



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
May 15, 2012**

The Zoning & Platting Commission convened in a regular meeting on May 15, 2012 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:00 p.m.

Board Members in Attendance:

Betty Baker – Chair
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 May 1, 2012.

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

C. PUBLIC HEARINGS

- 1. 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 approve staff's recommendation for GR-CO district going with the following additional conditions agreed to by the applicant and the neighborhood: 1) Add as prohibited uses – Alternative Financial Services, Bail Bond Services, Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Off-Site Accessory Parking and Research Services, and Drive-In Services associated with Restaurant uses; 2) Limit the development intensity for the site to less than 600 vehicle trips per day; motion made by Commissioner Gabriel Rojas, Commissioner Sandra Baldrige seconded the motion on a vote of 5-0; Commissioner Patricia Seeger and Gregory Bourgeois were absent.

- 2. Rezoning: C814-90-0003.17 - Harris Branch PUD Amendment #17**
Location: 12045 1/2 Cameron Road; Harris Branch Creek, Gilleland Creek, Decker Creek Watersheds
Owner/Applicant: Austin HB Residential Properties (John McCullough)
Request: PUD to PUD
Staff Rec.: **Not Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

The motion to postpone to June 5, 2012 by the request of the applicant, was approved by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Gregory Bourgeois were absent.

3. **Site Plan - Conditional Use Permit:** **SPC-2011-0203C - Govalle Tunnel Centralized Odor Control Facility**
- Location: 831 Bastrop Highway, Carson Creek Watershed
Owner/Applicant: City of Austin Public Works (Jon Thompson, P.E.)
Agent: K. Friese Associates, Inc. (Ryan Bell)
Request: Approval of a Conditional Use Permit to construct an odor control facility to mitigate odor and corrosion problems on 2.4 acres in P (Public) zoning.
- Staff Rec.: **Recommended**
Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a conditional use permit, 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.

4. **Site Plan - Conditional Use Permit:** **SPC-2011-0315D - Govalle Tunnel Centralized Odor Control Facility - Phase II**
- Location: 801 Patton Avenue, Carson Creek Watershed
Owner/Applicant: City of Austin Public Works (Jon Thompson, P.E.)
Agent: K. Friese Associates, Inc. (Ryan Bell)
Request: Approval of a Conditional Use Permit for grading for floodplain compensation with associated improvements on 2.3 acres in P (Public) zoning.
- Staff Rec.: **Recommended**
Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a conditional use permit, 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.

5. **Final Plat:** **C8-2011-0118.0A - Lakeline Multi Family**
Location: Ridgeline Boulevard, Buttercup Creek Watershed
Owner/Applicant: North American Properties (Mike Pacillio)
Agent: Bury + Partners, Inc. (Steven J. Bertke)
Request: Approval of the Lakeline Multi Family composed of 2 lots on 46.7 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 the Lakeline Multi Family, 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.

6. **Final Plat:** **C8J-2012-0056.0A - Sunshine RV Park**
Location: Hog Eye Road, Elm Creek Watershed
Owner/Applicant: Paul F. Grenard
Agent: Bury & Partners (Kristi English)
Request: Approval of the Sunshine RV Park composed of 1 lot on 26.930 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

7. **Final Plat:** **C8J-2012-0059.0A - G. Perez Subdivision Final Plat**
Location: 6507 McKinney Falls Parkway, Cottonmouth/Onion Creek Watersheds
Owner/Applicant: Guillermo P. Perez
Agent: Genesis 1 Engineering Co. (George Gonzalez)
Request: Approval of the G. Perez Subdivision Final Plat composed of 2 lots on 2.00 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

8. **Final with Preliminary:** **C8J-2009-0142.1A - Estancia Hill Country Subdivision Phase 1**
Location: Puryear Road, Onion Creek Watershed
Owner/Applicant: SLF III-Onion Creek LP (Odie Vest, P.E.)
Agent: Bury & Partners (Kelly J. Bell)
Request: Approval of the Estancia Hill Country Subdivision Phase 1 composed of 1 lot to be subdivided into 2 lots on 36.896 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 9. Amended Plat:** **C8-2012-0057.0A - Amended Plat of Lot 5, Block 12, Shoalmont Addition Resubdivision**
Location: 5111 Woodview Avenue, Shoal Creek Watershed
Owner/Applicant: Jules Caplan
Agent: Perales Engineering LLC (Jerry Perales)
Request: Approval of the Amended Plat of Lot 5, Block 12, Shoalmont Addition Resubdivision composed of 1 lot to be subdivided into 2 lots on 0.454 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 10. Final with Preliminary:** **C8-85-086.02.5A - Springfield Section 8A & 8B (resubmittal of C8-85-086.02.2A)**
Location: McKinney Falls Parkway, Cottonmouth/Onion Creek Watersheds
Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
Agent: Pape-Dawson Engineer, Inc. (Dustin Goss)
Request: Approval of the Springfield Section 8A & 8B (Resubmittal of C8-85-086.02.2A) composed of 123 lots on 25.09 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #6-10;

The motion to disapprove Items #6-10, 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

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 6:08 p.m.