



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
January 18, 2011**

The Zoning & Platting Commission convened in a regular meeting on January 18, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:01p.m.

Board Members in Attendance:

Betty Baker
Sandra Baldrige
Cynthia Banks
Gregory Bourgeois
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 January 4, 2011.

The motion to approve the minutes from January 4, 2011; were approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks second the motion on a vote of 4-0-1; Commissioner Betty Baker abstained, Commissioner Donna Tiemann was absent (ill); with 1 vacancy on the commission.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2010-0163 - Austin Cribs**
Location: 6320 City Park Road, West Bull Creek Watershed
Owner/Applicant: Austin Cribs (Cord Shiflett)
Agent: Irion Slade, L.L.C. (Terry Irion)
Request: DR to LR
Staff Rec.: **Recommendation of LR-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation of LR-CO district zoning with a 500 vehicle trip limit per day; was approved by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois second the motion on a vote of 4-1; Commissioner Patricia Seeger voted against the motion (nay), Commissioner Donna Tiemann was absent (ill) with 1 vacancy on the commission.

- 2. Zoning: C14-2010-0192 - Martin/Valentine Residence**
Location: 8116 Big View Drive, Lake Austin Watershed
Owner/Applicant: Bonita Vista Trust (James Valentine, IV)
Agent: Land Answers (Jim Wittliff)
Request: I-LA to SF-1
Staff Rec.: **Recommendation of LA**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation to deny SF-1 zoning and approved staff's recommendation of LA, Lake Austin Residence zoning; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Betty Baker second the motion on a vote of 5-0; Commissioner Donna Tiemann was absent (ill) with 1 vacancy on the commission.

- 3. Site Plan: SP-2010-0266D - Mountain View Elevated Storage Tank**
Location: 14901 Texas Street, Running Deer Creek Watershed
Owner/Applicant: Travis County Water Control & Improvement District No. 17 (Deborah Gernes)
Agent: River City Engineering (Will Pena, P.E.)
Request: 1. Land Development Code 25-8-341 to allow cut up to a maximum of 7 feet for water tower construction; 2. Land Development Code 25-8-342 to allow fill up to a maximum 11 feet for water tower construction; 3. Land Development Code 25-8-302 to allow construction on slopes for water tower construction.
Staff Rec.: **Recommended with conditions**
Staff: Elizabeth Robinson, 974-6312, elizabeth.robinson@ci.austin.tx.us
Brad Jackson, 974-3410, brad.jackson@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for approval of Sections 25-8-341, 25-8-342 and 25-8-302; were approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Commissioner Donna Tiemann was absent (ill) with 1 vacancy on the commission.

- 4. Resubdivision: C8J-2010-0016.0A - Resubdivision of Lot 2, Kellywood Estates, Section Two**
Location: 4110 Kellywood Drive, Slaughter Creek Watershed – Barton Springs Zone
Owner/Applicant: Noel M. & Susan Kelly
Agent: Texas Engineering Solutions, LLC (Stephen Delgado)
Request: Approve the resubdivision of one lot into 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 and Development Review Department

This item was pulled from the agenda with no action required at this time. This item will be posted on the February 1, 2011 agenda.

5. **Final without Preliminary:** **C8J-2010-0107.0A - Texas Commerce Bancshares Subdivision & M-P Addition Replat**
Location: 2224 Walsh Tarlton Lane, Barton/Eanes Creek Watersheds – Barton Springs Zone
Owner/Applicant: Longaro & Clarke (Eva Wong); Armbrust & Brown (Amanda Morrow)
Agent: Approval of the Texas Commerce Bancshares Subdivision & M-P Addition Replat composed of 2 lots on 16.24 acres.
Request: Approval of the Replat of Lot 1-A of the Amended Plat of Lot 1, M-P Addition and Lot 1, Block A of the Texas Commerce Bancshares Subdivision to combine two legal lots into one lot. The applicant also requests a variance from LDC Section 25-6-381(B) which requires that subdivisions on a major roadway not take access to the major roadway when alternate access is available.
Staff Rec.: **The variance and the plat are recommended for approval with conditions.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to February 1, 2011 by the request of staff; was approved by Commissioner Sandra Baldrige's motion, Commissioner Patricia Seeger second the motion on a vote of 4-0-1; Commissioner Gregory Bourgeois abstained, Commissioner Donna Tiemann was absent (ill) with 1 vacancy on the commission.

6. **Preliminary:** **C8J-2010-0139 - Wildflower Commons**
Location: S. MoPac Expressway Southbound, Bear/Slaughter Creek Watersheds – Barton Springs Zone
Owner/Applicant: Wildflower Commons II, LP
Agent: LJA Engineering & Surveying, Inc. (Dan Ryan)
Request: Approval of the Wildflower Commons Subdivision composed of 3 lots on 177.853 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
7. **Amended Plat:** **C8J-2010-0140.0A - Summit Park Subdivision Lots 1, 2, 3, 4, & 5 Amended Plat of the Amended Plat**
Location: 203 Canyon Rim Drive, Barton Creek, Bee Creek Watershed – Barton Springs Zone
Owner/Applicant: William Parkhouse
Agent: Thrower Design (A. Ron Thrower)
Request: Approval of the Summit Park Subdivision Lots 1, 2, 3, 4, & 5 Amended Plat of the Amended Plat composed of 4 lots on 8.28 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 8. Resubdivision: C8J-2010-0145.0A - Ed Seelings Subdivision; Resubdivision Part of Lot 16**
 Location: 7703 Linden Road, Maha Creek Watershed
 Owner/Applicant: Ignacio Montoya & Lord and I Cemetery (John David Santos), Hector Canales
 Agent: Lenworth Consulting, LLC (Nash Gonzales, Jr.)
 Request: Approval of the Ed Seelings Subdivision; Resubdivision of Part of Lot 16 composed of 4 lots on 11 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 9. Final without Preliminary: C8-2010-0146.0A - River Place Community**
 Location: 6326 River Place Blvd., West Bull Creek Watershed
 Owner/Applicant: Fariba Rahnaimai & Abbas Rahanaimai
 Agent: Abbas Rahanaimai
 Request: Approval of the River Place Community Subdivision composed of 1 lot on 0.561 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Final Plat: C8-2011-0002.0A - Westover Hills, Section 4, Block G, Lots 3 & 4; Amended Plat**
 Location: 8406 Emerald Hill Drive, Shoal Creek Watershed
 Owner/Applicant: Gerald Kucera; Mary Jo Stilp; Stephen Stilp
 Agent: Sarah Crocker
 Request: Approval of the Westover Hills, Section 4 Block G, Lots 3&4; Amended Plat composed of 2 lots on 0.7111 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Final Plat: C8J-2010-0143.0A - Dolan's Amending Plat**
 Location: 601 Brandon Way, Cuernavaca Creek Watershed
 Owner/Applicant: Living Trust (Michael J. Dolan)
 Agent: Harris-Grant Surveying (Thomas B. Watts)
 Request: Approval of the Dolan's Amending Plat composed of 1 lot on 1.073 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 12. Preliminary Plan: C8J-2010-0141 - Green Crossing**
 Location: 13204 Von Quintus Road, Dry Creek/Maha Creek Watersheds
 Owner/Applicant: Ernest or Lois Maschmeyer
 Agent: Doucet & Associates (Carey Brester)
 Request: Approval of the Green Crossing composed of 197 lots on a 93.9 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

13. Amended Plat: **C8J-2010-0147.0A - Amended Plat of Lots 9 & 10, Block A, Berdoll Commercial Subdivision**
Location: 5200 Ross Road, Dry Creek Watershed
Owner/Applicant: Sufian Emmar
Agent: Hector L. Avila
Request: Approval of the Amended Plat of Lots 9 & 10, Block A, Berdoll Commercial Subdivision composed of 2 lots on 1.589 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #6-13;

The motion to disapprove Items #6-13; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Commissioner Donna Tiemann was absent (ill) with 1 vacancy on the commission.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:04 p.m.