



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
February 7, 2012**

The Zoning & Platting Commission convened in a regular meeting on February 7, 2012 @ 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
Jason Meeker
Gabriel Rojas

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 approve the minutes from January 3, 2012, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-0-1; Commissioner Cynthia Banks abstained, Commissioners Patricia Seeger and Gregory Bourgeois were absent.

2. Approval of minutes from January 17, 2012.

The motion to approve the minutes from January 17, 2012, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Sandra Baldrige seconded the motion on a vote of 4-0-1; Commissioner Jason Meeker abstained, Commissioners Patricia Seeger and Gregory Bourgeois were absent.

C. PUBLIC HEARINGS

- 1. 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 approve staff's recommendation with added conditions to prohibit: Adult oriented businesses, Pawnshops, Auto Storage, Monument Sales, Bail bonds, Club or Lodge; Transitional Housing, Campground and Vehicle Storage; the motion was made by Commissioner Sandra Baldrige, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Gregory Bourgeois were absent.

- 2. 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 February 21, 2012 by the request of the neighborhood, was approved on the consent agenda by Commissioner Jason Meeker, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Gregory Bourgeois were absent.

- 3. Rezoning: C14-2011-0141 - Peaceful Hill Condominiums**
Location: 8107 Peaceful Hill Lane; 501 Hubach Lane, South Boggy Creek Watershed
Owner/Applicant: Delton Hubach, Jim Bula, Cathy Christopherson, Kristofer Alworth
Agent: The Moore Group (Mike Moore)
Request: DR to SF-6
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

This item was pulled from the agenda and reposted on the addendum.

- 4. Rezoning: 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**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to postpone to February 21, 2012 by the request of the Zoning & Platting Commission, was approved by Commissioner Jason Meeker, Commissioner Gabriel Rojas seconded the motion on a vote of 4-1; Commissioner Sandra Baldrige voted against the motion (nay), Commissioners Patricia Seeger and Gregory Bourgeois were absent.

* Post for ACTION ONLY, Public hearing was closed.

- 5. Rezoning: C14-2011-0168 - Dean's .524**
Location: 2101 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Eddie Dean
Agent: Jim Bennett Consulting (Jim Bennett)
Request: NO-CO to GO-MU-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for GO-MU-CO district zoning, was approved by Commissioner Gabriel Rojas, Commissioner Jason Meeker seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Gregory Bourgeois were absent.

**6. Site Plan -
Environmental
Variance only:**

SP-2011-0200D - Steiner Ranch Apartments

Location: 4800 Steiner Ranch Boulevard, Bear Creek & Panther Hollow Watersheds
Owner/Applicant: MU 13 Investments (Gerald Kucera)
Agent: Crocker Consultants (Sarah Crocker)
Request: Approval of a variance to allow cut up to a maximum of 24 feet and to allow fill up to a maximum of 21 feet in order to construct 26 apartment buildings (298 units), clubhouse, pool/amenity center, maintenance building, water quality, detention, and a lift station.
Staff Rec.: **Recommended**
Staff: Brad Jackson, 974-3410, brad.jackson@austintexas.gov;
Donna Galati, 974-2733, donna.galati@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for approval of an environmental variance for Steiner Ranch Apartments, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Sandra Baldrige seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Gregory Bourgeois were absent.

7. Resubdivision:

**C8-2011-0091.0A - Resubdivision of Lot 2, Harris Ranch II, A
Replat of Lots 1-5, Harris Ranch**

Location: 9201 Brodie Lane, Slaughter, Williamson & South Boggy Creek Watersheds
Owner/Applicant: Continental Homes of Texas LP (Tom Moody)
Agent: Hanrahan-Pritchard Engineering (Steve Jamison)
Request: Approve the resubdivision of one lot into 3 lots on 20.90 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a re-subdivision to Harris Ranch, was approved by Commissioner Sandra Baldrige's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Gregory Bourgeois were absent.

- 8. Resubdivision: C8-2011-0093.0A - Resubdivision of Lot 4, Parmer Place Subdivision**
Location: 12308 Dessau Road, Walnut Creek Watershed
Owner/Applicant: Dessau Partners, Ltd. (John Lewis)
Agent: Longaro & Clarke (Alex Clarke)
Request: Approve the resubdivision of one lot into 2 lots on 1.503 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a re-subdivision for Parmer Place Subdivision, was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Sandra Baldrige seconded the motion on a vote of 5-0, Commissioners Patricia Seeger and Gregory Bourgeois were absent.

- 9. Final Plat: C8-2011-0124.0A - Avery Ranch Far West Turkey Hollow Trail Addition**
Location: Turkey Hollow Trail, South Brushy Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
Agent: Randall Jones & Associates Engineering, Inc. (R. Brent Jones)
Request: Approval of the Avery Ranch Far West Turkey Hollow Trail Addition, composed of 7 lots (5 residential and 2 open space) on 1.422 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 Avery Ranch Far West Turkey Hollow Trail Addition, was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Sandra Baldrige seconded the motion on a vote of 5-0, Commissioners Patricia Seeger and Gregory Bourgeois were absent.

- 10. Final without Preliminary: C8J-2012-0002.0A - Woods at Hudson Bend**
Location: Forest Way, Lake Travis Watershed
Owner/Applicant: LT Venture One, LC (Jeremy Smitheal)
Agent: Kimley-Horn & Associates, Inc. (Scott J. Foster, P.E.)
Request: Approval of the Woods at Hudson Bend subdivision, composed of 1 lot into 5 lots on 11.685 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 11. Preliminary:** **C8-2012-0001 - Cearley Subdivision (Prelim)**
Location: Cedar Bend Drive, Walnut Creek Watershed
Owner/Applicant: Jack Cearley
Agent: Lenworth Consulting (Nash Gonzalez)
Request: Approval of the Cearley Subdivision (Prelim), composed of 3 lots on 3.799 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 12. Final Plat w/Prelim:** **C8-2012-0001.1A - Cearley Subdivision (Final Plat)**
Location: Cedar Bend Drive, Walnut Creek Watershed
Owner/Applicant: Jack Cearley
Agent: Lenworth Consulting (Nash Gonzalez)
Request: Approval of the Cearley Subdivision (Final Plat), composed of 3 lots on 3.799 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 13. Final with Preliminary:** **C8-2011-0154.1A.SH - Thornbury II Section Two**
Location: Blue Goose Road, Decker Creek Watershed
Owner/Applicant: Travis Blue Goose LTD (Brian Saathoff)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approval of Thornbury II Section Two subdivision, composed of 1 lot into 62 lots on 19.422 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #10-13;

The motion to disapprove Items #10-13, was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Sandra Baldrige seconded the motion on a vote of 5-0, Commissioners Patricia Seeger and Gregory Bourgeois were absent.

D. NEW BUSINESS

Commissioners requested an update/briefing on the Imagine Austin Plan at their next meeting.

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:50 p.m.