



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
December 1, 2009**

The Zoning & Platting Commission convened in a regular meeting on December 1, 2009 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:10 p.m.

**Board Members in Attendance:**

**Betty Baker – Chair  
Sandra Baldrige  
Cynthia Banks  
Gregory Bourgeois  
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 November 17, 2009.

The motion to approve the minutes from November 17, 2009 was approved on the Consent Agenda by Teresa Rabago's motion, Commissioner Donna Tiemann seconded the motion on a vote of 7-0.

**C. PUBLIC HEARINGS**

- 1. Rezoning: C14-2009-0097 - 11505 Anderson Mill Road Rezone**
  - Location: 11505 Anderson Mill Road, Bull Creek Watershed
  - Owner/Applicant: Marvin and Elizabeth Henry
  - Agent: Thrower Design (Ron Thrower)
  - Request: DR to LR
  - Staff Rec.: **Recommendation of LR-CO**
  - Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review

The motion to postpone to February 2, 2010 by the request of the applicant; was approved with no objection by Commissioner Donna Tiemann’s motion, Commissioner Cynthia Banks second the motion on a vote of 7-0.

- 2. Rezoning: C14-2009-0107 - St. Vincent De Paul Catholic Church**
  - Location: 9500 Neenah Avenue, Lake Creek Watershed
  - Owner/Applicant: Catholic Dicese of Austin (W.M. Mulvey)
  - Agent: Baker-Aicklen & Associates (Arnold Gonzales, Jr.)
  - Request: SF-2 to MF-4
  - 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 postpone to February 2, 2010 by the request of the Zoning & Platting Commission; was approved by Commissioner Donna Tiemann’s motion, Commissioner Sandra Baldrige second the motion on a vote of 7-0.

\* Will be re-noticed.

- 3. Rezoning: C14-2009-0125 - First Brazilian Baptist Church in Austin**
  - Location: 1509 Dessau Road, Harris Branch Watershed
  - Owner/Applicant: First Brazilian Baptist Church (Ledo Corral)
  - Agent: A.J. Ghaddar, P.E. & Associates (A.J. Ghaddar)
  - Request: DR to LR
  - Staff Rec.: **Recommendation of LO-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 LO-CO zoning; was approved by Commissioner Teresa Rabago’s motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

- 4. Zoning: C14-2009-0136 - 13216 Pond Springs Road**  
 Location: 13216 Pond Springs Road, Lake Creek Watershed  
 Owner/Applicant: The Human Solution (Jon Paulsen)  
 Agent: JW Hall Design (Diane Ohmann)  
 Request: I-RR to CS-CO  
 Staff Rec.: **Recommendation of CS-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 CS-CO permitting limited warehousing and distribution as the only CS district use, including all GR uses only and 2,000 vehicle trips; was approved by Commissioner Patricia Seeger’s motion, Commissioner Teresa Rabago second the motion on a vote of 6-0; Commissioner Sandra Baldrige was off the dais.

- 5. 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 Staff to January 5, 2010.**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
 Planning and Development Review Department

The motion to postpone to January 5, 2010 by the request of staff; was approved with no objection by Commissioner Donna Tiemann’s motion, Commissioner Cynthia Banks second the motion on a vote of 7-0.

- 6. 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 MF-3 for Tract 1 and CS for Tract 2  
 Staff Rec.: **Recommendation Pending; Postponement request by the Staff to 1-5-10**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
 Planning and Development Review Department

The motion to postpone to January 5, 2010 by the request of staff; was approved with no objection by Commissioner Donna Tiemann’s motion, Commissioner Cynthia Banks second the motion on a vote of 7-0.

- 7. Final Plat: C8-2008-0204.0A - Resubdivision of Lot 1, Shoalwood Addition Section 4**
- Location: 2615 Pembroke Trail, Shoal Creek Watershed  
 Owner/Applicant: Andrew Carr  
 Agent: Shaw Hamilton Consultants, (Shaw Hamilton)  
 Request: Approval of the Resubdivision of Lot 1, Shoalwood Section 4, comprised of 3 lots on 0.75 acres.
- Staff Rec.: **Recommended.**  
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
 Planning and Development Review Department

The motion to postpone to January 19, 2010 by the request of the Zoning & Platting Commission; was approved by Commissioner Teresa Rabago's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

- 8. Resubdivision: C8-2009-085.0A - Resubdivision of Lots 39 & 40, Harris Ridge Phase 3, Section 1, Block C**
- Location: Dexford Drive, Harris Branch Watershed  
 Owner/Applicant: Ken Blevins  
 Agent: Holt Planners (David Holt, Jr.)  
 Request: Approval of a Resubdivision Plat composed of 2 lots on 0.85 acres for proposed community recreation (private) use.
- Staff Rec.: **Recommended.**  
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
 Planning & Development Review Department

The motion to approve staff's recommendation for approval of a re-subdivision Plat; was approved by Commissioner Sandra Baldrige's motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

- 9. Resubdivision: C8-2008-0224.0A - Resubdivision of Lots 19 & 20, Block 5, Resubdivision of Shoalmont Addition**
- Location: 5511 Woodview Ave, Shoal Creek Watershed  
 Owner/Applicant: Ben Bentrup  
 Agent: Jim Bennett Consulting (Jim Bennett)  
 Request: Approve the resubdivision of 2 lots into 4 lots consisting of 0.915 acres.
- Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
 Planning and Development Review Department

This item was withdrawn by the applicant; no action required.

**10. Final without preliminary, with variance: C8-2009-0048.0A - Ridgewood Addition**

Location: 318 Ridgewood Road, Lady Bird Lake Watershed  
Owner/Applicant: Ridgewood BLW LLC (Cass Brewer)  
Agent: Vincent Gerard & Associates (Vince Huebinger)  
Request: Approve a variance from LDC 25-8-65(A) to omit the roadway deduction in the calculation of allowable impervious cover for the subdivision. And approve the subdivision of 1.04 acres into 2, single family lots.

Staff Rec.: **The Variance is recommended with conditions from the EV Board. With approval of the variance, the subdivision is recommended.**

Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff’s recommendation for a variance with conditions; was approved on the Consent Agenda by Commissioner Teresa Rabago’s motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

**11. Preliminary Plan: C8J-2008-0237 - Southview Hills Estates**

Location: Southview Hills Circle at FM 973, South Fork Watershed  
Owner/Applicant: Mr. and Mrs. Samuel Guerrero  
Agent: Cuatro Consultants (Hugo Elizondo)  
Request: Approve a variance in 30-2-159 to allow private streets. And approve Southview Hills Estates composed of 21 single family lots and 1 private street lot on 27.60 acres.

Staff Rec.: **Recommended**

Staff: Sarah Sumner, 854-7687, sarah.sumner@co.travis.tx.us  
Planning & Development Review Department

The motion to approve staff’s recommendation for approval of a variance; was approved by Commissioner Gary Bourgeois’ motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

**12. Final without preliminary: C8J-2009-0132.0A - Patrick Garcia Subdivision**

Location: 10005 FM 1625 Road, South Fork Brushy Creek Watershed  
Owner/Applicant: Patrick Garcia  
Agent: Hector Avila  
Request: Approval of the Patrick Subdivision composed of 1 lot on 1.586 acres.

Staff Rec.: **Disapproval**

Staff: Planning & Development Review Department

- 13. Final without preliminary:** **C8J-2009-0133.0A - Verna Fowler Banks Subdivision**  
 Location: 13300 FM 969 Road, Decker Creek Watershed  
 Owner/Applicant: Linda Banks Kneppel  
 Agent: Jacobs (Ricky De Camps / Suzanne Dean)  
 Request: Approval of the Verna Fowler Banks Subdivision composed of 2 lots on 16.28 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning & Development Review Department
- 14. Final without preliminary:** **C8-2009-0134.0A - Park West at Circle C Phase 2**  
 Location: Tasajillo Trail, Slaughter Creek (BSZ) Watershed  
 Owner/Applicant: Joseph Burwell  
 Agent: Joseph Burwell  
 Request: Approval of the Park West at Circle C Phase 2 Subdivision composed of 2 lots on 0.244 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning & Development Review Department

Items #12-14;

The motion to disapprove items #12-14; were approved on the Consent Agenda by Commissioner Teresa Rabago's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

**D. NEW BUSINESS**

**E. ADJOURN**

**Chair Betty Baker adjourned the meeting at 8:01 p.m. without objection.**