



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
March 6, 2012**

The Zoning & Platting Commission convened in a regular meeting on March 6, 2012 @ 301 W. 2nd Street in Austin, Texas.

Vice-Chair Patricia Seeger called the Board Meeting to order at 6:17 p.m.

Board Members in Attendance:

Patricia Seeger – Vice-Chair

Sandra Baldrige

Cynthia Banks

Gregory Bourgeois

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 February 21, 2012.

The motion to approve the minutes from February 21, 2012, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0-1; Commissioner Gregory Bourgeois abstained, Chairwoman Betty Baker was absent.

C. PUBLIC HEARINGS

1. **Comprehensive Plan:** **Imagine Austin Comprehensive Plan**

Location: City limits and the extraterritorial jurisdiction
Owner/Applicant: City of Austin
Agent: City of Austin
Request: Briefing on the draft Imagine Austin Comprehensive Plan and public hearing to collect Zoning and Platting Commission comments about the draft plan to be forwarded to Planning Commission. This plan was authorized by the City Council in the Fiscal Year 2008-2009 city budget. The comprehensive plan contains the Council's policies for growth, development and beautification of the land within the corporate limits and the extraterritorial jurisdiction of the city. The plan addresses the following elements: future land use; traffic circulation and mass transit; wastewater, solid waste, drainage and potable water; conservation and environmental resources; recreation and open space; housing element; public services and facilities, which shall include but not be limited to a capital improvement program; public buildings and related facilities; economic for commercial and industrial development and redevelopment; health and human services; creativity; historic and cultural preservation; children, families, and education; arts, culture, and creativity; and urban design.

Staff Rec.: **Recommended**
Staff: Mark Walters, 974-7695, mark.walters@austintexas.gov
Paul DiGiuseppe, 974-2865, paul.digiuseppe@austintexas.gov
Planning and Development Review Department

Briefing made to the Commission by Paul DiGiuseppe and Mark Walters.
Questions will be forwarded to Planning Commission for consideration.
Re-post on March 20, 2012 agenda for more questions and answers.

2. **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 Alsworth
Agent: The Moore Group (Mike Moore)
Request: DR to SF-6
Staff Rec.: **Recommendation of SF-6 with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department

The motion to postpone to April 3, 2012 by the request of the neighborhood, was approved by Commissioner Sandra Baldrige's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Chairwoman Betty Baker was absent.

- 3. 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 approve staff's recommendation for CS-CO district zoning, was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Chairwoman Betty Baker was absent.

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

The motion to postpone to March 20, 2012 by the request of staff, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Chairwoman Betty Baker was absent.

- 5. Restrictive Covenant Termination: C14-81-058(RCT) - Gillis Casey**
Location: 4317 Gillis Street; 1308 Casey Street, Williamson Creek Watershed
Owner/Applicant: Gillis Casey LLC (Simon Studd)
Request: To terminate a 1981 Restrictive Covenant which addressed the number and design of multi-family residential units
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation to terminate a restrictive covenant, was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Chairwoman Betty Baker was absent.

- 6. 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 20, 2012 by the request of staff, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Chairwoman Betty Baker was absent.

- 7. 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 approve staff's recommendation for MF-6-CO district zoning, was approved by Commissioner Gregory Bourgeois' motion, Commissioner Sandra Baldrige seconded the motion on a vote 5-1; Commissioner Jason Meeker voted against the motion (nay), Chairwoman Betty Baker was absent.

- 8. Site Plan - SPC-2011-0047CT - Weirdos Austin**
Conditional Use
Permit:
Location: 12408 North Mopac Boulevard, Walnut Creek Watershed
Owner/Applicant: Sharon Ma
Agent: Permit Partners (David Cancialosi)
Request: Request approval of a cocktail lounge and an outdoor entertainment use.
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation with inclusion that sound permits be in place before any outdoor entertainment occurs at Weirdos Austin; motion was made by Commissioner Sandra Baldrige, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Chairwoman Betty Baker was absent.

- 9. Total Plat Vacation:** **C8S-80-116(VAC) - Bluff Springs Estates Section Two (Total Plat Vacation)**
Location: Bluff Springs Road, Boggy Creek Watershed
Owner/Applicant: Kalogridis and Kalogridis Development (Mitchell Kalogridis)
Agent: Granite Development Services (Keith Parkan)
Request: Approval of the total plat vacation of the Bluff Springs Estates Section Two final plat composed of two lots on 26.04 acres.
Staff Rec.: **Recommended**
Staff: Michael Hettenhausen, 854-7563, michael.hettenhausen@co.travis.tx.us
Travis County/City of Austin Single Office

The motion to postpone to March 20, 2012 by the request of the Zoning & Platting Commission, was approved by Commissioner Sandra Baldrige's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0, Chairwoman Betty Baker was absent.

- 10. Final with Preliminary:** **C8J-2011-0107.1A - Reserve at Lynnbrook (A Small Lot Subdivision) Final Plat**
Location: Lynnbrook Drive, Slaughter Creek Watershed
Owner/Applicant: Waterloo Development, Inc. (Chris Blackburn)
Agent: Texas Engineering Solutions, LLC (Stephen Delgado)
Request: Approval of the Reserve at Lynnbrook (A Small Lot Subdivision) Final Plat, composed of 35 total lots on 11.592 acres.
Staff Rec.: **Recommended**
Staff: Michael Hettenhausen, 854-7563, michael.hettenhausen@co.travis.tx.us
Travis County/City of Austin Single Office

The motion to approve staff's recommendation for approval of the Reserve at Lynnbrook, was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Chairwoman Betty Baker was absent.

- 11. 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 approve staff's recommendation with request that the applicant and owner of Lot #1 work out an agreement; motion was approved by Commissioner Gregory Bourgeois' motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-1; Commissioner Jason Meeker voted against the motion (nay), Chairwoman Betty Baker was absent.

- 12. Resubdivision:** **C8-2011-0163.0A - Plat of Lot 1-C of Resubdivision of Lot 1 Block "B" Double Creek Village**
Location: 11330 Farrah Lane, Onion Creek Watershed
Owner/Applicant: Haviland Lake Partners, L.P. c/o HF2M (Jeffrey Drinkard)
Agent: Jones & Carter, Inc. (James Schissler)
Request: Approval of the Plat of Lot 1-C Resubdivision of Lot 1 Block "B" Double Creek Village, composed of 2 lots on 14.347 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 Plat of Lot 1-C of Resubdivision of Lot 1 Block "B" Double Creek Village; was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0-1; Commissioner Gregory Bourgeois abstained, Chairwoman Betty Baker was absent.

- 13. Final with Preliminary:** **C8-06-0133.01.1A.SH - Goodnight Section Two (Smart Housing)**
Location: East Slaughter Lane, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch, GP, LLC (David C. Mahn)
Agent: Hanrahan Pritchard Engineering (Larry Hanrahan)
Request: Approval of the Goodnight Section Two (Smart Housing) subdivision, composed of one lot on 264.91 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Resubdivision:** **C8-2012-0018.0A - Resubdivision of Lot 1, Block A, Riata Corp Park Section II and Lot 1, Research Park**
Location: 12331 Riata Trace Parkway, Walnut Creek Watershed
Owner/Applicant: Riata Autin Holdings LP (John Grassi)
Agent: Hanrahan Pritchard Engineering Inc. (Larry Hanrahan)
Request: Approval of the Resubdivision of Lot 1, Block A, Riata Corp Park Section II and Lot 1, Research Park
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 15. Preliminary:** **C8-2012-0019 - Reserve at Southpark Meadows II**
Location: South 1st Street, Slaughter Creek Watershed
Owner/Applicant: Len-Buf Land Acquisitions of Texas LP (Chris L. Fields)
Agent: Cunningham-Allen, Inc. (Jana Rice)
Request: Approval of the Reserve at Southpark Meadows II subdivision, composed of 264 lots on 44.63 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 16. Final with Preliminary: C8-2012-0019.1A - Reserve at Southpark Meadows II Phase 2 B**
Location: South 1st Street, Slaughter Creek Watershed
Owner/Applicant: Len-Buf Land Acquisitions of Texas LP (Chris L. Fields)
Agent: Cunningham-Allen, Inc. (Jana Rice)
Request: Approval of the Reserve at Southpark Meadows II Phase 2 B subdivision, composed of 27 lots on 4.80 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 17. Final Plat: C8J-2012-0015.0A - Gerald T. Cook Subdivision**
Location: 17214 Rocky Ridge Road, Lake Travis Watershed
Owner/Applicant: Keith L. Bodenhamer
Agent: Keith L. Bodenhamer
Request: Approval of the Gerald T. Cook Subdivision, composed of 4 lots on 6 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department.
- 18. Final Plat/Resubdivision: C8-2012-0017.0A - Research Park, Resubdivision of 35.207 Acre Portion of Lot 1**
Location: 11781-1/2 Research Blvd Northbound, Walnut Creek Watershed
Owner/Applicant: 3M Real Estate (Jed Larkin)
Agent: Hanrahan Pritchard Engineering (Ron Pritchard)
Request: Approval of the Research Park, Resubdivision of a 35.207 Acre Portion of Lot 1, composed of one lot on 35.207 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department.

Items #13-18;

The motion to disapprove Items #13-18, was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Chairwoman Betty Baker was absent.

D. NEW BUSINESS

E. ADJOURN

Vice-Chair Patricia Seeger adjourned the meeting without objection at 11:05 p.m.