



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
January 17, 2012**

The Zoning & Platting Commission convened in a regular meeting on January 17, 2012 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:02 p.m.

Board Members in Attendance:

Betty Baker
Sandra Baldrige
Cynthia Banks
Gregory Bourgeois
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 January 3, 2012.

The motion to postpone the approval of minutes to February 7, 2012 by the request of the Zoning & Platting Commission, was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

C. PUBLIC HEARINGS

1. **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 approve GR-CO district zoning, to allow for automotive sales uses and permitted LR uses, except for service station, off-site accessory parking, personal services and college and university facilities which are prohibited, and a 2,000 vehicle trip limit; motion was made by Commissioner Gregory Bourgeois, Commissioner Betty Baker seconded the motion on a vote of 4-2; Commissioners Gabriel Rojas and Patricia Seeger voted against the motion (nay), Commissioner Jason Meeker was absent.

2. **Rezoning:** **C14-2011-0148 - 620 JMJ Zoning**
Location: 14926 North FM 620 Road, Lake Creek Watershed
Owner/Applicant: 620 JMJ Ltd. (John Barzizza)
Agent: Cunningham Allen, Inc. (Jana Rice)
Request: DR to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to postpone to February 7, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

3. **Rezoning:** **C14-2011-0140 - Countryside Pump Station**
Location: 3010 Honey Tree Lane, Building B, Eanes Creek Watershed
Owner/Applicant: City of Austin Water Utility (Eric Sermenio)
Agent: City of Austin Water Utility (Kathi Flowers)
Request: P to SF-2
Staff Rec.: **Recommended**
Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov;
Planning and Development Review Department

The motion to approve SF-1 district zoning, was approved by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 4-2; Commissioners Patricia Seeger and Betty Baker voted against the motion (nay), Commissioner Jason Meeker was absent.

4. Site Plan - Conditional Use Permit and Hill Country Roadway:

SPC-97-0440C(R1) - St. Theresa's Catholic Church Expansion

Location: 4311 Small Drive, Dry Creek West Watershed
Owner/Applicant: Roman Catholic Diocese of Austin
Agent: Baker-Aicklen & Associates (Tammi Migl P.E.)
Request: Approval of a conditional use permit to allow a private primary educational facility within the SF-2 zoning district, and approval of a Hill Country Roadway site plan because of a significant revision to the approved site plan.
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, with the recommendation that applicant install enhanced signage noting traffic patterns, that the applicant pursue traffic calming with Public Works Department on Small Drive, and that the church look into private traffic mitigation (personnel/hire someone), was made by Commissioner Sandra Baldrige, Commissioner Betty Baker seconded the motion on a vote of 4-1-1; Commissioner Patricia Seeger recused herself from this item, Commissioner Gabriel Rojas voted against the motion (nay), Commissioner Jason Meeker was absent.

5. Preliminary: C8-2011-0165.0A - Springs at Tech Ridge

Location: 1200 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: Oertli Family Partnership, LF (Linda Oertli)
Agent: Continental 248 Fund LLC (Erik Hahn)
Request: Approval of the Springs at Tech Ridge composed of 3 lots on 25.41 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

The motion to disapprove Item #5, was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 8:27 p.m.