



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
December 7, 2010**

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

Chair Betty Baker called the Board Meeting to order at 6:00 p.m.

Board Members in Attendance:

**Betty Baker
Sandra Baldrige
Cynthia Banks
Gregory Bourgeois
Teresa Rabago**

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 November 16, 2010.

The motion to approve the minutes from November 16, 2010; were approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois second the motion on a vote of 4-0-1; Commissioner Cynthia Banks abstained.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2010-0167 - Weirido's 1**
 - Location: 12408 North Mopac Expressway Service Road South Bound, Walnut Creek Watershed
 - Owner/Applicant: Sharon Ma
 - Agent: Coats Rose Yale Ryman & Lee (John M. Joseph)
 - Request: GR to CS-1
 - Staff Rec.: **Staff 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 district zoning with the condition to prohibit adult oriented businesses; was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois second the motion on a vote of 5-0; Commissioner Patricia Seeger and Donna Tiemann were absent.

- 2. Rezoning: C14-2010-0168 - Weirido's 2**
 - Location: 2900 O'Neal Lane, Walnut Creek Watershed
 - Owner/Applicant: Sharon Ma
 - Agent: Coats Rose Yale Ryman & Lee (John M. Joseph)
 - Request: GR to CS-1
 - Staff Rec.: **Staff 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 district zoning with the condition to prohibit adult oriented businesses; was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois second the motion on a vote of 5-0; Commissioners Patricia Seeger and Donna Tiemann were absent.

- 3. Rezoning: C14-2010-0176 - 12636 Research Suite 109**
 - Location: 12636 Research Boulevard South Bound, Suite 109, Walnut Creek Watershed
 - Owner/Applicant: 12636 Research Ltd. (Chi-Kao Hsu)
 - Agent: Hsu Equity, Inc. (Christina Hsu)
 - Request: GR-CO to CS-1
 - 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 for CS-1 district zoning; was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois second the motion on a vote of 5-0; Commissioners Patricia Seeger and Donna Tiemann were absent.

- 4. Rezoning: C14-2010-0174 - Platinum Onion Creek**
 Location: 11206 South IH 35 Service Road Southbound; 11301 Old San Antonio Road, Onion Creek Watershed
 Owner/Applicant: Haviland Lake Partners, LP (Jeffrey N. Drinkard)
 Agent: Smith, Robertson, Elliott, Glen, Klein & Douglas, L.L.P. (David Hartman)
 Request: CS-MU-CO to MF-2
 Staff Rec.: **Recommended with conditions**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve staff's recommendation for MF-2 district zoning; was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois second the motion on a vote of 4-0-1; Commissioner Gregory Bourgeois approved the consent agenda, but abstained from this item. Commissioners Patricia Seeger and Donna Tiemann were absent.

- 5. Rezoning: C14-2010-0190 - BB-OTL Project**
 Location: 1807 West Slaughter Lane, Slaughter Creek Watershed
 Owner/Applicant: BB Retail South LP (Jimmy J. Nassour)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: GR to LI
 Staff Rec.: **Recommendation of LI-CO**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
 Planning and Development Review Department

The motion to Continue to January 4, 2011 by the request of the Zoning and Platting Commission; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Teresa Rabago second the motion on a vote of 5-0; Commissioners Patricia Seeger and Donna Tiemann were absent.

* Public hearing remained open.

- 6. Rezoning: C14-2010-0163 - Austin Cribs**
 Location: 6320 City Park Road, West Bull Creek Watershed
 Owner/Applicant: Austin Cribs (Cord Shiflett)
 Agent: Irion Slade, L.L.C. (Terry Irion)
 Request: DR to LR
 Staff Rec.: **Recommendation of LR-CO**
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
 Planning and Development Review Department

The motion to postpone to January 18, 2011 by the request of staff; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Sandra Baldrige second the motion on a vote of 5-0; Commissioners Patricia Seeger and Donna Tiemann were absent.

7. Site Plan - Conditional Use SPC-2009-0371C - Copperfield Neighborhood Park

Permit:

Location: 1425 E. Yager Lane, Walnut Creek Watershed
Owner/Applicant: City of Austin - PARD (Gary Gregson)
Agent: MWM Design Group (Anthony Goode P.E.)
Request: Request approval of a conditional use permit for a neighborhood park zoned P, Public and greater than an acre.
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 on the consent agenda by Commissioner Sandra Baldrige’s motion, Commissioner Gregory Bourgeois second the motion on a vote of 5-0; Commissioners Patricia Seeger and Donna Tiemann were absent.

8. Site Plan - Conditional Use SPC-2010-0092D - 3112 Edgewater Drive

Permit:

Location: 3112 Edgewater Drive, Lake Austin Watershed
Owner/Applicant: Lake Hills Community Association, Inc. (Joe Gimenez)
Agent: Aupperle Company (Bruce Aupperle, P.E.)
Request: Request is for approval of a conditional use permit to construct a fishing deck, beach area and related shoreline improvements with Community Recreation-Private use in property zoned LA and SF-2. Waiver: A request to allow an intense recreational use within 50 feet or less from a lot with SF-5 or more restrictive zoning district. [LDC 25-2-1067(F)(1)]
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 conditional use permit and waiver to LDC 25-2-1067(F)(1); was approved on the consent agenda by Commissioner Sandra Baldrige’s motion, Commissioner Gregory Bourgeois second the motion on a vote of 5-0; Commissioners Patricia Seeger and Donna Tiemann were absent.

9. Final without Preliminary: **C8-2010-0030.0A - Resubdivision of Lots 10 and 11, Block F, Summit Oaks**
 Location: Tweed Court, Walnut Creek Watershed
 Owner/Applicant: John Boulton
 Agent: Way Consulting Engineers, Inc. (Way Atmadja)
 Request: Approval of the Resubdivision of Lots 10 and 11, Block F, Summit Oaks, a resubdivision of two lots into three lots on 2.95 acres.
 Staff Rec.: **Recommended.**
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
 Planning and Development Review Department

The motion to postpone to January 4, 2011 by the request of staff & Zoning and Platting Commission; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Sandra Baldrige second the motion on a vote of 5-0; Commissioners Patricia Seeger and Donna Tiemann were absent.

10. Final Plat: **C8J-2007-0078.8A - McCormick Mountain Phase 1 (Withdraw & Resub of C8J-2007-0078.7A)**
 Location: McCormick Mountain Drive, Lake Travis Watershed
 Owner/Applicant: Vistas of McCormick Mountain Development, Inc. (Mike Wilson)
 Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)
 Request: Approval of the McCormick Mountain Phase 1 (Withdraw & Resub of C8J-2007-0078.7A) composed of 18 lots on 12.25 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

11. Final Plat: **C8J-2007-0078.9A - McCormick Mountain Phase 2 (Withdraw & Resub of C8J-2007-0078.6A)**
 Location: McCormick Mountain Drive, Lake Travis Watershed
 Owner/Applicant: Vistas of McCormick Mountain Development, Inc. (Mike Wilson) & McCormick Hilltop Investment Partners, LTD. (Douglas Kadison)
 Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)
 Request: Approval of the McCormick Mountain Phase 2 (Withdraw & Resub of C8J-2007-0078.6A) composed of 28 lots on 20.18 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

12. Final Plat: **C8J-2007-0078.10A - McCormick Mountain Phase 3 (Withdraw & Resub of C8J-2007-0078.5A)**
 Location: McCormick Mountain Drive, Lake Travis Watershed
 Owner/Applicant: Vistas of McCormick Mountain Development, Inc. (Mike Wilson) & McCormick Hilltop Investment Partners, LTD. (Douglas Kadison)
 Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)
 Request: Approval of the McCormick Mountain Phase 3 (Withdraw & Resub of C8J-2007-0078.5A) composed of 24 lots on 13.01 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 13. Final Plat without Preliminary: C8J-2010-0129.0A - ZM & AK Properties, Inc.**
 Location: FM 969 Road, Decker Creek Watershed
 Owner/Applicant: John Cise
 Agent: Cuatro Consultants, LTD. (Hugo Elizondo)
 Request: Approval of the ZM & AK Properties, Inc. composed of 1 lot on 2.49 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat without Preliminary: C8-2010-0127.0A - Anderson Arbor III Subdivision, Block A, Lot 2 Resubdivision**
 Location: 13343 N. US 183 Hwy, Lake Creek Watershed
 Owner/Applicant: SCMR-Anderson Arbor PH III General Partnership
 Agent: Consort, Inc. (Steve King)
 Request: Approval of the Anderson Arbor III Subdivision, Block A, Lot 2 Resubdivision composed of 2 lots on 8.83 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat: C8J-2010-0124.0A - Dolan's Amending Plat**
 Location: 601 Brandon Way, Cuernavaca Creek Watershed
 Owner/Applicant: Living Trust (Michael J. Dolan)
 Agent: Harris-Grant Surveying (Thomas B. Watts)
 Request: Approval the Dolan's Amending Plat composed of 1 lot on 1.073 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #11-15;

The motion to disapprove items #11-15; was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois second the motion on a vote of 5-0; Commissioners Patricia Seeger and Donna Tiemann were absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 6:35 p.m.