2.836 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat/Amended Plat:** **C8-2010-0102.0A - Northwood III Blk E Lts 16-17 & Milwood Sec. 6 Blk Y Lts 6**
 Location: 12601 Barricks Cove, Walnut Creek Watershed
 Owner/Applicant: Lisa W & Edward E Painter
 Agent: Lisa W & Edward E Painter
 Request: Approval of the Northwood III Blk E Lts 16-17 & Milwood Sec. 6 Blk Y Lts 6 composed of 2 lots on .821 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat/Amended Plat:** **C8-2010-0096.0A - Beaconridge V, Blk C, Lt 14 & Meadowcreek Sec. 1 Blk K, Lt 7 & Tr 1A**
 Location: 7506 Shadywood Drive, South Boggy Creek Watershed
 Owner/Applicant: Lawrence A. Chabira
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: Approval of the Beaconridge V, Blk C, Lt 14 & Meadowcreek Sec. 1 Blk K, Lt 7 & Tr 1A composed of 3 lots on 4.1216 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Resubdivision:** **C8J-2010-0097.0A - Ida Mae Burch Estate, portion of Lot 5-B; Resubdivision**
 Location: 4002 Burch Drive, Dry Creek East & Onion Creek Watersheds
 Owner/Applicant: G & P Contractors (Isidro Garcia) & Steve Newcomb
 Agent: Genesis 1 Engineering Co. (George Gonzalez)
 Request: Approval of the Ida Mae Burch Estate, portion of Lot 5-B; Resubdivision composed of 2 lots on 5.858 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

16. Final without Preliminary: C8-2010-0098.0A - Southside Storage Subdivision

Location: 8200 S. Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: Southside Storage (Bobby New)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: Approval of the Southside Storage Subdivision composed of 1 lot on 13.355 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items 12-16;

The motion to disapprove items #12-16; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

D. NEW BUSINESS

Request made by Commissioner Sandra Baldrige and Gregory Bourgeois to put an item on the October 19th agenda, to rescind and reconsider the action ZAP took on the retroactive variance request from LDC 25-8-641; to remove/impact a Heritage Tree, for property located at 4709 Highland Terrace.

*Notice to go out as required.

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 8:35 p.m.