



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
January 3, 2012**

The Zoning & Platting Commission convened in a regular meeting on January 3, 2012 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:11 p.m.

Board Members in Attendance:

Betty Baker
Sandra Baldrige
Jason Meeker
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 20, 2011.

The motion to approve the minutes for December 20, 2011, was approved on the consent agenda by Commissioner Patricia Seeger's motion; Commissioner Sandra Baldrige seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Gregory Bourgeois were absent.

C. PUBLIC HEARINGS

1. **Rezoning:** **C14-2011-0161 - 2205 Parmer Lane**
Location: 2205 West Parmer Lane, Walnut Creek Watershed
Owner/Applicant: Cynthia D. Lindsay
Request: NO to LR-MU
Staff Rec.: **Recommendation of LR-MU-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for LR-MU-CO district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Gregory Bourgeois were absent.

2. **Rezoning:** **C14-2011-0162 - Frazer-Merle**
Location: 4406 Merle Drive, Williamson Creek Watershed
Owner/Applicant: Karen E. Frazer, D.D.S.
Request: LO to SF-3
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for SF-3 district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Gregory Bourgeois were absent.

3. **Preliminary Plan:** **C8J-2011-0107 - Reserve at Lynnbrook Preliminary Plan (A Small Lot Subdivision)**
Location: 2300 Lynnbrook Drive, Slaughter Creek Watershed
Owner/Applicant: Boyce R. Brown
Agent: Waterloo Development (C. Blackburn)
Request: The request is for approval of the Reserve at Lynnbrook Preliminary Plan (A Small Lot Subdivision) composed of 35 lots on 11.563 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 Reserve at Lynnbrook Preliminary Plan, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Gregory Bourgeois were absent.

- 4. Resubdivision: C8-2011-0091.0A - Resubdivision of Lot 2, Harris Ranch II, A Resubdivision of Lots 1-5, Harris Ranch**
Location: 9201 Brodie Lane, Slaughter, South Boggy & Williamson Creeks Watershed
Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
Agent: Hanrahan-Pritchard Engineering (Steve Jamison)
Request: Approval of the resubdivision of one lot into 3 single family lots on 20.90 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department

The motion to postpone to January 17, 2012 by the request of the staff, was approved by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Gregory Bourgeois were absent.

- 5. Preliminary Plan: C8-2011-0106 - Stirling Bridge Preliminary Plan**
Location: Harris Branch Parkway, Harris Branch/Decker Creek Watershed
Owner/Applicant: Centex Homes (Steve Ashlock)
Agent: CSF Civil Group. LLC (Randy Nixon)
Request: Approval of the Stirling Bridge Preliminary Plan consisting of 158 lots (155 single-family) on 40.36 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for approval of the Stirling Bridge Preliminary Plan, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Gregory Bourgeois were absent.

- 6. Final Plat: C8-2011-0164.0A - 11200 Manchaca Road**
Location: 11200 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: Sean Cummings
Agent: Prossner and Associates (Hector Avila)
Request: Approval of the 11200 Manchaca Road subdivision, composed of 3 lots on 4.06 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 7. Final Plat: C8-2011-0168.0A - East Braker Lane Commercial Subdivision**
Location: East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Pioneer Austin Development Ltd. (Ralph Reed)
Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
Request: Approval of the East Braker Lane Commercial Subdivision, composed of 1 lot on 1.5 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #6-7;

The motion to disapprove items #6-7, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Gregory Bourgeois were absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 6:21 p.m.