



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
November 16, 2010**

The Zoning & Platting Commission convened in a regular meeting on November 16, 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
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 November 2, 2010.

The motion to approve the minutes from November 2, 2010 with amendments; were approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

C. PUBLIC HEARINGS

- 1. 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

This item was withdrawn by the applicant; no action was required.

- 2. Rezoning: C14-2010-0165 - Milestone Manchaca Rezoning**
Location: 7337 Manchaca Road, Williamson Creek Watershed
Owner/Applicant: Lehman Otto Life Estate (Charlie Lehman)
Agent: Thrower Design (Ron Thrower)
Request: DR to MF-2
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to approve MF-2-CO with condition to limit to MF-1 density; was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Donna Tiemann second the motion on vote of 6-0; Commissioner Cynthia Banks was absent.

- 3. 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 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 with added conditions of:

- No pawnshops;
- Business closed during the hours of 10:00 P.M and 6:00 A.M;

Was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Donna Tiemann second the motion on vote of 6-0; Commissioner Cynthia Banks was absent.

- 4. Site Plan- Environmental Variances Only: SP-2010-0245.01D - Private Site Grading, Drainage, ES Control and WQ/Detention Improvements for Formula 1**
- Location: 12700 1/2 FM 812, Dry Creek East Watershed
- Owner/Applicant: Land Accelerator, LLC & Wandering Creek Investments, LP (Kurt Rechner)
- Agent: Armbrust & Brown, LLP (Richard Suttle)
- Request: To approve environmental variances to allow cut up to 40 feet, to allow fill up to 30 feet, and to allow construction of a roadway on slopes over 15% in grade for racetrack facility construction.
- Staff Rec.: **Recommended**
- Staff: Brad Jackson, 974-3410, Brad.Jackson@ci.austin.tx.us
Donna Galati, 974-2733, donna.galati@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff’s recommendation with Environmental Board’s recommendations; was approved by Commissioner Gregory Bourgeois’ motion, Commissioner Sandra Baldrige second the motion on a vote of 5-1; Commissioner Donna Tiemann voted against the motion (nay); Commissioner Cynthia Banks was absent.

- 5. Site Plan - Extension Request: SP-06-0217C(XT2) - Four Points Centre - Lot 5, Block A**
- Location: 11040 Four Points Drive, Bull Creek Watershed
- Owner/Applicant: New Tpg Four Points, LP (Ken Aspis)
- Agent: Big Red Dog Engineering & Consulting (Will Schnier)
- Request: Approval of a three-year site plan extension request.
- Staff Rec.: **Recommended**
- Staff: Sarah Graham, 974-2816, Sarah.Graham@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 Donna Tiemann second the motion on vote of 6-0; Commissioner Cynthia Banks was absent.

6. **Final with Preliminary Plan:** **C8J-2010-0036.1A - Raceway Single Family Subdivision Section One (A Small Lot Subdivision) Final Plat**
 Location: 4505 1/2 Grand Avenue Parkway, Gilleland and Rattan Creeks Watershed
 Owner/Applicant: CR VI Raceway Holdings, LP (David Cox)
 Agent: Jones & Carter, Inc. (Gemsong Perry)
 Request: Approval of the Raceway Single Family Subdivision Section One (A Small Lot Subdivision) Final Plat, a resubdivision of Lots 24 and 25 Northridge Acres No. 2 Subdivision, consisting of 70 total lots on 14.039 acres.
 Staff Rec.: **Recommended**
 Staff: Michael Hettenhausen, 854-7563,
 Michael.Hettenhausen@co.travis.tx.us
 Travis County/City of Austin Single Office

The motion to approve staff's recommendation for approval of the Raceway Single Family Subdivision; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on vote of 5-0-1; Commissioner Cynthia Banks was absent; Commissioner Gregory Bourgeois abstained.

7. **Final without Preliminary:** **C8-2010-0030.0A - Resubdivision of Lots 10 and 11, Block F, Summit Oaks**
 Location: Tweed Court, Walnut Creek Watershed
 Owner/Applicant: John Boulton
 Agent: Way Consulting Engineers, Inc. (Way Atmadja)
 Request: Approval of the Resubdivision of Lots 10 and 11, Block F, Summit Oaks, a resubdivision of two lots into three lots on 2.95 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 December 7, 2010 by the request of staff; was approved with no opposition by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 8. Final without Preliminary: C8-2010-0079.0A - Southpark Meadows Commercial Phase 5**
- Location: 9111 S. 1st Street, Slaughter Creek Watershed
 Owner/Applicant: Andy Pastor
 Agent: Cunningham Allen, Inc. (Ruben Lopez)
 Request: Approval of the Southpark Meadows Commercial Phase 5 composed of 2 lots on 4.338 acres.
- Staff Rec.: **Recommended.**
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve staff’s recommendation for approval of the Southpark Meadows Commercial Phase 5; was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Donna Tiemann second the motion on vote of 6-0; Commissioner Cynthia Banks was absent.

- 9. Street Vacation: C10v-2010-03 - F#8802-1005**
- Request: Vacation of a portion of an unconstructed street and utilities adjacent to 9716 FM 2222.
- Staff Rec.: **Recommended**
 Staff: Chris Muraida, 974-7087, chris.muraida@ci.austin.tx.us
 Office of Real Estate Services

The motion to approve staff’s recommendation for a street vacation; was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Donna Tiemann second the motion on vote of 6-0; Commissioner Cynthia Banks was absent.

- 10. Final without Preliminary: C8J-2010-0119.0A - Wildhorse Addition Section 1**
- Location: E. Parmer Lane, Gilleland Creek Watershed
 Owner/Applicant: Butler Family Partnership, LTD (Matt Harriss)
 Agent: Jones & Carter Inc. (James Schissler)
 Request: Approval of the Wildhorse Addition Section 1 composed of 4 lots on 4.284 acres.
- Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 11. Amended Plat: C8J-2010-0121.0A - Comanche Trail No. 3, Lots 7 & 8, Amended Plat**
- Location: 6721 & 6723 Mountain Trail, Lake Travis Watershed
 Owner/Applicant: Robert Kendrick
 Agent: Powers Engineering Group, Inc. (Forrest Powers)
 Request: Approval of the Comanche Trail No. 3, Lots 7 & 8, Amended Plat composed of 1 lot on 0.64345 acres.
- Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 12. Final Plat: C8J-2010-0117.OA - Carriage Crossing Section Two Lot 1; Resubdivision**
 Location: River Hills Road, Cuernavaca Creek Watershed
 Owner/Applicant: RSS Office Partners LLC (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
- 13. Final Plat: C8J-2010-0120.OA - River Dance, Phase Two, Block E Lots 47 & 76; Amended Plat**
 Location: 13117 Zen Gardens Way, Lake Austin Watershed
 Owner/Applicant: Philip Busker
 Agent: Loomis Partners (Bill Gabler)
 Request: Approval of the River Dance, Phase Two, Block E Lots 47 & 76; Amended Plat composed of 1 lot on 62.93 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final without Preliminary: C8-2010-0122.OA - Triangle Tract 2**
 Location: 900 1/2 W. 45th Street, Waller Creek Watershed
 Owner/Applicant: Prevarian Austin Rehab, LP (Allan Brown)
 Agent: Bury & Partners, Inc. (Jonathan Neslund)
 Request: Approval of the Triangle Tract 2 composed of 2 lots on 3.681 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Resubdivision: C8-2010-0123.OA - Resubdivision of Lots 17, 28 & 29, Enfield "B" Subdivision**
 Location: 1702 Windsor Road, Johnson Creek Watershed
 Owner/Applicant: John and Julie Thorton; Mack William; Sally Larso Brown
 Agent: Conley Engineering, Inc. (Carl Conley)
 Request: Approval of the Resubdivision of Lots 17, 28 & 29, Enfield "B" Subdivision composed of 3 lots on 1.432 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 16. Final with Preliminary Plan:** **C8-2009-0118.5A.SH - Bradshaw Crossing Section 7 (Smart Housing)**
Location: Zachary Scott Street, Rinard Creek Watershed
Owner/Applicant: Lennar Buffington Zach Scott, LP (Ryan Mattox)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approval of the Bradshaw Crossing Section 7 (Smart Housing) composed of 71 lots on 12.998 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #10-16;

The motion to disapprove items #10-16; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann second the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:05 p.m.