



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
August 17, 2010**

The Zoning & Platting Commission convened in a regular meeting on August 17, 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  
Teresa Rabago  
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 August 3, 2010.

The motion to approve the minutes from August 3, 2010; was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

## 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 approve staff's recommendation for CS-1-CO district zoning with added conditions to prohibit:

- Drop off recycling, collection facility;
- Adult oriented businesses;
- Commercial blood/plasma centers; and
- Transitional housing;

The motion was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 2. Rezoning: C14-2010-0100 - Stagliano 620**  
Location: 9800 North FM 620 Road, Bull Creek Watershed  
Owner/Applicant: Vincent J. Stagliano  
Agent: Land Strategies, Inc. (Paul Linehan)  
Request: DR, SF-2 to GR-CO  
Staff Rec.: **Recommendation Pending**  
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 staff; was approved with no opposition, by Commissioner Donna Tiemann's motion, Commissioner Teresa Rabago second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 3. 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 approve staff's recommendation for PUD zoning; was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 4. 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 approve staff's recommendation for LO-CO zoning with conditions; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Teresa Rabago second the motion on a vote of 4-2; Commissioners Betty Baker and Donna Tiemann voted against the motion (nay); Commissioner Patricia Seeger was absent.

- 5. Zoning: C14-2010-0132 - Central Texas Rehabilitation**  
Location: 4500 1/2 Triangle Avenue, Waller Creek Watershed  
Owner/Applicant: State of Texas (Hal Croft)  
Agent: Brown McCarroll, L.L.C. (Nikelle Meade)  
Request: Unzoned to CS-CO  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for CS-CO zoning; was approved by Commissioner Donna Tiemann's motion, Commissioner Teresa Rabago second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 6. Preliminary: C8-2009-0089 - Barstow Court**  
Location: 9312-1/2 Barstow Ave., Slaughter/Williamson Creek Watersheds  
Owner/Applicant: Durham Trading Office Suites, LLC (Steve Bartlett)  
Agent: Riera Engineering (Mike Rivera)  
Request: Approval of a preliminary composed of 27 lots on 6.38 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 September 7, 2010 by the request of the neighborhood; was approved with no opposition, by Commissioner Donna Tiemann's motion, Commissioner Teresa Rabago second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

7. **Final Plat Resubdivision:** **C8-2010-0048.0A - North Park Addition, Sec. 1; Resubdivision**  
Location: 305 E. Yager Lane, Walnut Creek Watershed  
Owner/Applicant: BR Tech Ridge, LLC (Jame Babb)  
Agent: Garrett-Ihnen Civil Engineering (Aaron Pesek)  
Request: The approval of North Park Addition, Sec. 1; Resubdivision composed of 1 lot on 14.507 acres.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of North Park Addition, Sec. 1; was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

8. **Resubdivision:** **C8-2010-0075.0A - Resubdivision of Lot 1, Block A, Alm Subdivision**  
Location: 9811 S. IH 35 SVRD NB, Onion/Slaughter Creek Watersheds  
Owner/Applicant: Wallace Development Group LLC (Robert W. McDonald III, Mgr.)  
Agent: Vigil & Associates (Joel Richardson)  
Request: Approval of the Resubdivision of Lot 1, Block A, Alm Subdivision composed of 1 lot on 6.73 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

The motion to disapprove item #8; was approved on the consent agenda by Commissioner Donna Tiemann's motion, Commissioner Gregory Bourgeois second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

#### **D. NEW BUSINESS**

#### **E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 6:45 p.m.**