



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
August 3, 2010**

The Zoning & Platting Commission convened in a regular meeting on August 3, 2010 @ 301 W. 2nd Street in Austin, Texas.

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

Board Members in Attendance:

Betty Baker
Sandra Baldrige
Cynthia Banks
Gregory Bourgeois
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 July 20, 2010.

The motion to approve the minutes from July 20, 2010; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Sandra Baldrige second the motion on a vote of 5-0-1; Commissioner Teresa Rabago was absent, Commissioner Patricia Seeger abstained from the minutes.

C. PUBLIC HEARINGS

1. **Rezoning:** **C14-2010-0085 - Northfork Plaza Shopping Center**
Location: 13945 Research Boulevard, Lake Creek Watershed
Owner/Applicant: Northfork Plaza Shopping Center L.P. (Keith Heil)
Agent: Drenner & Golden Stuart Wolff, LLP (Michele Haussmann)
Request: GR to CS-1
Staff Rec.: **Recommendation of CS-1-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to August 17, 2010 by the request of the applicant; was approved with no opposition by Commissioner Donna Tiemann's motion, Commissioner Cynthia Banks second the motion on a vote of 6-0; Commissioner Teresa Rabago was absent.

2. **Rezoning:** **C814-95-0002.09 - Four Points Centre PUD Amendment #9**
Location: North FM 620 Road, Bull Creek Watershed
Owner/Applicant: US Retail Income Fund VIII C/O BVT Management Services, Inc.
(Scott I. Farber)
Agent: Thrower Design (A. Ron Thrower)
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 postpone to August 17, 2010 by the request of the staff; was approved with no opposition by Commissioner Donna Tiemann's motion, Commissioner Cynthia Banks second the motion on a vote of 6-0; Commissioner Teresa Rabago was absent.

3. **Rezoning:** **C14-2010-0096 - Boardwalk Rezoning**
Location: 13215 Research Boulevard, Lake Creek Watershed
Owner/Applicant: Douglas L. Harbison
Agent: Holford Group (Kerby Smith)
Request: GR-CO to GR-CO, to change a condition of zoning
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 GR-CO; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; Commissioner Teresa Rabago was absent.

- 4. Rezoning: C14-2010-0097 - 11777 Jollyville Road Re-Zone**
Location: 11777 Jollyville Road, Walnut Creek Watershed
Owner/Applicant: Diane Hraban
Agent: Thrower Design (A. Ron Thrower)
Request: SF-2 to LO
Staff Rec.: **Recommendation of NO-MU-CO w/conditions**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to September 7, 2010 by the request of the neighborhood; was approved by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 5-1; Commissioner Sandra Baldrige voted against the motion (nay); Commissioner Teresa Rabago was absent.

- 5. Rezoning: C14-2010-0077 - Woodlawn 4**
Location: 4600 Manchaca Road, Williamson Creek Watershed
Owner/Applicant: Woodlawn Baptist Church (Lane Northcut)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: SF-3 to LO-MU-CO
Staff Rec.: **Recommendation of LO-MU-CO with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for LO-MU-CO with conditions, as staff recommended; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; Commissioner Teresa Rabago was absent.

- 6. Rezoning: C14-2010-0034 - Stonegate Two**
Location: 2500 West William Cannon Drive, Williamson Creek Watershed
Owner/Applicant: KC 1 Stonegate L.P. (John P (Sean) Cummings, Jr.)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: LO-CO to LO-CO to modify the conditional overlay by increasing the number of vehicle trips per day
Staff Rec.: **Recommendation of LO-CO with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to August 17, 2010 by the request of the neighborhood; was approved with no opposition by Commissioner Donna Tiemann's motion, Commissioner Cynthia Banks second the motion on a vote of 6-0; Commissioner Teresa Rabago was absent.

7. **Zoning:** **C14-2010-0099 - Design Center**
Location: 4929 FM 2222, Bull Creek Watershed
Owner/Applicant: Mark Smith & Joe Burke
Request: I-LA to NO-MU
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to September 7, 2010 by the request of staff; was approved with no opposition by Commissioner Donna Tiemann's motion, Commissioner Cynthia Banks second the motion on a vote of 6-0; Commissioner Teresa Rabago was absent.

8. **Site Plan -** **SP-2010-0004C(R1) - ABIA Remain Overnight Apron Expansion**
Variance Request
Only:
Location: 10300 Hotel Dr, Colorado River/Onion Creek Watershed
Owner/Applicant: City of Austin - Aviation (Shane Harbinson)
Agent: City of Austin - Public Works (Tony Krauss)
Request: Variance from LDC Section 25-8-342 to allow fill up to a maximum of 10 feet.
Staff Rec.: **Recommended**
Staff: Michael Clay, 974-2296, michael.clay@ci.austin.tx.us
Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for a variance to Section 25-8-342; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; Commissioner Teresa Rabago was absent.

9. **Final out of** **C8-2009-0118.3A.SH - Bradshaw Crossing Section 5**
Approved
Preliminary:
Location: Zachary Scott Street, Rinnard Creek Watershed
Owner/Applicant: Lennar Buffington Zachary Scott, L.P. (Ryan Mattox)
Agent: Lakeside Engineering (Chris Ruiz)
Request: Approve a final plat out of an approved preliminary plan composed of 27 lots on 4.388 acres.
Staff Rec.: **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 approval of a final plat out of an approved preliminary plan; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; Commissioner Teresa Rabago was absent.

- 10. Amended Plat:** **C8J-2010-0072.0A - Long Canyon Phase 1-B, Amended Plat of Lots 2 & 3, Block A**
 Location: 6607 Cuesta Trail, West Bull Creek Watershed
 Owner/Applicant: Richard Hilton & Scot & Rebecca Dowd
 Agent: Texas Design Interests, LLC (Jeff Shindler)
 Request: Approval of the Long Canyon Phase 1-B, Amended Plat of Lots 2 & 3, Block A Subdivision composed of 2 lots on 2.007 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Final without a Preliminary:** **C8-2010-0073.0A - Southside Storage Subdivision**
 Location: 8200 S Congress Avenue, South Boggy Creek Watershed
 Owner/Applicant: Southside Storage (Bobby New)
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: Approval of the Southside Storage Subdivision composed of 1 lot on 13.355 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 12. Amended Plat:** **C8-2010-0074.0A - Treemont Ph B Sec 5, Amended Plat of Lots 27 & 28**
 Location: 3008 Chatelaine Drive, Eanes Creek (BSZ) Watershed
 Owner/Applicant: Michael Bame
 Agent: Norma Pena Raven Consulting (Norma Pena Raven)
 Request: Approval of the Treemont Phase B Section 5, Amended Plat of Lots 27 & 28 composed of 1 lot on 1.759 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat:** **C8-2010-0076.0A - Avery Ranch Far West Wyola Bend Addition**
 Location: 11100 McKinney Spring Drive, South Boggy Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
 Agent: Randall Jones & Associates (Brent Jones)
 Request: Approval of the Avery Ranch Far West Wyola Bend Addition composed of 8 lots on 1.55 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat:** **C8-2010-0070.0A - Era McClish Subdivision, Resub of Lot C**
 Location: 11802 Hornsby St, Walnut Creek Watershed
 Owner/Applicant: Louis S Roussett, Jr
 Agent: Louis S Roussett, Jr & Greg Griffin (Griffin Eng Group, Inc)
 Request: Approval of the Era McClish Subdivision, Resub of Lot C composed of 2 lots on 0.5 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #10-14;

The motion to disapprove Items #10-14; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Sandra Baldrige second the motion on a vote of 6-0; Commissioner Teresa Rabago was absent.

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on approving revised bylaws as directed by City Council in action taken on July 29, 2010, concerning officer terms.

The motion to approve the revised bylaws as directed by City Council; was approved by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois second the motion on a vote of 6-0; Commissioner Teresa Rabago was absent.

2. New Business:

Request: Discussion and action on Nominations and Election of Officers.

The following nominations were made and approved by the whole commission.

Betty Baker - Chair

Patricia Seeger – Vice-Chair

Teresa Rabago – Secretary

Gregory Bourgeois – Vice-Secretary

Sandra Baldrige - Parliamentarian

E. ADJOURN

Chair Betty Baker adjourned the meeting at 7:17 p.m. without objection.