



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
October 19, 2010**

The Zoning & Platting Commission convened in a regular meeting on October 19, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:12 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 October 5, 2010.

The motion to approve the minutes from October 5, 2010; were approved with an amendment to show that the request to re-post the retroactive variance, should have read “rescind and amend”. Motion made by Commissioner Patricia Seeger, Commissioner Teresa Rabago second the motion on a vote of 7-0.

**C. PUBLIC HEARINGS**

- 1. 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 approve staff’s recommendation for RR, SF-1 and P 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.

- 2. 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 approve staff’s recommendation for RR, SF-1 and P 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.

- 3. Zoning: C14-2010-0104 - Greenshores Annexation Zoning #3**
  - Location: Greenshores Subdivision @ Pearce Road and Turnbuoy 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 November 2, 2010 by the request of staff; was approved with no opposition by Commissioner Gregory Bourgeois, Commissioner Donna Tiemann second the motion on a vote of 7-0.

- 4. 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 approve staff's recommendation for RR, SF-1, LA and P 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.

- 5. Zoning: C14-2010-0106 - Greenshores Annexation Zoning #5**  
Location: Greenshores Subdivision @ Pappy's Way and Turnbuoy 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 approve staff's recommendation for SF-1 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: C14-2010-0107 - 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 approve staff's recommendation for RR and SF-1 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.

- 7. 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 approve staff’s recommendation for LA 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.

- 8. 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 approve staff’s recommendation for LA and SF-1 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.

- 9. 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 approve staff’s recommendation for LA 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.

- 10. 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 GR-CO, as amended  
 Staff Rec.: **Recommendation of GR-CO**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
 Planning and Development Review Department

The motion to approve staff’s recommendation for GR-CO district zoning with the CO allowing for all LR uses and indoor entertainment, requires that a service station use be located a minimum of 50-feet from the west property line, establishes that a land use which includes drive-in services use requires a conditional use permit site plan, and limits the number of daily vehicle trips to 2,000; the motion was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

- 11. Site Plan - SP-2010-0158C - Woodlawn Baptist Church**  
**Variance Request**  
**Only:**  
 Location: 4600 Manchaca Road, Williamson Creek Watershed  
 Owner/Applicant: Woodlawn Baptist Church (Lane Northcut)  
 Agent: Thonhoff Consulting Engineers, Inc (Robert Thonhoff)  
 Request: The applicant is appealing the denial of an administrative variance request to remove two Heritage Trees, as allowed under Land Development Code Section 25-8-644.  
 Staff Rec.: **Recommended.**  
 Staff: Keith Mars, 974-2755, keith.mars@ci.austin.tx.us  
 Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us  
 Planning and Development Review Department

The motion to approve the appeal request per LDC 25-8-644 to remove two Heritage Trees, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

- 12. Site Plan SP-00-2032C(XT4) - Tuscany Business Park I**  
**Extension:**  
 Location: 9100 E. US 290 Highway Westbound, Walnut Creek Watershed  
 Owner/Applicant: Tuscany Business Park Land, L.P. (Daniel McShane)  
 Agent: Cunningham-Allen Inc. (Jana Rice)  
 Request: Request approval of a three year extension to a previously approved site plan.  
 Staff Rec.: **Recommended**  
 Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us  
 Planning and Development Review Department

The motion to approve staff’s recommendation for approval of a 3-year extension, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

- 13. Site Plan - Conditional Use Permit with Waiver: SPC-2010-0122A - All Austin Cooperative Nursery School**
- Location: 2301 Hancock Drive & 5012 Shoalwood Avenue, Shoal Creek Watershed
- Owner/Applicant: All Austin Cooperative Nursery School (Patricia S. Sefton)
- Agent: Jackson Walker, L.L.P. (Katherine Loayza)
- Request: Request approval of a conditional use permit for an expansion of a nursery school (Day Care Services, Commercial) within a SF-3 zoning district. Waiver: A request to allow a playground within 5 feet from a lot in which a use permitted in an SF-5 or more restrictive zoning district is permitted. [LDC 25-2-1067]
- Staff Rec.: **Recommended with conditions**
- Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff’s recommendation for approval of a conditional use permit; was approved by Commissioner Patricia Seeger’s motion, Commissioner Gregory Bourgeois second the motion on a vote of 7-0.

- 14. Site Plan Extension: SP-06-0113C(XT2) - Camino Real**
- Location: 10140 Old San Antonio Road, Slaughter Creek Watershed
- Owner/Applicant: Moe, Larry & Curly, LTD (Mike Young)
- Agent: Land Strategies, Inc. (Paul Linehan)
- Request: Request approval of a 10 month extension to a previously approved site plan.
- Staff Rec.: **Recommended**
- Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff’s recommendation for approval of a 10-month extension to a previously approved site plan, 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. Resubdivision:** **C8-2010-0066.0A - Woodlawn Baptist Church Subdivision, A Resubdivision of Lots 5, 13-16, 31-32, Block A, Western Trails Section 1**  
Location: 4600 Manchaca Road, Williamson Creek Watershed  
Owner/Applicant: Woodlawn Baptist Church (Jim Reed)  
Agent: Jim Bennett Consulting (Hector Avila)  
Request: Approve the resubdivision of 7 existing lots with some un-platted land into 7 lots on 6.593 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 to approve the resubdivision of 7 existing lots, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Teresa Rabago second the motion on a vote of 7-0.

**19. Preliminary:** **C8J-2010-0101 - Hutton Industrial Park**  
Location: S. U.S. 183 Highway, North Fork Dry Creek Watershed  
Owner/Applicant: Eledge 183 LLC (Mike Eledge)  
Agent: Carlson, Brigance & Doering (Brian Durham)  
Request: Approval of the Hutton Industrial Park Preliminary composed of 11 lots on 21.85 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**20. Amended Plat:** **C8J-2010-0106.0A - Texas Commerce Bancshares Subdivision Block A, Lot 1, M-P Addition, Lot 1 Amended Plat**  
Location: 2224 Walsh Tarlton Lane, Barton/Eanes Creeks Watersheds – Barton Springs Zone  
Owner/Applicant: CRV1 Loop 360 LP (Timothy Clark)  
Agent: Longaro & Clarke (Eva Wong); Armbrust & Brown (Amanda Morrow)  
Request: Approval of the Texas Commerce Bancshares Subdivision Block A, Lot 1, M-P Addition, Lot 1 Amended Plat composed of 2 lots on 21.75 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**21. Final without Preliminary:** **C8J-2010-0107.0A - Texas Commerce Bancshares Subdivision & M-P Addition Replat**  
Location: 2224 Walsh Tarlton Lane, Barton/Eanes Creeks Watersheds – Barton Springs Zone  
Owner/Applicant: CRV1 Loop 360 LP (Timothy Clark)  
Agent: Longaro & Clarke (Eva Wong); Armbrust & Brown (Amanda Morrow)  
Request: Approval of the Texas Commerce Bancshares Subdivision & M-P Addition Replat composed of 2 lots on 16.24 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department



- 22. Final with Preliminary: C8-2009-0089.1A - Barstow Court**  
 Location: Barstow Avenue, Slaughter/Williamson Creek Watersheds – Barton Springs Zone  
 Owner/Applicant: Durham Trading Office Suites LLC (Steve Bartlett)  
 Agent: Rivera Engineering (Michael Rivera)  
 Request: Approval of the Barstow Court Subdivision composed of 1 lot on 6.38 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 23. Amended Plat: C8J-2010-0109.0A - Amended Plat of Lots 88-A & 89-A, Westminister Glen Phase 1 East Replat 82-84, 88-90**  
 Location: 9914 Westminister Glen Ave., Turkey Creek Watershed  
 Owner/Applicant: Rich Westlake, Jr.  
 Agent: Kerry Riedel  
 Request: Approval of the Amended Plat of Lots 88-A & 89-A, Westminister Glen Phase 1 East Replat 82-84, 88-90 composed of 2 lots on 4.03 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 24. Final with Preliminary: C8J-2008-0237.2A - Southview Hills Estate Subdivision**  
 Location: N. FM 973 Road, South Fork Dry Creek Watershed  
 Owner/Applicant: Southview Hills Investments (Sam Guerrero)  
 Agent: Cuatro Consultants, LTD (Hugo Elizondo)  
 Request: Approval of the Southview Hills Estate Subdivision composed of 21 lots on 27.60 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 25. Final Plat/Resubdivision: C8J-2010-0104.0A - Hudson Bend Colony No. 2 Lot 40; Resubdivision**  
 Location: 5601 Hudson Bend Road, Lake Travis Watershed  
 Owner/Applicant: David & Jenny Rogers  
 Agent: HD Engineering (Henry Roye)  
 Request: Approval of the Hudson Bend Colony No. 2, Lot 40; Resubdivision composed of 2 lots on 6.5 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #19-25;

The motion to disapprove items #19-25; was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Teresa Rabago seconded the motion on a vote of 7-0.

- 26. Resubdivision: C8-2010-0111.0A - Hills of Lost Creek, Sec 6-A; Resub of the remaining portion of Lot 2**
- Location: 916 S. Capital of Texas Highway Southbound, Eanes / Barton Creek Watersheds – Barton Springs Zone
- Owner/Applicant: Bogle Family Realty, LLP
- Agent: Jones & Carter, Inc. (Shawn Graham)
- Request: Approval of the Hills of Lost Creek, Sec 6-A; Resub of the remaining portion of Lot 2
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

The motion to disapprove item #26; was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Teresa Rabago second the motion on a vote of 6-0-1; Commissioner Gregory Bourgeois abstained from this item.

**D. NEW BUSINESS**

- 1. New Business: Retroactive Variance**
- Location: 4709 Highland Terrace
- Owner/Applicant: Jim Einhaus (David Weekley Homes)
- Request: Discussion and possible action to rescind and reconsider action taken by the Zoning & Platting Commission on September 21, 2010 regarding the retroactive variance to the Land Development Code 25-8-641; to remove/impact a Heritage Tree and repost for action on the November 2, 2010 agenda.
- Staff: Keith Mars, City Arborist, 974-2755, keith.mars@ci.austin.tx.us  
Planning and Development Review Department

The motion was made to re-post again on the November 2, 2010 agenda, to rescind and amend the action of the Zoning & Platting Commission from September 21, 2010. \*This will be a public hearing. Motion made by Commissioner Donna Tiemann, Commissioner Patricia Seeger second the motion on a vote of 6-1; Commissioner Sandra Baldrige voted against the motion (nay).

**E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 8:16 p.m.**