



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
November 1, 2011**

The Zoning & Platting Commission convened in a regular meeting on November 1, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:09 p.m.

Board Members in Attendance:

**Betty Baker
Sandra Baldrige
Cynthia Banks
Gregory Bourgeois
Jason Meeker
Gabriel Rojas
Patricia Seeger**

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 October 18, 2011.

The motion to approve the minutes for October 18, 2011, was approved on the consent agenda by Commissioner Patricia Seeger's motion; Commissioner Sandra Baldrige seconded the motion on a vote of 7-0.

C. PUBLIC HEARINGS

1. Briefing

Staff briefing on the Imagine Austin Comprehensive Plan.
Staff: Mark Walters, 974-7695, Mark.Walters@austintexas.gov;
Planning and Development Review Department

Briefing given to Zoning & Platting Commission by Mark Walters.

2. Briefing:

Staff briefing on the Colorado River Corridor Study.
Staff: Jean Drew, 974-2272, Watershed Protection Department;
jean.drew@austintexas.gov

Briefing given to Zoning & Platting Commission by Jean Drew.

3. Rezoning:

C14-2011-0081 - Platinum Slaughter Lane

Location: 715 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Estate of Donald Lamar West and Alma Kay West; Gruene Commercial Property, Ltd. (Alma Kay West)
Agent: Smith, Robertson, Elliott, Klein, & Douglas, LLP (David Hartman)
Request: DR to MF-3
Staff Rec.: **Recommendation of MF-3-CO with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to approve staff’s recommendation for MF-3-CO with conditions, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Sandra Baldrige seconded the motion on a vote of 7-0.

4. Rezoning:

C14-2011-0127 - Bluff Springs Commercial

Location: 7001 Bluff Springs Road, Onion Creek; Williamson Creek Watershed
Owner/Applicant: NL Land Holdings, Ltd. (Jimmy Nassour)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: CS-CO to CS-CO, to change a condition of zoning
Staff Rec.: **Recommended with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to approve staff’s recommendation for CS-CO district zoning, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Sandra Baldrige seconded the motion on a vote of 7-0.

5. **Rezoning:** **C814-95-0002.10 - Four Points Centre PUD Amendment #10**
 Location: 7013 and 7318 1/2 River Place Boulevard, 11120 and 11034 Four Points Drive, Bull Creek Watershed
 Owner/Applicant: New TPG-Four Points, L.P. (Tom Paradise)
 Request: PUD to PUD
 Staff Rec.: **Recommended with conditions.**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department

The motion to approve staff’s recommendation for PUD zoning, was approved on the consent agenda by Commissioner Sandra Baldrige’s motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 7-0, with the following additional conditions agreed to by the applicant and the neighborhood:

- 1) Lots 5 and 6 of Block A and Lot 1 of Block C shall have no Drive-In Service for Restaurant uses.
- 2) There shall be no underground storage tanks (with the exception of rainwater harvesting storage) on Lots 4, 5 and 6 of Block A and Lot 1 of Block C.
- 3) The following uses are prohibited on Lots 4, 5 and 6 of Block A and Lot 1 of Block C:
 Automotive Sales
 Automotive Rentals,
 Automotive Repair Services,
 Automotive Washing (of any type),
 Bail Bond Services,
 Commercial-Off Street Parking,
 Exterminating Services,
 Funeral Services,
 Pawn Shop Services,
 Service Stations
- 4) On Lots 4, 5 and 6 of Block A, Lots 4, 5 and 6 of Block B, and Lot 1 of Block C there will be a maximum allowable of 375,000 square feet of GR (retail) uses that can be allocated among these specific seven lots. The land owner, TPG-Four Points, L.P., its successor and assigns, may allocate this 375,000 square feet of GR (retail) uses among these seven lots by providing the City of Austin Planning and Development Review Department or its successor with documentation of such allocation. The 375,000 square feet of GR (retail) uses for these seven lots may not be exceeded administratively, but may only be allocated administratively.

6. Site Plan - Environmental **SP-2010-0006D(R1) - Lone Star Bank**

Variations Only:

Location: 10901 West US 290 Highway, Slaughter Creek - Barton Springs Zone Watershed

Owner/Applicant: Lone Star Bank (Van P. Swift)

Agent: ATX Planning (Ted McConaghy)

Request: To allow fill greater than 4 feet but not to exceed 7 feet (LDC Section 25-8-342)

Staff Rec.: **Recommended**

Staff: Jim Dymkowski, 974-2707, jim.dymkowski@austintexas.gov;
Benny Ho, 974-3402, benny.ho@austintexas.gov;
Planning and Development Review Department

The motion to approve staff’s recommendation to allow fill greater than 4-feet but not exceed 7 feet, was approved by Commissioner Gabriel Rojas’ motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

7. Site Plan - Environmental **SP-2008-0235D(R1) - Travis County Eastside Service Center**

Variations Only:

Location: 10700 FM 969, Elm Creek Watershed

Owner/Applicant: Travis County Facilities Management Department (Roger El Khoury)

Agent: Lockwood, Andrews & Newman, Inc (Julie Hastings)

Request: Approval of two environmental variations requests as follows: 1. To allow construction in the Critical Water Quality Zone (LDC 25-8-392); and 2. to allow fill over 4 feet but not to exceed 8 feet (LDC 25-8-342).

Staff Rec.: **Recommended**

Staff: Mike McDougal, 974-6380, mike.mcdougal@austintexas.gov;
Sue Welch, 974-3294, sue.welch@austintexas.gov;
Planning and Development Review Department

The motion to approve staff’s recommendation for approval of two environmental variations to Section 25-8-392 and 25-8-342, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Sandra Baldrige seconded the motion on a vote of 7-0.

- 8. Site Plan - Environmental Variance Only: SP-2010-0338D - Harris Branch Interceptor Lower A**
- Location: 11949 Arlington Mill Road, Harris Branch and Gilleland Creek Watersheds
- Owner/Applicant: City of Austin - Austin Water Utility (Yvonne Gil Vallejo)
- Agent: Chan & Partners Engineering, LLC (Tom Curran)
- Request: Approval of a variance from LDC Section 25-8-361 to allow construction in a Critical Water Quality Zone for the extension of a wastewater line.
- Staff Rec.: **Recommended**
- Staff: Brad Jackson, 974-3410, brad.jackson@austintexas.gov; Sarah Graham, 974-2826, sarah.graham@austintexas.gov; Planning and Development Review Department

The motion to approve staff’s recommendation for approval of a variance to Section 25-8-361, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Sandra Baldrige seconded the motion on a vote of 7-0.

- 9. Final Plat with Preliminary: C8-2009-0026.3A - Avery Ranch Far West Phase 3, Section 4**
- Location: Avery Ranch Boulevard, South Brushy Creek Watershed
- Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
- Agent: Randall Jones & Assc. (R. Brent Jones)
- Request: Approval of the Avery Ranch Far West Phase 3, Section 4, composed of 38 lots on 8.29 acres.
- Staff Rec.: **Recommended**
- Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department

The motion to approve staff’s recommendation for approval of the Avery Ranch Far West Phase 3, Section 4, was approved by Commissioner Sandra Baldrige’s motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 10. Final Plat with Preliminary: C8-2009-0026.2A - Avery Ranch Far West Phase Three Section Three**
- Location: Avery Ranch Boulevard, South Brushy Creek Watershed
- Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
- Agent: Randall Jones & Assc. (R. Brent Jones)
- Request: Approval of the Avery Ranch Far West Phase Three Section Three, composed of 41 lots on 10.16 acres.
- Staff Rec.: **Recommended**
- Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department

The motion to approve staff’s recommendation for approval of the Avery Ranch Far West Phase Three Section Three, was approved by Commissioner Sandra Baldrige’s motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 11. Resubdivision: C8J-2011-0081.0A - Steiner Ranch Phase One, Section 10D; Resubdivision of Lots 303-315, Lots 324-339 Block F**
- Location: University Club Drive, Steiner Creek; Lake Austin Watersheds
 Owner/Applicant: Taylor Woodrow Communities/Steiner Ranch (Michael Slack)
 Agent: Texas Engineering Solutions, LLC (Stephen Delgado)
 Request: Approval of the Steiner Ranch Phase One, Section 10D; Resubdivision of Lots 303-315, Lots 324-339 Block F, to resubdivide an existing subdivision of 27 lots into 34 lots for residential use.
- Staff Rec.: **Recommended**
 Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov; Planning and Development Review Department

The motion to approve staff’s recommendation for approval of the Steiner Ranch Phase One, Section 10D; was approved by Commissioner Patricia Seeger’s motion, Commissioner Sandra Baldrige seconded the motion on a vote of 7-0.

- 12. Final Plat: C8-2011-0075.0A - Lakeline Retail Subdivision, Section 1**
- Location: South Lakeline Boulevard, Lake Creek/Buttercup Creek Watersheds
 Owner/Applicant: 183 BLW, LP (Edward S. Butler)
 Agent: Bury & Partners, Inc. (Jonathan Neslund)
 Request: Approval of the Lakeline Retail Subdivision, Section 1, composed of 5 lots on 37.983 acres.
- Staff Rec.: **Recommended**
 Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department

The motion to postpone to November 15, 2011 by the request of the applicant, was approved by Commissioner Sandra Baldrige’s motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 13. Final without Preliminary: C8J-2011-0135.0A - England Subdivision**
- Location: North FM 620, Lake Creek Watershed
 Owner/Applicant: Joe F. England
 Agent: Cunningham-Allen, Inc. (Jana Rice)
 Request: Approval of the England Subdivision composed of 1 lot on 5.918 acres.
- Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 14. Amended Plat:** **C8-2011-0137.0A - Era McClish Subdivision, 2nd Amended Plat of Lots 1, 2, 9 & 10, Block D, Eubank Acres**
 Location: 1802 Hornsby Street, Walnut Creek Watershed
 Owner/Applicant: Louis S. Rousett, Jr.
 Agent: Louis S. Rousett, Jr.
 Request: Approval of the Era McClish Subdivision, 2nd Amended Plat of Lots 1, 2, 9 & 10, Block D, Eubank Acres, composed of 4 lots on 0.5 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat:** **C8J-2011-0139.0A - Borders Subdivision**
 Location: 9202 FM 812 Road, Cottonmouth Creek Watershed
 Owner/Applicant: Iron Borders Property Group (Ryan Borders)
 Agent: Austin Civil Engineering (Brent Hammond)
 Request: Approval of the Borders Subdivision, composed of 1 lot on 9.388 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #13-15;
 The motion to disapprove Items #13-15 was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 7-0.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 8:00 p.m.