



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
March 20, 2012**

The Zoning & Platting Commission convened in a regular meeting on March 20, 2012 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:05 p.m.

Board Members in Attendance:

Betty Baker - Chair
Sandra Baldrige
Cynthia Banks
Gregory Bourgeois
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 March 6, 2012.

The motion to approve the minutes from March 6, 2012, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0-1; Chair Betty Baker abstained due to being absent.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2012-0013 - Jollyville Rezoning**
Location: 11602 Jollyville Road, Shoal Creek Watershed
Owner/Applicant: George Kissinger
Agent: Permit Partners (David Cancialosi)
Request: LO to LR
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 LR district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 2. Rezoning: C14-2012-0017 - San Felipe Boulevard Re-zoning**
Location: 8007 San Felipe Boulevard, Rattan Creek Watershed
Owner/Applicant: SDI 2012 Urban, Ltd. (Randy Ziehe)
Agent: Thrower Design (A. Ron Thrower)
Request: GR-CO to GR-MU
Staff Rec.: **Recommendation of GR-MU-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for GR-MU-CO district zoning, with the addition of Urban Farm and Restaurant Limited (drive thru) as a prohibited use, was approved by Commissioner Patricia Seeger's motion; Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 3. Rezoning: C14-2012-0019 - James Martin**
Location: 10812 North FM 620 Road, Bull Creek Watershed
Owner/Applicant: James Martin
Request: SF-2 to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for GR-CO district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 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 deny staff's recommendation for LI-CO district zoning, was approved by Commissioner Gregory Bourgeois' motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-1-1; Commissioner Sandra Baldrige abstained, Commissioner Cynthia Banks voted against the motion (nay).

- 5. 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 April 17, 2012 by the request of the neighborhood, was approved by Commissioner Gabriel Rojas' motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 7-0.

6. **Site Plan - Hill Country Roadway & Environmental Variances:** **SPC-2011-0190C - Barton Creek at Loop 360 Climatized Self Storage**
- Location: 2631 S. Capital of Texas Hwy., Barton Creek Watershed-Barton Springs Zone
- Owner/Applicant: Uplifting Properties L.P. (Steve Goldstein)
- Agent: Longaro & Clarke (Alex Clarke P.E.)
- Request: Approval of a site plan for the construction of 2 convenience storage buildings and associated improvements within a Hill Country Roadway Corridor. Variance Requests: 1. TO ALLOW CUT UP TO A MAXIMUM OF 22.0 FEET [LDC 25-8-341]; 2. TO ALLOW FILL UP TO A MAXIMUM OF 17.5 FEET [LDC 25-8-342]; and 3. TO ALLOW CUT OVER 8.0 FEET IN DEPTH DOWNHILL OF A SLOPE GREATER THAN 15% LDC 25-2-1123(C)]
- Staff Rec.: **Recommended**
- Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov; Jeb Brown, 974-2709, jeb.brown@austintexas.gov; Planning and Development Review Department

The motion to postpone to April 3, 2012 by the request of the owner, was approved by Commissioner Gabriel Rojas' motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 7-0.

7. **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 approve staff's recommendation for approval of the total plat vacation, was approved by Commissioner Sandra Baldrige's motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 8. Final Plat: C8-2011-0106.1A - Stirling Bridge Section Four**
Location: Harris Branch Parkway, Harris Branch/Decker Creek Watersheds
Owner/Applicant: Centex Homes (Steve Ashlock)
Agent: CSF Civil Group, LLC (Randy Nixon)
Request: Approval of Stirling Bridge Section Four composed of 51 lots on 16.332 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 Stirling Bridge Section Four, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 9. Preliminary Plan: C8-98-0115.08 - Pioneer Crossing Preliminary**
Location: East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Pioneer Austin Development Ltd. (Ralph Reed)
Agent: DR Horton (Kate McDonald)
Request: Approval of the Pioneer Crossing Preliminary Plan composed of 1 lot to be subdivided into 56 lots on 11.23 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 10. Final without Preliminary: C8-2012-0027.0A - Landmark Southpark**
Location: 715 W. Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Gruene Commercial (Alma Kay West)
Agent: Bury & Partners Inc. (Shervin Nooshin)
Request: Approval of the Landmark Southpark subdivision composed of 1 lot to be subdivided into 2 lots on 24.12 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 11. Final with Preliminary: C8J-2009-0142.1A - Estancia Hill Country**
Location: Puryear Road, Onion Creek Watershed
Owner/Applicant: SLF III-Onion Creek LP (Ocie Vest)
Agent: Bury & Partners Inc. (Kelly J. Bell)
Request: Approval of the Estancia Hill Country subdivision composed of 1 lot on 10.203 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 12. Final Plat: C8J-2012-0020.0A - Wells Branch Center**
Location: North IH-35, Walnut Creek Watershed
Owner/Applicant: North IH35 Business Park, LP (William Schultz)
Agent: Thrower Design (Neslie Cook)
Request: Approval of the Wells Branch Center subdivision composed of 14 lots on 45.58 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 13. Preliminary Plan: C8-2012-0030 - Oertli Tract Preliminary Plan**
Location: 1200 E. Parmer Lane, Harris Branch Watershed
Owner/Applicant: Oertli Family Partnership, LF (Linda Oertli)
Agent: Continental Properties Co. (Erik Hahn)
Request: Approval of the Oertli Tract Preliminary Plan composed of 4 lots on 106.2 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Final Plat: C8-2012-0030.1A - Springs at Tech Ridge**
Location: 1200 E. Parmer Lane, Harris Branch Watershed
Owner/Applicant: Oertli Family Partnership, LF (Linda Oertli)
Agent: Continental Properties Co. (Erik Hahn)
Request: Approval of the Springs at Tech Ridge subdivision composed of 2 lots on 24.34 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 15. Final Plat: C8J-2012-0029.0A - Lisa S. Worth Subdivision**
Location: 20411 Trappers Trail, Lockwood Creek Watershed
Owner/Applicant: Lisa S. Worth
Agent: Alm Engineering, Inc. (Matthew Mitchell)
Request: Approval of the Lisa S. Worth Subdivision composed of 1 lot on a 2.417 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 16. Final Plat: C8J-2012-0022.0A - White Rock Veterinary Hospital**
Location: 2509 W. Pecan Street, Gilleland Creek Watershed
Owner/Applicant: Dr. Todd Riggan
Agent: Dr. Todd Riggan
Request: Approval of the White Rock Veterinary Hospital subdivision composed of 1 lot on a 1.09 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

17. Resubdivision: **C8-2012-0021.0A - Lakeline Riviera Subdivision, Resubdivision of Lot 1**
Location: 2920-1/2 S Lakeline Blvd., Buttercup Creek Watershed
Owner/Applicant: Lakeline Market, LTR (Milo Burdette)
Agent: Bury & Partners, Inc (Jonathan Neslund)
Request: Approval of the Lakeline Riviera Subdivision, Resubdivision of Lot 1 composed of 2 lots on 4.907 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

18. Final Plat w/Preliminary: **C8-98-0115.18A - Air Products and Chemicals, Inc. Subdivision**
Location: E. Parmer Lane, Walnut Creek/ Harris Branch Watersheds
Owner/Applicant: Air Products and Chemicals, Inc (Jeremy Miletics)
Agent: Longaro & Clarke (Alex Clarke P.E.)
Request: Approval of the Air Products and Chemicals, Inc. Subdivision composed of 1 lot on 10 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #9-18;

The motion to disapprove Items #9-18; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

D. NEW BUSINESS

1. New Business:
Request: Consider directing Staff to initiate permanent zoning for the Anderson Mill Annexation area, generally bounded by North U.S. 183 Highway Southbound, Anderson Mill Road and North FM 620 Road.

The motion to direct staff to initiate permanent zoning for the Anderson Mill Annexation area, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

E. ADJOURN

Vice-Chair Patricia Seeger adjourned the meeting without objection at 9:43 p.m.