



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
February 21, 2012**

The Zoning & Platting Commission convened in a regular meeting on February 21, 2012 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:20 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

Roger Gordon – Thanks to Commissioners and City Staff for the hard work we do for the citizens of Austin.

B. APPROVAL OF MINUTES

1. Approval of minutes from February 7, 2012.

The motion to approve the minutes from February 7, 2012, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0-1; Commissioner Patricia Seeger abstained, Commissioner Gregory Bourgeois was absent.

C. PUBLIC HEARINGS

- 1. Rezoning - For Action Only: C14-2011-0160 - Capital City Salvage (L.K.Q.)**
Location: 7600-7900 South Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: RDO Properties, LLC (Rob Ormand)
Agent: Enabler Design Group (DeVon Wood)
Request: DR to LI
Staff Rec.: **Recommendation of LI-CO; Public Hearing Closed.**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to reopen the public hearing and re-notify, was approved by Commissioner Jason Meeker's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0, Commissioner Gregory Bourgeois was off the dais.

The motion to postpone to March 6, 2012 by the request of staff, was approved by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Gregory Bourgeois was absent.

- 2. Rezoning: C14H-2012-0001 - McCrummen-Wroe House**
Location: 2300 Windsor Road, Shoal Creek Watershed
Owner/Applicant: David and Kimberly Hood
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@austintexas.gov;
Planning and Development Review Department

The motion to forward to City Council with no recommendation from the Zoning & Platting Commission, but to include the minutes of this meeting with all the concerns stated by the commissioners, to the Council members; motion made by Commissioner Jason Meeker, Commissioner Cynthia Banks seconded the motion on a vote of 4-2; Commissioners Patricia Seeger and Gabriel Rojas voted against the motion (nay), Commissioner Gregory Bourgeois was absent.

- 3. Rezoning: C14-2012-0006 - Eco-9**
Location: 9511 North FM 620 Road, Bull Creek Watershed
Owner/Applicant: ECO Resources
Agent: Jim Bennett Consulting (Jim Bennett)
Request: P-CO to GR-CO
Staff Rec.: **Recommendation of GR-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to postpone to March 6, 2012 by the request of the Zoning & Platting Commission, was approved 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: C14-2012-0007 - D K Ranch Project**
Location: 10711 D K Ranch Road, Bull Creek Watershed
Owner/Applicant: Jae Park and Kil Woo Park
Request: RR to SF-2
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for SF-2 district zoning, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Gregory Bourgeois was absent.

- 5. Rezoning: C14-2012-0009 - 11711 North Lamar Re-Zoning**
Location: 11711 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Griffin Engineering Group, Inc. (Gregory Griffin)
Request: LO to LO-MU-CO
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for LO-MU-CO district zoning, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Gregory Bourgeois was absent.

- 6. Rezoning: C14-2011-0163 - 3106 Fallwell Lane**
Location: 3106 Fallwell Lane, Colorado River Watershed
Owner/Applicant: Gustavo Aldama; Oscar Aldama
Agent: Austin Civil Engineering (Brent Hammond)
Request: I-SF-2 to GR
Staff Rec.: **Not Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to deny staff's recommendation for GR district zoning, was approved by Commissioner Gabriel Rojas motion, Commissioner Betty Baker seconded the motion on a vote of 6-0; Commissioner Gregory Bourgeois was absent.

- 7. Rezoning: C14-2012-0001 - 9215 South First Street Zoning**
Location: 9215 South First Street, Slaughter Creek Watershed
Owner/Applicant: Slaughter SF, Ltd. (Chris Ellis)
Agent: Slaughter SF, Ltd. (Will Marsh)
Request: GR-CO to CS-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to postpone to March 6, 2012 by the request of the applicant, was approved by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Gregory Bourgeois was absent.

- 7a. Rezoning: C14-2011-0167 - 8100 Burnet**
Location: 8100 Burnet Road, Shoal Creek Watershed
Owner/Applicant: Alliance Realty Partners, LLC (Brian Austin)
Agent: Bury & Partners, Inc. (Melissa Neslund)
Request: CS to MF-6
Staff Rec.: **Recommendation of MF-6-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to postpone to March 6, 2012 by the request of the applicant, was approved by Commissioner Gabriel Rojas motion, Commissioner Jason Meeker seconded the motion on a vote of 6-0; Commissioner Gregory Bourgeois was absent.

- 8. Final Plat with/ Preliminary: C8J-2008-0113.01.1A - Blackstone Vineyard**
Location: 13005 Fitzhugh Road, Barton Creek Watershed - Barton Springs Zone
Owner/Applicant: Black Vineyard Development (Chad Nemec)
Agent: Vaughn & Associates (Rick Vaughn)
Request: Approval of the Blackstone Vineyard composed of 5 lots on 17.5 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 the Blackstone Vineyard, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Gregory Bourgeois was absent.

- 9. Resubdivision: C8-2011-0058.0A - Resubdivision of Lots 10 & 11, Block F, Summit Oaks**
Location: 12107 & 12109 Tweed Court, Walnut Creek Watershed
Owner/Applicant: John W. Boulton, III
Agent: Way Consulting Engineers, Inc. (Way Atmadja)
Request: Approval of the Resubdivision of Lots 10 & 11, Block F, Summit Oaks composed of 2 lots on 2.95 acres.
Staff Rec.: **Recommended.**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov; Planning and Development Review Department

The motion to postpone to March 6, 2012 by the request of the applicant, was approved by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Gregory Bourgeois was absent.

- 10. Replat: C8-2012-0006.0A - Bull Creek PUD Replat**
Location: 4909-4929 RM 2222, Bull Creek Watershed
Owner/Applicant: Booth Family Trust (David Booth)
Agent: Atkins (Terry S. Reynolds)
Request: Approval of the Bull Creek PUD Replat composed of 5 lots into 6 lots on 71.931 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 11. Final without Preliminary: C8J-2012-0013.0A - Ridgeview Phase 1, Block E, Replat of Lots 53 & 56, Block A, 7, 8, & 9, Block D**
Location: 8500 Vantage Point Drive, Slaughter/Williamson Creek Watersheds
Owner/Applicant: Ashton Austin Residential LLC (Elliot Jones)
Agent: LJA Engineering & Surveying Inc. (Dan Ryan)
Request: Approval of the Ridgeview Phase 1 Block E Replat of Lots 53 & 56 Block A, 7, 8, & 9, Block D composed of 8 lots on 1.447 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 12. Final without Preliminary: C8J-2012-0010.0A - Del Valle Parkade Section 1**
Location: Ross Road, Dry Creek East Watershed
Owner/Applicant: Del Valle Parkade LLC (Neil Ellis)
Agent: Jacobs (Joel Bock, P.E.)
Request: Approval of the Del Valle Parkade Section 1 composed of 1 lot on 18.464 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 13. Final without Preliminary:** **C8-2012-0011.0A - Resubdivision of Lot 3A, River Place Center**
 Location: 10815 FM 2222 Road, Panther Hollow Watershed
 Owner/Applicant: Operating River Place LLC (Todd Dailey)
 Agent: Jones & Carter Inc. (James Schissler)
 Request: Approval of the Resubdivision of Lot 3A, River Place Center composed of 1 lot subdivided into 3 lots on 4.72 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat:** **C8J-2012-0008.0A - Stoneridge Park**
 Location: 3301 Stoneridge Road, Eanes Creek Watershed
 Owner/Applicant: G. Hunter Brown
 Agent: Civilttude, LLC (Fayez Kazi)
 Request: Approval of the Stoneridge Park composed of 4 lots on 4.502 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Preliminary:** **C8-2012-0009 - Pioneer Hill**
 Location: 10217 Dessau Road, Walnut Creek Watershed
 Owner/Applicant: D. R. Horton (Kate McDonald)
 Agent: Randall Jones & Assoc Engineering, Inc (Brent Jones, PE) & D. R. Horton (Kate McDonald)
 Request: Approval of the Pioneer Hill composed of 695 lots on 268.94 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat w/ Replat:** **C8-2012-0012.0A - Four Corners (Resubmittal of C8-2011-0018.0A)**
 Location: 7202 North FM 620 Road, Lake Travis Watershed
 Owner/Applicant: GDF Realty Investment, Ltd (R James George, Jr), Parke Properties I LP (Fred Purcell) & George & Donaldson Realty, LLC (R James George, Jr)
 Agent: Longaro & Clarke (Alex Clarke, PE)
 Request: Approval of the Four Corners (Resubmittal of C8-2011-0018.0A) composed of 3 lots on 7.707 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #10-16;

The motion to disapprove Items #10-16, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0, Commissioner Gregory Bourgeois was absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 9:00 p.m.