



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
November 2, 2010**

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

Chair Betty Baker called the Board Meeting to order at 6:05 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 19, 2010.

The motion to approve the minutes from October 19, 2010; were approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Donna Tiemann 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: Discussion and possible action to rescind and amend action taken by the Zoning & Platting Commission on September 21, 2010 to approve all 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 with conditions of:

- 10 year hold on deposit to see if the tree lives;
- Follow the Eco System Services model;
- Amount not to exceed \$20,000;
- Add requirement for irrigation system for the tree, if appropriate

Motion was made by Commissioner Betty Baker, Commissioner Cynthia Banks second the motion on a vote of 6-1; Commissioner Sandra Baldrige voted against the motion.

2. Zoning and Rezoning:

C14-2008-0220 - Double Creek Village

Location: 10200 - 10614 South IH-35 Service Road Southbound, Slaughter/Onion Creeks Watersheds
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 of CS-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 CS-MU-CO district zoning with conditions of the T.I.A; was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

* Staff read into the record that right-of-way for the new loop road was a condition of TIA approval and would be dedicated at the time of zoning.

- 3. Rezoning: C14-2010-0111 - 10301 Old San Antonio Road Rezone**
Location: 10301 Old San Antonio Road, Slaughter Creek Watershed
Owner/Applicant: Sheldon Stablewood, LP (Rick Sheldon)
Agent: Thrower Design (Ron Thrower)
Request: MF-2-CO to MF-2-CO to change a condition of zoning
Staff Rec.: **Not recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

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

- 4. Rezoning: C14-2010-0156 - Daisy Drive**
Location: 2609 & 2701 Daisy Drive, Walnut Creek Watershed
Owner/Applicant: Guadalupe Gonzalez
Agent: CPG Conculants (Cany Moreno)
Request: CS to CS-MU
Staff Rec.: **Recommendation of CS-MU-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-MU-CO district zoning; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

- 5. Rezoning: C14-2010-0164 - 8610 N. Mopac Rezoning**
Location: 8610 North Mopac Expressway South Bound, Shoal Creek Watershed
Owner/Applicant: Stephen Whatley
Agent: Thrower Design (A. Ron Thrower)
Request: LR-CO to GR
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to indefinitely postpone to November 16, 2010 by the request of staff; was approved by Commissioner Gregory Bourgeois' motion, Commissioner Patricia Seeger second the motion on a vote of 7-0.

- 6. Zoning: C14-2010-0104 - Greenshores Annexation Zoning #3**
 Location: Greenshores Subdivision @ Pearce Road and Turnbuoy Drive, Lake Austin Watershed
 Agent: City of Austin, Planning & Development Review Department (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 & P district zoning; was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

- 7. Site Plan - Hill Country Roadway Project with Environmental Variance and Transportation Variance: SPC-2009-00349C - The Trails at 620**
 Location: 8300 N FM 620, Lake Travis Watershed
 Owner/Applicant: 69 Grandview LP (Leslie Perry Sloan)
 Agent: Texas Engineering Solutions, LLC (Stephen Delgado)
 Request: Approval of a Hill Country Roadway site plan. Approval of a variance request from Land Development Code Section 25-6-415 (A), which requires a maximum of two access points to be permitted from any one site to a Hill Country Roadway, whereas the applicant is requesting a third access point to RM 620. Approval of a variance request from Land Development Code Sections 25-8-341 and 25-8-342, which requires no cut or fill greater than 4 feet; the applicant requests allowance of cut up to maximum of 8.2 feet, and allowance of fill up to maximum of 10.3 feet.
 Staff Rec.: **Recommended with conditions**
 Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
 Shandrian Jarvis, 974-2628, shandrian.jarvis@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve staff’s recommendation for approval of the Hill Country Roadway site plan; was approved by Commissioner Gregory Bourgeois’ motion, Commissioner Teresa Rabago second the motion on a vote of 6-1; Commissioner Patricia Seeger voted against the motion (nay).

- 8. Preliminary Plan: C8-2010-0035 - Savoy Subdivision**
 Location: 3730 Cima Serena, Shoal Creek Watershed
 Owner/Applicant: Stephen Whatley
 Agent: Hanrahan Pritchard Eng. (Larry Hanrahan)
 Request: The approval of Savoy Subdivision Preliminary Plan composed of 28 lots (26 single-family lots, 1 Drainage Easement lot and 1 open space/landscape lot) on 5.94 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 the Savoy Subdivision Preliminary Plan; was approved by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois second the motion on a vote of 7-0.

- 9. Amended Plat: C8J-2010-0113.0A - River Place Section 15, Block A, Lots 106 & 107; Amended Plat**
 Location: 3724 Josh Lane, Lake Austin Watershed
 Owner/Applicant: David & Helen Maidment
 Agent: Holt Planners
 Request: Approval of the River Place Section 15, Block A, Lots 106 & 107; Amended Plat composed of 2 lots on 1.244 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 10. Preliminary Plan: C8J-2010-0114 - AustinSeventyOne**
 Location: 10549 W SH 71, Barton Creek - Barton Springs Zone Watershed
 Owner/Applicant: AustinSeventyOne, Ltd. (Joseph W. Bell Jr.)
 Agent: J. Boswell Interests (John Boswell)
 Request: Approval of the AustinSeventyOne subdivision composed of 17 lots on 30.946 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 11. Resubdivision: C8-2010-0115.0A - Crossing at Lakeline Phase 1 Resub of Lot 1 Block A**
 Location: Lakeline Boulevard, Lake Creek Watershed
 Owner/Applicant: Gary Mefford
 Agent: Big Red Dog Engineering (Matthew Stewart)
 Request: Approval of the Crossing at Lakeline Phase 1 Resub of Lot 1 Block A, composed of 2 lots on 14.30 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #9-11;
 The motion to disapprove items #9-11; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

D. NEW BUSINESS

12. New Business:

Request: Discussion and Action on approving the 2011 Zoning & Platting Commission schedule.

The motion to approve the 2011 Zoning & Platting Commission schedule; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 7-0.

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 9:41 p.m.