



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
April 3, 2012**

The Zoning & Platting Commission convened in a regular meeting on April 3, 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 - 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 March 20, 2012.

The motion to approve the minutes from March 20, 2012 with revisions made by Commissioner Baldrige, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

C. PUBLIC HEARINGS

- 1. 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 approve staff's recommendation for SF-6-CO district zoning with an additional CO that limits the number of units to 60, and a public restrictive covenant that prohibits gating and requires a connection to Shallot Way; motion made by Commissioner Gregory Bourgeois, Commissioner Betty Baker seconded the motion on a vote of 5-1; Commissioner Jason Meeker voted against the motion (nay), Commissioner Patricia Seeger was absent.

- 2. Restrictive Covenant Amendment: C14R-85-178 (RCA) - Lakeline Boulevard Multifamily Restrictive Covenant Amendment**
Location: 2801 and 2829 Lakeline Boulevard, Buttercup Creek Watershed
Owner/Applicant: NAP Lakeline, LP (Mark Morris)
Agent: Bury & Partners, Inc. (Steven J. Bertke, P.E.)
Request: To amend an existing restrictive covenant on the property to remove the requirement for the construction of a "Recharge Pond" and to replace it with equivalent water quality controls.
Staff Rec.: **Recommended with conditions**
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 staff and the applicant, was approved by Commissioner Gabriel Rojas, Commissioner Gregory Bourgeois seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

3. **Site Plan - Hill Country Roadway:** **SPC-2011-0240C - Canyon Ridge, Lot 6**
Location: 8110 RM 2222, West Bull Creek Watershed
Owner/Applicant: CSGM Canyon Ridge, LP. (Jesse McBay)
Agent: Cunningham Allen Inc. (Bryan Barry)
Request: Approval of a Hill Country Roadway Site Plan.
Staff Rec.: **Recommended**
Staff: Sue Welch, 974-3294, sue.welch@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a Hill Country Roadway Site Plan, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

4. **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: 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 approve staff's recommendation for approval of a Hill Country Roadway Site Plan and Environmental Variances, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

5. **Final with Preliminary:** **C8-2010-0051.3A - Springs of Walnut Creek Phase 3**
Location: 12009-1/2 N. IH 35 Service Road Northbound, Walnut Creek Watershed
Owner/Applicant: Yager Development LLC (Richard Kunz)
Agent: Pape-Dawson Engineering, Inc. (Dustin Goss)
Request: Approval of the Springs of Walnut Creek Phase 3 subdivision, composed of 56 lots on 15.62 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 Springs of Walnut Creek Phase 3 Subdivision, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

6. **Final with Preliminary:** **C8J-2010-0139.1A - Greyrock Ridge Phase 1**
Location: S. Mopac Expressway Southbound, Bear/Slaughter Creek Watersheds - Barton Springs Zone
Owner/Applicant: Wildflower Commons II LP
Agent: LJA Engineering & Surveying (Dan Ryan)
Request: Approval of the Greyrock Ridge Phase 1 subdivision, composed of 77 lots on 38.60 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 Greyrock Ridge Phase 1 Subdivision, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

7. **Resubdivision Final Plat:** **C8J-2011-0064.0A - Soto Subdivision Final Plat (Resubdivision of Lot 1 Block A Buttross Farms Subdivision)**
Location: 8953 Elroy Road, Maha Creek Watershed
Owner/Applicant: Armando Soto
Agent: Hector Avila
Request: Approval of the Soto Subdivision Final Plat (Resubdivision of Lot 1 Block A Buttross Farms Subdivision), composed of two lots on 10.0 acres.
Staff Rec.: **Recommended**
Staff: Michael Hettenhausen, 854-7563, michael.hettenhausen@co.travis.tx.us; Single Office: Travis County/City of Austin

The motion to approve staff's recommendation for approval of the Soto Subdivision Final Plat, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

8. **Rev. Preliminary:** **C8J-2007-0130.03 - Cascades at Onion Creek Preliminary 2nd Revision**
Location: S. IH 35, Onion Creek Watershed
Owner/Applicant: Onion Associates LTD (Marc Knutsen)
Agent: Vaughn & Associates (Rick Vaughn)
Request: Approval of the Cascades at Onion Creek Preliminary 2nd Revision composed of 5 lots on 215.59 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
9. **Final with Preliminary:** **C8-2007-0135.2A - Knollwood on the Colorado River Section 2A**
Location: 7051-1/2 Shelton Road, Boggy Creek Watershed
Owner/Applicant: Morningwood Investments LP (Kenneth Blaker)
Agent: TRE & Associates LLC (Adrian Rosas)
Request: Approval of the Knollwood on the Colorado River Section 2A subdivision, composed of 1 lot to be subdivided into 55 lots on 12.5 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
10. **Final with Preliminary:** **C8-2007-0135.3A - Knollwood on the Colorado River Section 2B**
Location: 7051-1/2 Shelton Road, Colorado River Watershed
Owner/Applicant: Morningwood Investments LP (Kenneth Blaker)
Agent: TRE & Associates LLC (Adrian Rosas)
Request: Approval of the Knollwood on the Colorado River Section 2B subdivision, composed of 1 lot into 79 lots on 20.494 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 11. Final with Preliminary:** **C8-2009-0118.8A.SH - Bradshaw Crossing Section Nine (Smart Housing)**
 Location: Zachary Scott Street, Onion/Rinard Creek Watersheds
 Owner/Applicant: Lennar Buffington Zachary Scott LP (Ryan Mattox)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approval of the Bradshaw Crossing Section Nine (Smart Housing) subdivision, composed of 46 lots on 8.819 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 12. Final with Preliminary:** **C8-85-086.02.4A - Springfield Section 7 (Resub of C8-85-086.02.1A)**
 Location: McKinney Falls Pkwy., Marble/Onion Creek Watersheds
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
 Agent: Pape-Dawson Engineer, Inc (Dustin Goss)
 Request: Approval of the Springfield Section 7 (Resubdivision of C8-85-086.02.1A) subdivision, composed of 108 lots on 32.76 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat:** **C8-2012-0033.0A - LKQ Subdivision**
 Location: 7900 S. Congress Avenue, South Boggy Creek Watershed
 Owner/Applicant: Rob Ormand
 Agent: DeVon Wood
 Request: Approval of the LKQ Subdivision, composed of 1 lot on 31.196 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat:** **C8-2012-0036.0A - Four Points Centre P.U.D., Replat of Lots 4,5 & 6 of Block B, Lot 1 Block C**
 Location: 11011 1/2 Four Points Drive, Bull Creek Watershed
 Owner/Applicant: New TPG-Four Points, LP (Tom Paradise)
 Agent: Big Red Dog Engineering (Ricky De Camps)
 Request: Approval of the Four Points Centre P.U.D., Replat of Lots 4, 5 & 6 of Block B, Lot 1 Block C, composed of 4 lots on 36.01 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

15. Final Plat: **C8-2012-0035.0A - Four Points Centre P.U.D., Replat of Lots 4, 5, 6B, Block A**
Location: 11120 Four Points Drive, Bull Creek Watershed
Owner/Applicant: New TPG-Four Points, LP (Tom Paradise)
Agent: Big Red Dog Engineering (Ricky De Camps)
Request: Approval of the Four Points Centre P.U.D., Replat of Lots 4, 5, 6B, Block A, composed of 4 lots on 28.44 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #8-15;

The motion to disapprove Items #8-15; was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

D. NEW BUSINESS

E. ADJOURN

Vice-Chair Patricia Seeger adjourned the meeting without objection at 7:45 p.m.