



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
December 20, 2011**

The Zoning & Platting Commission convened in a regular meeting on December 20, 2011 @ 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
Gabriel Rojas
Patricia Seeger**

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 December 6, 2011.

The motion to approve the minutes for December 6, 2011, was approved on the consent agenda by Commissioner Patricia Seeger's motion; Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Jason Meeker were absent.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2011-0121 - 13825 FM 2769**
Location: 13825 F.M. 2769, Lake Travis Watershed
Owner/Applicant: Linda Carter
Agent: Conley Engineering (Carl Conley)
Request: DR to GR
Staff Rec.: **Recommendation of LO-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

The motion to postpone to January 17, 2012 by the request of staff, was approved by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Jason Meeker and Cynthia Banks were absent.

- 2. Rezoning: C14-2011-0148 - 620 JMJ Zoning**
Location: 14926 North FM 620 Road, Lake Creek Watershed
Owner/Applicant: 620 JMJ Ltd. (John Barzizza)
Agent: Cunningham Allen, Inc. (Jana Rice)
Request: DR to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

The motion to postpone to January 17, 2012 by the request of the applicant, was approved by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Jason Meeker and Cynthia Banks were absent.

- 3. Site Plan SPC-2011-0217C - Lakeline Market**
Conditional Use
Permit:
Location: 14028 North US Hwy 183, Lake Creek, Buttercup Creek Watershed
Owner/Applicant: 183 BLW, LP (Edward Butler)
Agent: Bury & Partners (Jonathan Neslund)
Request: The applicant is requesting a Conditional Use Permit for a Large Retail Use (food sales) in order to construct a retail shopping center.
Staff Rec.: **Recommended with conditions**
Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov
Planning and Development Review Department

The motion to approve staff’s recommendation for a conditional use permit, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Jason Meeker and Cynthia Banks were absent.

- 4. Resubdivision: C8-2011-0121.0A - Resubdivision of Lots 3 & 4, Phase 1, Southpark Meadows Commercial Phase 6**
 Location: West Slaughter Lane, Slaughter Creek Watershed
 Owner/Applicant: BDDDB32, LTD (Will Marsh)
 Agent: GICE, Inc. (Jason Rodgers)
 Request: Approval of the Resubdivision of Lots 3 & 4, Phase 1, Southpark Meadows Commercial Phase 6, composed of 2 lots into 3 lots on 2.951 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
 Planning and Development Review Department

The motion to approve staff’s recommendation for approval of the Re-subdivision of Lots 3 & 4, Phase 1, Southpark Meadows Commercial Phase 6, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Jason Meeker and Cynthia Banks were absent.

- 5. Final without Preliminary: C8J-2011-0150.0A - Texas Twenty**
 Location: East Slaughter Lane, Onion Creek Watershed
 Owner/Applicant: Texas Twenty LTD (Steve Malachowski)
 Agent: LJA Engineering (Paul Viktorin)
 Request: Approval of Texas Twenty subdivision, composed of 1 lot into 3 lots on 19.723 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 6. Final Plat: C8-2011-0153.0A - Howard Lane Subdivision**
 Location: 1501 East Howard Lane, Harris Branch Watershed
 Owner/Applicant: Criterion Harris Ridge Apartments, LP (Pretlow Riddick)
 Agent: Bury & Partners, Inc. (Daniel Hahoney)
 Request: Approval of the Howard Lane Subdivision, composed of 1 lot on 24.27 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #5-6;
 The motion to disapprove Items #5-6, were approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Jason Meeker and Cynthia Banks were absent.

7. **Final Plat Resubdivision:** **C8-2011-0163.0A - Plat of Lot 1-C of Resubdivision of Lot 1 Block "B" Double Creek Village**
 Location: 11330 Farrah Lane, Onion Creek Watershed
 Owner/Applicant: Haviland Lake Partners, L.P. c/o HF2M (Jeffrey Drinkard)
 Agent: Jones & Carter, Inc. (James Schissler)
 Request: Approval of the Plat of Lot 1-C Resubdivision of Lot 1 Block "B" Double Creek Village, composed of 2 lots on 14.347 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Item #7;

The motion to disapprove Item #7, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 4-0-1; Commissioners Jason Meeker and Cynthia Banks were absent, Commissioner Gregory Bourgeois abstained.

8. **Final Plat Resubdivision:** **C8-2011-0162.0A - Ferguson Commercial Section 1, Block A, Lot 4; Resubdivision**
 Location: 8115 Altoga Drive, Walnut Creek Watershed
 Owner/Applicant: Xuan Ly
 Agent: Thrower Design (A. Ron Thrower)
 Request: Approval of the Ferguson Commercial Section 1, Block A, Lot 4, Resubdivision, composed of 2 lots on 6.609 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

9. **Final Plat Resubdivision:** **C8J-2011-0160.0A - Rio Robles Section Two Block B Lot 33 & East Half of Lot 34, Resubdivision**
 Location: 1904 Lauranne Lane, Lake Austin Watershed
 Owner/Applicant: Mr. Dominick Bartolotta
 Agent: Stansberry Engineering (Blayne Stansberry)
 Request: Approval of the Rio Robles Section Two Block B Lot 33 & East Half of Lot 34, Resubdivision, composed of 3 lots on 6.68 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

10. **Preliminary Plan:** **C8-2011-0154 - Thornbury II (Smart Housing)**
 Location: Blue Goose Road, Decker Creek Watershed
 Owner/Applicant: Travis Blue Goose, LTD. (Brian Saathoff)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approval of the Thornbury II (Smart Housing) subdivision, composed of 346 lots on 67.233 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 11. Preliminary Plan: C8-84-047.01 - Seven Oaks Office Park**
 Location: Bee Caves Road, Barton Creek Watershed
 Owner/Applicant: Bee Caves Oaks Development (Philip D. Gully)
 Agent: Land Strategies, Inc. (Paul W. Linehan)
 Request: Approval of the Seven Oaks Office Park subdivision, composed of 3 lots on 35.8 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 12. Final Plat: C8-2011-0152.0A - Triangle-Tract 5**
 Location: 4527-1/2 North Lamar Boulevard, Waller Creek Watershed
 Owner/Applicant: State of Texas (Hal Croft)
 Agent: Bury & Partners (Paulo Misi)
 Request: Approval of the Triangle-Tract 5 subdivision, composed of 1 lot on 1.718 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat: C8J-2011-0157.0A - Eastbourne Crossing**
 Location: East SH 71 Eastbound, Onion Creek/Colorado River Watershed
 Owner/Applicant: Eastbourne Crossing Limited Partnership (Frank Egan)
 Agent: Bury & Partners, Inc. (Scott Teeters)
 Request: Approval of the Eastbourne Crossing subdivision, composed of 1 lot on 389.447 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #8-13;

The motion to disapprove Items #8-13, were approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Jason Meeker and Cynthia Banks were absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 6:15 p.m.