



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
September 21, 2010**

The Zoning & Platting Commission convened in a regular meeting on September 21, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:07 p.m.

**Board Members in Attendance:**

**Betty Baker  
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 September 7, 2010.

The motion to approve the minutes from September 7, 2010; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

**C. PUBLIC HEARINGS**

**1. Retroactive**

**Variance:**

Location: 4709 Highland Terrace  
Owner/Applicant: Jim Einhaus (David Weekley Homes)  
Request: Retroactive variance to the Land Development Code 25-8-641; to remove/impact a Heritage Tree.  
Staff: Keith Mars, City Arborist, 974-2755, keith.mars@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff’s recommendation for the retroactive variance to Code 25-8-641, with added conditions:

1. To adjust mitigation rate to 5x the caliper inches of the 40” Live Oak at \$200 per caliper inch;
2. 10-year tree care plan for the 40” Live Oak.

The motion was made by Commissioner Donna Tiemann, Commissioner Patricia Seeger second the motion on a vote of 4-3; Commissioners Betty Baker, Sandra Baldrige and Gregory Bourgeois voted against the motion (nay).

**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 of GR-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 GR-CO district zoning, with the following additional conditions: 1) Add as permitted uses: Business or Trade School, Business Support Services, Funeral Services, Medical Offices (exceeding 5,000 sq. ft. gross floor area), Personal Improvement Services, Research Services, Restaurant (General), General Retail Sales (General), Indoor Entertainment, Indoor Sports and Recreation; 2) Add as conditional uses: Food Preparation, Outdoor Entertainment and Plant Nursery; 3) Prohibit Drive-In Services; 4) Prohibit hours of operation from 2:00 a.m. through 6:00 a.m.; the motion was approved by Commissioner Gregory Bourgeois’ motion, Commissioner Sandra Baldrige second the motion on a vote of 7-0.

- 3. 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 denial.**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department

The motion to indefinitely postpone by the request of the applicant; was approved on the consent agenda by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

- 4. Zoning: C14-2010-0038 - Zoning 1.56 acres at 11410 Manchaca Road**  
Location: 11410 Manchaca Road, Slaughter Creek Watershed  
Owner/Applicant: THG Holdings LC (Guy Oliver)  
Agent: Brown McCarroll LLP (Nikelle S. Meade)  
Request: I-RR to CS  
Staff Rec.: **Recommendation of LR-CO**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to October 5, 2010, by the request of staff; was approved with no opposition by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

- 5. Rezoning: C14-2010-0144 - 8011 B Cameron Road**  
Location: 8011 B Cameron Road, Little Walnut Creek Watershed  
Owner/Applicant: Buttross Group (David Buttross)  
Agent: Southwest Key Programs, Inc. (Elizabeth Nielson)  
Request: IP to CS  
Staff Rec.: **Recommended**  
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for CS district zoning; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

- 6. Zoning: C14-2010-0102 - Greenshores Annexation Zoning #1**  
Location: Greenshores Subdivision @ Pearce Road and Oak Shores, Lake Austin Watershed  
Agent: City of Austin (Clark Patterson)  
Request: I-RR & I-SF-1 to RR, SF-1 & P  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to October 19, 2010 by the request of staff; was approved with no opposition by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

- 7. Zoning: C14-2010-0103 - Greenshores Annexation Zoning #2**  
Location: Greenshores Subdivision @ Pearce Road, Lazy River and Oak Shores, Lake Austin Watershed  
Agent: City of Austin (Clark Patterson)  
Request: I-RR & I-SF-1 to RR, SF-1 & P  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to October 19, 2010 by the request of staff; was approved with no opposition by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

- 8. Zoning: C14-2010-0104 - Greenshores Annexation Zoning #3**  
Location: Greenshores Subdivision @ Pearce Road and Turnbouy Drive, Lake Austin Watershed  
Agent: City of Austin (Clark Patterson)  
Request: I-RR & I-SF-1 to RR, SF-1 & P  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to October 19, 2010 by the request of staff; was approved with no opposition by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

- 9. Zoning: C14-2010-0105 - Greenshores Annexation Zoning #4**  
Location: Greenshores Subdivision @ Pearce Road, Oak Shores, Pappy's Way, Malibu Cove, Barefoot Cove and Greenshores Drive, Lake Austin Watershed  
Agent: City of Austin (Clark Patterson)  
Request: LA, SF-3, I-RR & I-SF-1 to RR, SF-1, LA & P  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to October 19, 2010 by the request of staff; was approved with no opposition by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

- 10. Zoning: C14-2010-0106 - Greenshores Annexation Zoning #5**  
Location: Greenshores Subdivision @ Pappy's Way and Turnbouy Drive., Lake Austin Watershed  
Agent: City of Austin (Clark Patterson)  
Request: I-SF-1 to SF-1  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to October 19, 2010 by the request of staff; was approved with no opposition by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

- 11. Zoning: C14-2010-0107 - Greenshores Annexation Zoning #6**  
Location: Greenshores Subdivision @ Pearce Road and Greenshores Drive, Lake Austin Watershed  
Agent: City of Austin (Clark Patterson)  
Request: I-RR & I-SF-1 to RR & SF-1  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to October 19, 2010 by the request of staff; was approved with no opposition by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

**12. Zoning:** **C14-2010-0108 - Greenshores Annexation Zoning #7**  
Location: Greenshores Subdivision @ Robinson Road, Lake Austin Watershed  
Agent: City of Austin (Clark Patterson)  
Request: I-LA to LA  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to October 19, 2010 by the request of staff; was approved with no opposition by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

**13. Zoning:** **C14-2010-0109 - Greenshores Annexation Zoning #8**  
Location: Greenshores Subdivision @ Pearce Road and Ski Shores Drive, Lake Austin Watershed  
Agent: City of Austin (Clark Patterson)  
Request: I-LA & I-SF-1 to LA & SF-1  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to October 19, 2010 by the request of staff; was approved with no opposition by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

**14. Zoning:** **C14-2010-0110 - Greenshores Annexation Zoning #9**  
Location: Greenshores Subdivision @ Pearce Road and Ski Shores Terrace, Lake Austin Watershed  
Agent: City of Austin (Clark Patterson)  
Request: I-LA to LA  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to October 19, 2010 by the request of staff; was approved with no opposition by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

**15. 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 November 16, 2010 by the request of the applicant; was approved with no opposition by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

**16. Site Plan - SPC-2010-0168A - Circle C Community Center**  
**Conditional Use Permit:**  
 Location: 7817 La Crosse Avenue, Slaughter Creek Watershed  
 Owner/Applicant: Circle C Homeowner's Association (Denise Nordstrom)  
 Agent: Land Strategies, Inc. (Mitch Wright)  
 Request: Request approval of a conditional use permit of a Part A land use site plan for a neighborhood amenity center (Community Recreation - Private) within the SF-2 zoning district.  
 Staff Rec.: **Recommended**  
 Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us  
 Planning and Development Review Department

This item was pulled from the agenda; no action required.

**17. Partial Plat C8-76-032(VAC) - 620 Oaks (Partial Vacation)**  
**Vacation:**  
 Location: 10801 Foundation Road, Bull Creek Watershed  
 Owner/Applicant: Reid & Karen Funderburk  
 Agent: Abbe Engineering (Alan Abbe)  
 Request: Approve the partial vacation of 620 Oaks subdivision as pertains to Lot 7, Block C, only.  
 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 to approve the partial vacation of 620 Oaks Subdivision; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

- 18. Preliminary: C8J-2010-0091 - Colliers Wood Subdivision**  
 Location: 10401 Sprinkle Road, Walnut Creek Watershed  
 Owner/Applicant: Duck Holdings LP (Ed Mixon)  
 Agent: Vaughn & Associates (Rick Vaughn)  
 Request: Approval of the Colliers Wood Subdivision composed of 356 lots on 186.74 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 19. Amended Plat: C8-2010-0093.0A - 201 West 5th Subdivision, Block 44A, Lot 1; Amended Plat of Original City of Austin Subdivision**  
 Location: 201 West 5th Street, Town Lake Watershed  
 Owner/Applicant: John Coleman Horton III  
 Agent: Bury & Partners, Inc. (Alastair Jenkin)  
 Request: Approval of the 201 West 5th Subdivision, Block 44A, Lot 1; Amended Plat of Original City of Austin Subdivision composed of 1 lot on 0.542 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 20. Amended Plat: C8-2010-0095.0A - Eubank Acres Section 1; Amended Plat of Lots 1-4, Block C**  
 Location: 11409 N Lamar Blvd., Walnut Creek Watershed  
 Owner/Applicant: Southwestern Bell Telephone Co. (Pat Orman)  
 Agent: Cobb Fendley & Associates (Jennifer Paisley)  
 Request: Approval of the Eubank Acres Section 1; Amended Plat of Lots 104, Block C composed of 4 lots on 2.044 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 21. Final without Preliminary: C8J-2010-0089.0A - Borders Subdivision**  
 Location: 9202 FM 812 Road, Cottonmouth Creek Watershed  
 Owner/Applicant: Ryan Borders  
 Agent: Austin Civil Engineering, Inc. (Brent Hammond)  
 Request: Approval of the Borders Subdivision composed of 1 lot on 9.388 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department



22. **Final Plat:** **C8-2010-0085.0A - Colonial Grand at Cityway**  
 Location: 11001 S 1st St, Onion Creek Watershed  
 Owner/Applicant: Riddell Family Limited Partnership (Wayne Riddell) Colonial Realty LP % Colonial Properties Trust (Ed Wright)  
 Agent: Kimley-Horn & Assoc (Joseph Willrich)  
 Request: Approval of the Colonial Grand at Cityway composed of 3 lots on 27.97 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
23. **Final Plat:** **C8J-2010-0086.0A - Carriage Crossing Section Two Lot 1; Resubdivision**  
 Location: River Hills Road, Cuernavaca Creek Watershed  
 Owner/Applicant: (Robert Swett)  
 Agent: Bury & Partners, Inc. (Dwayne Shoppa)  
 Request: Approval of the Carriage Crossing Section Two Lot 1; Resubdivision composed of 3 lots on 11.469 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
24. **Final Plat:** **C8J-2010-0087.0A - 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
25. **Final Plat:** **C8J-2010-0092.0A - Lots 7 and 8, Resub. of Lots 1,2, & 3; Amended Plat**  
 Location: 10607 Etta Lane, Slaughter Creek Watershed  
 Owner/Applicant: Christi Vojkufka (Genevieve Benson)  
 Agent: Christi Vojkufka (Rose of Sharon)  
 Request: Approval of the Lots 7 and 8, Resub. of Lots 1,2, & 3; Amended Plat composed of 2 lots on 2.146 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

**26. Final Plat with out Preliminary: C8-2010-0088.0A - Brodie 31 Subdivision Phase Four**

Location: Silk Oak Drive, Slaughter Creek Watershed  
Owner/Applicant: 31 Deerfield, Ltd. (William S. Walters, III)  
Agent: LJA Engineering (Danny Miller)  
Request: Approval of the Brodie 31 Subdivision Phase Four composed of 1 lot on 4.983 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #18-26;

The motion to disapprove items#18-26; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

**D. NEW BUSINESS**

**E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 7:51 p.m.**