



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
January 4, 2011**

The Zoning & Platting Commission convened in a regular meeting on January 4, 2011 @ 301 W. 2nd Street in Austin, Texas.

Vice-Chair Patricia Seeger called the Board Meeting to order at 6:12 p.m.

Board Members in Attendance:

Patricia Seeger
Sandra Baldrige
Cynthia Banks
Gregory Bourgeois
Donna Tiemann

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 December 21, 2010.

The motion to approve the minutes from December 21, 2010; were approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Cynthia Banks second the motion on a vote of 4-0-1; Commissioner Banks approved the consent agenda, but abstained from approval of the minutes; Chair Baker was absent (ill) with 1 vacancy on the commission.

C. PUBLIC HEARINGS

- 1. Staff Briefing: Imagine Austin Comprehensive Plan**
Request: Brief the Zoning and Platting Commission on the ongoing Imagine Austin Comprehensive Plan process and next steps in the planning process.
Staff: Mark Walters, 974-7694, mark.walters@ci.austin.tx.us
Planning and Development Review Department

Briefing given to commission by Mark Walters.

- 2. Rezoning: C14-2010-0185 - 7901 Cameron Road**
Location: 7901 Cameron Road, Buttermilk Branch Watershed
Owner/Applicant: Dimension Properties, Inc. (Michael J. Kuhn)
Agent: Dimension Properties (Gary Boulden) and Ciao Chow Catering and Special Events (Mark Bradley)
Request: GR to CS-1
Staff Rec.: **Recommended**
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for CS-1 district zoning; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Chair Betty Baker was absent (ill), with 1 vacancy on the commission.

- 3. Rezoning: C14-2010-0166 - 12412 Tomanet Trail Rezoning**
Location: 12412 Tomanet Trail, Wanut Creek Watershed
Owner/Applicant: Umesh & Amrutha Murthy
Agent: Four T Ralty, LLC (Taylor Terkel)
Request: NO to GR; AMENDED TO GO-CO
Staff Rec.: **Recommendation of GO-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for GO-CO district zoning; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Chair Betty Baker was absent (ill), with 1 vacancy on the commission.

- 4. Rezoning: C14-2010-0190 - BB-OTL Project**
Location: 1807 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: BB Retail South LP (Jimmy J. Nassour)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GR to LI
Staff Rec.: **Recommendation of LI-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

First motion was to rescind and reconsider the actions taken on December 7, 2010; the motion was made by Commissioner Cynthia Banks, Commissioner Sandra Baldrige second the motion on a vote of 5-0; Chair Betty Baker was absent.

Second motion was to approve staff's recommendation for LI-CO district zoning with an additional condition of a restrictive covenant containing a rollback provision that the owner will not object to rezoning to a more restrictive zoning district if the code is amended to increase the square footage limitation for a food preparation use; the prohibited uses are: basic industry, campground, equipment repair services, equipment sales, general warehousing and distribution, monument retail sales, recycling center, resource extraction, scrap and salvage and vehicle storage. The motion was approved by Commissioner Gregory Bourgeois' motion, Commissioner Donna Tiemann second the motion on a vote of 5-0; Chair Betty Baker was absent (ill), with 1 vacancy on the commission.

* Note: Direct staff to initiate a code amendment to increase the square footage limitation for a food preparation use.

- 5. Rezoning: C14-2010-0195 - Loop 360 Storage**
Location: 2631 S. Capital of Texas Highway Northbound, Barton Creek - Barton Springs Zone Watershed
Owner/Applicant: Riata Holdings, Ltd. (Matt Mathias)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GR-CO to CS-CO
Staff Rec.: **Recommended**
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
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 Gregory Bourgeois' motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Chair Betty Baker was absent (ill), with 1 vacancy on the commission.

6. **Final without Preliminary:** **C8-2010-0030.0A - Resubdivision of Lots 10 and 11, Block F, Summit Oaks**
Location: Tweed Court, Walnut Creek Watershed
Owner/Applicant: John Boulton
Agent: Way Consulting Engineers, Inc. (Way Atmadja)
Request: Approval of the Resubdivision of Lots 10 and 11, Block F, Summit Oaks, a resubdivision of two lots into three lots on 2.95 acres.
Staff Rec.: **Recommended.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department

This item was pulled from the agenda, no action was required.

7. **Resubdivision:** **C8J-2010-0016.0A - Resubdivision Of Lot 2, Kellywood Estates Section Two**
Location: 4110 Kellywood Drive, Slaughter Creek (BSZ) Watershed
Owner/Applicant: Noel M. & Susan Kelly
Agent: Texas Engineering Solutions, LLC (Stephen Delgado)
Request: Approve the resubdivision of one lot inot 4 lots on 4.14.acres.
Staff Rec.: **Recommended.**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Sarah Sumner, 854-7687, sarah.sumner@co.travis.tx.us
Planning & Development Review Department

The motion to postpone to February 2, 2011 by the request of the neighborhood; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Donna Tiemann second the motion on a vote of 5-0; Chair Betty Baker was absent (ill), with 1 vacancy on the commission.

8. **Partial Plat Vacation:** **C8J-07-0054.0A(VAC) - Partial Vacation of Pearson Business Center Subdivision**
Location: 16140 Bratton Lane, Gilleland Creek Watershed
Owner/Applicant: FPA Bratton Associates (Michael Earl)
Agent: Hanrahan Pritchard Engineering, Inc. (Steven Jamison)
Request: Approval of the partial vacation of the Pearson Business Center Subdivision, which includes Lot 4, Block A consisting of 5.005 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 partial vacation of the Pearson Business Center Subdivision; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Chair Betty Baker was absent (ill), with 1 vacancy on the commission.

- 9. Final Plat/Resub: C8-2010-0138.0A - Andriotakis Subdivision**
Location: 3609 Pennsylvania Ave, Tannehill Branch Watershed
Owner/Applicant: Andriotakis James & Diane
Agent: Urban Design Group (J. Segura)
Request: Approval of the Andriotakis Subdivision composed of 5 lots on 1.0 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

The motion to disapprove item #9; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Chair Betty Baker was absent (ill), with 1 vacancy on the commission.

D. NEW BUSINESS

E. ADJOURN

Commissioner Patricia Seeger adjourned the meeting without objection at 7:04 p.m.