



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
January 5, 2010**

The Zoning & Platting Commission convened in a regular meeting on January 5, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:08 p.m.

Board Members in Attendance:

**Betty Baker – Chair
Sandra Baldrige
Cynthia Banks
Teresa Rabago
Patricia Seeger
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 15, 2009.

The motion to approve the minutes from December 15, 2009 was approved on the Consent Agenda by Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, Commissioner Teresa Rabago had not yet arrived.

C. PUBLIC HEARINGS

- 1. Zoning and Rezoning: C14-2008-0123 - Bennett Tract**
Location: 7309 South IH 35 Service Road Northbound, South Boggy Creek; Onion Creek Watershed
Owner/Applicant: South Austin I-35 Associates c/o Bennett Realty Group (Timothy T. Bennett)
Agent: Big Red Dog Engineering / Consulting (Will Schnier)
Request: I-RR; GR to CS-MU-CO
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to January 19, 2010.**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to January 19, 2010 by the request of staff; was approved by Commissioner Donna Tiemann’s motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, Commissioner Teresa Rabago had not yet arrived.

- 2. Zoning and Rezoning: C14-2008-0220 - Double Creek Village**
Location: 10200 - 10614 South IH-35 Service Road Southbound, Slaughter/Onion Creeks Watershed
Owner/Applicant: Sterling/Babcock & Brown Double Creek LP (Drew M. Ireland)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: I-RR; CS-CO to CS-MU
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to February 16, 2010.**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to February 16, 2010 by the request of staff; was approved by Commissioner Donna Tiemann’s motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, Commissioner Teresa Rabago had not yet arrived.

- 3. Rezoning: C814-01-0114.02 - Comanche Canyon Ranch PUD Amendment #2**
Location: Comanche Trail and Monte Castillo Parkway, Lake Travis Watershed
Owner/Applicant: Comanche Canyon East Commercial Partners, L.P. (Robert Theriot)
Agent: Vision 360 (Brian Birdwell)
Request: PUD to PUD
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff’s recommendation for PUD zoning; was approved on the Consent Agenda by Commissioner Sandra Baldrige’s motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, Commissioner Teresa Rabago had not yet arrived.

- 4. Rezoning: C14-2009-0127 - Austin Woodfin Suite**
Location: 7685 Northcross Drive, Shoal Creek Watershed
Owner/Applicant: B-H Enterprises (William Hale)
Agent: Shaw Hamilton Consultants (Shaw Hamilton)
Request: From GR-MU-CO to CS-1
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

Application withdrawn by the owner at the hearing; no action taken by Commission.

- 5. Rezoning: C14-2009-0149 - 2103 W. Slaughter Lane**
Location: 2103 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Shokrollah Delaram
Agent: Sean Hildebrandt
Request: SF-2 to GO-MU
Staff Rec.: **Recommendation of GO-MU-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to Continue to January 19, 2010 by the request of ZAP; was approved by Commissioner Donna Tiemann's motion, Commissioner Patricia Seeger second the motion on a vote of 6-0; Commissioner Gregory Bourgeois was absent.

- 6. Final Plat w/Preliminary: C8J-2007-0125.1A - Lake Ridge Estates**
Location: Lake Mountain Lane, Lake Travis Watershed
Owner/Applicant: (Renee Champion) (Mark Collins)
Agent: Garrett Ihnen Civil Engineering (Joseph Koen)
Request: Approval of Lake Ridge Estates Final plat consisting of 7 lots on 31.70 acres.
Staff Rec.: **Recommended.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for approval of Lake Ridge Estates final plat; was approved on the Consent Agenda by Commissioner Donna Tiemann's motion, Commissioner Patricia Seeger second the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, Commissioner Teresa Rabago had not yet arrived.

- 7. Amended Plat:** **C8J-2009-0140.0A - Westcliff Section 1-A, Amended Plat of Lots 19 & 25**
 Location: 8101 Two Coves Dr., Coldwater/West Bull Creek Watershed
 Owner/Applicant: John M. Rock III
 Agent: Same
 Request: Approval of Westcliff Section 1-A, Amended Plat of Lots 19 & 25 composed of 1 lot on 4.387 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 8. Prelim Plan:** **C8J-2009-0142 - Estancia Hill Country**
 Location: Puryear Rd, Onion Creek Watershed
 Owner/Applicant: Phillip Wiggins
 Agent: Bury & Partners (Kelly Bell)
 Request: Approval of Estancia Hill Country composed of 37 lots on 600 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #7-8

The motion to disapprove items #7 & 8; was approved on the Consent Agenda by Commissioner Sandra Baldrige’s motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, Commissioner Teresa Rabago had not yet arrived.

D. NEW BUSINESS

Post Heritage Tree Ordinance on January 19, 2010 agenda.

E. ADJOURN

Chair Betty Baker adjourned the meeting at 7:30 p.m. without objection.