



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
May 17, 2011**

The Zoning & Platting Commission convened in a regular meeting on May 17, 2011 @ 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
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 May 3, 2011.

The motion to approve the minutes from May 3, 2011 were approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 6-0; 1 vacancy on the commission.

C. PUBLIC HEARINGS

1. Briefing:

Request: Briefing on the Planning and Development Review Department's Proposed FY 2012 Budget.

Staff: Chris Jistel, 974-3936, Budget Office; chris.jistel@ci.austin.tx.us; Greg Guernsey, Director, 974-2387, greg.guernsey@ci.austin.tx.us; Planning and Development Review Department

Greg Guernsey, Director of Planning and Development Review Department, gave a briefing to the commission. A request was made by the commission to bring this proposed budget back to the commission for an update, after Planning Commission & Environmental Board hears the briefing and makes their recommendation.

2. Extension of Environmental Variances:

Resolution # 20110303-032 - Camino Real

Location: 10140 and 10300 Old San Antonio Rd, Slaughter Creek (Suburban) Watershed

Owner/Applicant: Land Strategies (Paul Linehan)

Agent: Paul Linehan

Request: To extend the environmental variances previously approved by Ordinance # 040513-20

Staff Rec.: **Recommended with Conditions**

Staff: Mike McDougal, 974-6380, Mike.Mcdougal@ci.austin.tx.us; Planning and Development Review Department

The motion to approve staff's recommendation as amended by the Environmental Board, to extend the environmental variances; was approved with the following clarifications:

- Modify note #5 on Exhibit A
- Add the words "per FEMA map dated May 24, 2004"

The motion was made by Commissioner Gregory Bourgeois, Commissioner Donna Tiemann seconded the motion on a vote of 6-0, 1 vacancy on the commission.

3. Site Plan - Hill Country Roadway with Waivers: SPC-2010-0071C.MGA - Tarlton 360 Townhomes

Location: 2500-2530 Walsh Tarlton Lane, Barton Creek - Barton Springs Zone Watershed

Owner/Applicant: CRVI LOOP 360 LP, Timothy Clark/John Burnham

Agent: Longaro & Clarke (Alex Clarke)

Request: Approval of a Hill Country Roadway Site Plan with waivers. Waiver/Variance Requested: 1) LDC § 25-2-1122 Floor to Area Ratio (FAR) to allow an increase of FAR of a non-residential building in a moderate intensity zone; 2) LDC § 25-2-1123 Construction on Slopes (§ 25-8-301 & 302) to allow construction of a building, roadway, driveway or parking area on slopes between 0-35% and slopes over 35%; 3) LDC § 25-2-1124 Building Height from 40 ft. to 53 in moderate intensity zone.

Staff Rec.: **Recommended with conditions**

Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us; Sangeeta Jain, 974-2219, sangeeta.jain@ci.austin.tx.us; Planning and Development Review Department

The motion to approve staff's recommendation for approval of a Hill Country Roadway Site Plan with waivers and variances requested, with the condition of:

- Remove Building #24 (upper right corner).
- Recommend to City Council that the Growth Management Agreement not exceed 5-years, instead of 10-years;

The motion was made by Commissioner Sandra Baldrige, Commissioner Donna Tiemann seconded the motion on a vote of 4-1; Commissioner Patricia Seeger voted against the motion (nay), Commissioner Gregory Bourgeois abstained.

4. Site Plan - Extension: SP-06-0362C(XT2) - Tuscany Center at Walnut Creek Bldgs 7,8 &9

Location: 8024 Exchange Dr., Walnut Creek Watershed

Owner/Applicant: LR-JV Tuscany LP Lowe Enterprises Investment Management

Agent: Cunningham-Allen Inc.

Request: Request approval of a 3 year extension to a previously approved site plan.

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 3-year extension; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 5. Resubdivision: C8-2010-0123.0A - Resubdivision of Lots 17, 28 & 29, Enfield "B" Subdivision**
- Location: 1702 Windsor Road, Johnson Creek Watershed
Owner/Applicant: John and Julie Thorton; Mack William; Sally Larso Brown
Agent: Conley Engineering, Inc. (Carl Conley)
Request: Approval of the Resubidivision of Lots 17, 28 & 29, Enfield "B"
Subdivision composed of 3 lots on 1.432 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 re-subdivision of Lots 17, 28 & 29, Enfield "B" Subdivision; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 6. Code Amendment: C20-2011-002 - Noncontiguous Zoning & Fee Waiver for Annexed Land**
- Location: City Wide
Owner/Applicant: City of Austin
Request: Conduct a public hearing to consider an ordinance amending Chapters 25-1 and 25-2 of the City Code to (1) allow the City Council or the Land Use Commission to initiate a single zoning case for multiple non-contiguous properties if those have interim zoning or are unzoned, and (2) waive zoning application fees for one year from the time of annexation for properties where the interim zoning does not permit the existing use.
- Staff Rec.: **Recommended**
Staff: Jackie Chuter, 974-2613, jackie.chuter@ci.austin.tx.us;
Planning & Development Review Department

The motion to approve staff's recommendation to amend an ordinance to Chapters 25-1 and 25-2; was approved by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 7. Final Plat: C8-2011-0057.0A - Avery Ranch Far West & Avery Ranch Far West Wyyola Bend Addition**
 Location: Marathon Boulevard, South Brushy Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
 Agent: Randall Jones & Associates Engineer & RJ Surveying & Associates (Brent Jones)
 Request: Approval of the Avery Ranch Far West & Avery Ranch Far West Wyyola Bend Addition composed of 4 lots on 1.02 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 8. Final Plat w/Preliminary: C8-85-086.02.2A - Springfield Section 8A & 8B**
 Location: E. William Cannon, Cottonmouth Creek, Marble Creek, Onion Creek Watershed
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
 Agent: Pape-Dawson Engineer (Dustin Goss) (James Huffcut)
 Request: Approval of the Springfield Section 8A & 8B composed of 123 lots on 25.09 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 9. Final Plat Resubdivision: C8J-2011-0063.0A - Steiner Ranch Phase Two, Sec. 10 of lot 1 Blck C; Resubdivision**
 Location: 5145 N FM 620 Road, Bear Creek Watershed
 Owner/Applicant: (Joe Kinn)
 Agent: LJA Engineer & Surveying (Danny Miller)
 Request: Approval of the Steiner Ranch Phase Two, Sec. 10 of lot 1 Block C; Resubdivision composed of 13 lots on 60.930 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Final Plat: C8J-2011-0064.0A - Soto Subdivision**
 Location: 8653 Elroy Road, Maha Creek Watershed
 Owner/Applicant: (Armando Soto)
 Agent: (Hector Avila)
 Request: Approval of the Soto Subdivision composed of 2 lots on 10 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Final Plat: C8-2011-0055.0A - JV Road**
 Location: 11601 Jollyville Rd, Walnut Creek Watershed
 Owner/Applicant: JV Road, LTD (Mike Young)
 Agent: Land Strategies, Inc (Paul Linehan)
 Request: Approval of the JV Road composed of 1 lot on 2 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

12. Final Plat: **C8J-2011-0056.0A - Marbella Subd; Replat of Bluff Springs Estates Sec 2**
Location: 8001 S IH 35 SvRd, Boggy Creek Watershed
Owner/Applicant: Kalogridis and Kalogridis Development, LLC (Mitchell Kalogridis)
Agent: Granite Development Services (Keith Parkan)
Request: Approval of the Marbella Subd; Replat of Bluff Springs Estates Sec 2 composed of 3 lots on 117.387 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #7-12;

The motion to disapprove items #7-12; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 6-0; 1 vacancy on the commission.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 9:30 p.m.