



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
November 15, 2011**

The Zoning & Platting Commission convened in a regular meeting on November 15, 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
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 November 1, 2011.

The motion to approve the minutes for November 1, 2011, was approved on the consent agenda by Commissioner Patricia Seeger's motion; Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Gregory Bourgeois was absent.

C. PUBLIC HEARINGS

1. Interlocal

Agreement:

Location: 3700 & 3800 Slaughter Lane/North side of Slaughter Lane at Brodie Lane, Slaughter Creek Watershed – Barton Springs Zone

Owner/Applicant: AISD (Curt Shaw)

Agent: City of Austin, Planning and Development Review Department

Request: Conduct a public hearing and consider authorizing execution of an Interlocal Agreement between the City of Austin and Austin Independent School District establishing site development standards for the Bowie High School Practice fields.

Staff Rec.: **Recommended**

Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov; Planning and Development Review Department

The motion to approve staff’s recommendation and authorize execution of an Interlocal Agreement between the City and AISD, establishing site development standards for the Bowie High School practice fields, was approved by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-1; Commissioner Sandra Baldrige voted against the motion (nay), Commissioner Gregory Bourgeois was absent.

2. Rezoning:

C14-2011-0111 - Naser Rezoning

Location: 12030 North Lamar Boulevard, Walnut Creek Watershed

Owner/Applicant: Faris Properties (Nasib Naser)

Request: LR-CO to LR-CO, to change a condition of zoning

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 LR-CO district zoning, to change a condition of zoning, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, Commissioner Gregory Bourgeois was absent.

- 3. Zoning & Rezoning: C814-2009-0139.02 - Bull Creek PUD Amendment #2**
 Location: 4909 FM 2222, Bull Creek, Lake Austin Watershed
 Owner/Applicant: Booth Family Living Trust
 Agent: Armbrust & Brown, L.L.P. (David Armbrust)
 Request: I-LA & PUD to PUD
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
 Planning and Development Review Department

The motion to approve staff’s recommendation PUD zoning was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, Commissioner Gregory Bourgeois was absent.

- 4. Rezoning: C14-2011-0054 - Alarid Residence**
 Location: 8004 Two Coves Drive, West Bull Creek Watershed
 Owner/Applicant: David Alarid
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: DR to SF-2
 Staff Rec.: **Recommendation of SF-1-CO**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
 Planning and Development Review Department

The motion to postpone to December 6, 2011 by the request of the applicant was approved by Commissioner Sandra Baldrige’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0, Commissioner Gregory Bourgeois was absent.

- 5. Zoning: C14-2011-0120 - Shops at Volente, Ltd.**
 Location: 11416 North F.M. 620 Road, Lake Austin Watershed
 Owner/Applicant: Shops at Volente, Ltd. (Sandy P. Aron)
 Agent: Greenblum & Associates (J. Bradley Greenblum)
 Request: I-RR to GR for Tract 1 and CS-1 for Tract 2
 Staff Rec.: **Recommendation of GR-CO for Tract 1 and CS-1-CO for Tract 2**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
 Planning and Development Review Department

The motion to approve staff’s recommendation for GR zoning for Tract 1 and CS-1 zoning for Tract 2, was approved by Commissioner Gabriel Rojas’ motion, Commissioner Patricia Seeger seconded the motion on a vote of 6-0, Commissioner Gregory Bourgeois was absent.

- 6. Rezoning: C14-2011-0121 - 13825 FM 2769**
Location: 13825 F.M. 2769, Lake Travis Watershed
Owner/Applicant: Linda Carter
Agent: Conley Engineering (Carl Conley)
Request: DR to GR
Staff Rec.: **Recommendation of LO-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to postpone to December 20, 2011 by the request of the applicant, was approved by Commissioner Sandra Baldrige's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0, Commissioner Gregory Bourgeois was absent.

- 7. Zoning: C14-2011-0122 - Atlantic-14**
Location: 15433 FM 1325 Road, Rattan Creek Watershed
Owner/Applicant: Mike McCarty
Agent: Jim Bennett Consulting (Jim Bennett)
Request: I-RR to MF-3
Staff Rec.: **Recommendation of MF-3-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for MF-3-CO district zoning with maximum of MF-1 density limit (17 units per acre), with the added conditions of 2000 vehicle trips and compatibility standards as recommended by staff, was approved by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0, Commissioner Gregory Bourgeois was absent.

- 8. Rezoning: C14-2011-0123 - Wells Branch Properties**
Location: 1215, 1301, and 1307 Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: River City Partners, Ltd. (Lee T. Raines)
Agent: The Faust Group (William Faust)
Request: RR to LI
Staff Rec.: **Recommendation of CS**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for CS-CO district zoning with added condition to prohibit adult oriented businesses and pawnshop services, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, Commissioner Gregory Bourgeois was absent.

- 9. Rezoning: C14-2011-0135 - Howard Schain's Rezoning**
 Location: 6400 South 1st Street, Williamson Creek Watershed
 Owner/Applicant: Schain Properties (Howard Schain)
 Agent: Moncada Consulting (Phil Moncada)
 Request: GR-CO to CS-1
 Staff Rec.: **Recommendation of CS-1-CO**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
 Planning and Development Review Department

The motion to approve staff’s recommendation for CS-1-CO district zoning, was approved by Commissioner Sandra Baldrige’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 4-1-1, Commissioner Jason Meeker voted against the motion (nay), Chair Betty Baker abstained and Commissioner Gregory Bourgeois was absent.

- 10. Site Plan - SPC-2011-0220A - Toro Negro Lounge**
Conditional Use
Permit:
 Location: 615 West Slaughter Lane, Slaughter Creek Watershed
 Owner/Applicant: Toro Negro Lounge (Carl S. Trevino)
 Agent: Moncada Consulting (Phil Moncada)
 Request: Approval of a conditional use permit to allow a cocktail lounge within an existing shopping center.
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov;
 Planning and Development Review Department

The motion to approve staff’s recommendation for approval of a conditional use permit, was approved by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0, Commissioner Gregory Bourgeois was absent.

- 11. Site Plan - Hill SPC-2011-0105C - Enclave at Westlake Drive**
Country
Roadway:
 Location: 4501 Westlake Drive, Lake Austin Watershed
 Owner/Applicant: KKMA, LLC (Lee Nicol)
 Agent: Bury+Partners (Dwayne M. Shoppa)
 Request: Approval of a Hill Country Roadway site plan
 Staff Rec.: **Recommended**
 Staff: Michael Simmons-Smith, 974-1225, michael.simmons-smith@austintexas.gov;
 Planning and Development Review Department

The motion to approve staff’s recommendation for approval of a hill country roadway site plan, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, Commissioner Gregory Bourgeois was absent.

- 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 approve staff's recommendation for approval of a final plat for the Lakeline Retail Subdivision, Section 1, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, Commissioner Gregory Bourgeois was absent.

- 13. Final Plat Resubdivision:** **C8J-2011-0063.0A - Steiner Ranch Phase Two, Sec. 10 of lot 1 Blck C; Resubdivision**
 Location: 5145 North FM 620 Road, Bear Creek Watershed
 Owner/Applicant: Joe Kinn
 Agent: LJA Engineer & Surveying (Danny Miller)
 Request: Approval of the Steiner Ranch Phase Two, Section 10 of Lot 1 Block C; Resubdivision, composed of 1 lot to 14 lots on 60.930 acres.
 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 a final plat subdivision for Steiner Ranch Phase Two, Section 10, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, Commissioner Gregory Bourgeois was absent.

- 14. Final with Preliminary:** **C8J-2010-0139.1A - Greyrock Ridge Phase 1**
 Location: South Mopac Expressway Southbound, Bear Creek/Slaughter Creek Watersheds - Barton Springs Zone
 Owner/Applicant: Wildflower Commons II LP
 Agent: LJA Engineering & Surveying (Dan Ryan)
 Request: Approval of the Greyrock Ridge Phase 1 subdivision composed of 77 lots on 38.60 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 15. Replat:** **C8-2011-0140.0A - Replat of Davis Spring Commercial Section**
 Location: 9520 Spectrum Drive, Lake Creek Watershed
 Owner/Applicant: Davis/Spectrum Properties LP (Fred Eppright & Richard E. Anderson)
 Agent: Griffin Engineering (Greg Griffin)
 Request: Approval of the Replat of Davis Spring Commercial Section, composed of 2 lots on 32.53 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat:** **C8J-2011-0142.0A - East Travis Hills Lot 65 Resubdivision**
 Location: Hayride Road, Maha Creek/Dry Creek East Watersheds
 Owner/Applicant: Ado Chanthavixay
 Agent: Sage Realty Consultants (William M. Newton)
 Request: Approval of the East Travis Hills Lot 65 Resubdivision, composed of 3 lots on 5 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final Plat:** **C8J-2011-0141.0A - Ross Elroy Road**
 Location: 7200 Elroy Road, Dry Creek East Watershed
 Owner/Applicant: Saja Investments, Inc. (Barkat Ali)
 Agent: Cuatro Consultants, Ltd. (Hugo Elizondo)
 Request: Approval of the Ross Elroy Road composed of 1 lot on 2.00 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #14-17;

The motion to disapprove Items #14-17 was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, Commissioner Gregory Bourgeois was absent.

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on approving the Zoning & Platting Commission 2012 meeting schedule.

The motion to approve the Zoning and Platting Commission 2012 meeting schedule, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, Commissioner Gregory Bourgeois was absent.

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 8:09 p.m.