



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
June 19, 2012**

The Zoning & Platting Commission convened in a regular meeting on June 19, 2012 @ 301 W. 2nd Street in Austin, Texas.

Vice-Chair Patricia Seeger called the Board Meeting to order at 6:02 p.m.

Board Members in Attendance:

**Sandra Baldrige
Cynthia Banks
Sean Compton
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 June 5, 2012.

The motion to approve the minutes from June 5, 2012 as amended by Commissioner Baldrige, was approved on the consent agenda by Commissioner Sandra Baldrige's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Chair Betty Baker was absent.

C. PUBLIC HEARINGS

1. **Site Plan - Extension:** **SP-2008-0082D(XT2) - Watersedge PUD 16" & 24" Waterline Ph. 1 Service Extension Request**
Location: 4544 1/2 East SH 71, Dry Creek East Watershed
Owner/Applicant: MAK Marshall Ranch L.P. (Eric Willis)
Agent: Cunningham Allen Inc. (Ruben Lopez P.E.)
Request: Request approval of a 2nd, one year extension to an approved site plan.
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for a 2nd one year extension, was approved on the consent agenda by Commissioner Sandra Baldrige, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Chair Betty Baker was absent.

2. **Site Plan - Extension:** **SP-2007-0549B(XT2) - Kallestad Laboratories, Inc. - LUC Site Plan Extension**
Location: 10010 FM 2222 Rd., Bull Creek and West Bull Creek Watershed
Owner/Applicant: Austin Baptist Church (Tom Stacy)
Agent: Armbrust & Brown, PLLC (Richard Suttle)
Request: Request a 10-year extension to a previously approved site plan for a new expiration date of August 31, 2021.
Staff Rec.: **Recommended**
Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for a 10-year extension, was approved on the consent agenda by Commissioner Sandra Baldrige, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Chair Betty Baker was absent.

3. **Final without Preliminary:** **C8-2012-0078.0A - Circle C Phase B Section Nineteen Block Y Lot 2**
Location: La Crosse Avenue, Slaughter Creek-Barton Springs Zone Watershed
Owner/Applicant: Circle C Land Corp (Dave Ruehlman)
Agent: Murfee Engineering (Ronee Gilbert)
Request: Approval of Circle C Phase B Section Nineteen Block Y Lot 2 composed of 1 lot on 6.052 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

4. **Final Plat w/Replat:** **C8-2012-0087.0A - Avery Station Section 1A Ph 1, Blk 1, Lots 1&2; Replat**
Location: Staked Plains Dr, S Brushy Creek Watershed
Owner/Applicant: Northwoods Avery Ranch LLC (Gary Newman)
Agent: Bury & Partners, Inc (Jonathan Fleming)
Request: Approval of the Avery Station Section 1A Ph 1, Blk 1, Lots 1&2; Replat composed of 2 lots on 16.301 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
5. **Prelim Plan:** **C8-07-0043.02 - Northwoods at Lakeline Prelim Plan**
Location: N Lakeline Blvd, S Brushy Creek Watershed
Owner/Applicant: Northwoods Avery Ranch LLC (Gary Newman)
Agent: Bury & Partners, Inc (David Miller)
Request: Approval of the Northwoods at Lakeline Prelim Plan composed of 405 lots on 187.93 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
6. **Amended Plat:** **C8-2012-0084.0A - The Park at Lakeline Sec 1 and Lot 1, Blk A; Amended Plat**
Location: 2800 S Lakeline Blvd, Buttercup Creek Watershed
Owner/Applicant: The Park at Lakeline, LTD (David Castilla)
Agent: Urban Design Group (Don Sansom)
Request: Approval of the The Park at Lakeline Sec 1 and Lot 1, Blk A; Amended Plat composed of 1 lot on 25.34 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #3-6;

The motion to disapprove Items #3-6, was approved on the consent agenda by Commissioner Sandra Baldrige, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Chair Betty Baker was absent.

7. **Final Plat w/Replat:** **C8-2012-0082.0A - Pioneer Hill Section 1; Replat**
Location: 10216 Criswell Rd, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP (Kevin Pape)
Agent: Continental Homes of Texas, LP (Kevin Pape)
Request: Approval of the Pioneer Hill Section 1; Replat composed of 89 lots on 22.055 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 Sandra Baldrige, Commissioner Cynthia Banks seconded the motion on a vote of 5-0-1; Chair Betty Baker was absent, Commissioner Sean Compton abstained.

- 8. Final Plat/Amended Plat:** **C8-2012-0079.0A - SPM Commercial Phase 4 Subdivision**
 Location: 405 W Slaughter Lane, Slaughter Creek Watershed
 Owner/Applicant: Luby's Fuddruckers Rest. (Michael Rokas)
 Agent: Cunningham Allen Inc. (Ruben Lopez P.E.)
 Request: Approval of the SPM Commercial Phase 4 Subdivision composed of 2 lots on 3.67 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 9. Final Plat/Resubdivision:** **C8J-2012-0083.0A - Rio Robles Sec. Two Block B Lot 33 & East Half of Lot 34**
 Location: 1904 Lauranne Lane, Lake Austin Watershed
 Owner/Applicant: (Dominick Bartolotta)
 Agent: (Michael Moore)
 Request: Approval of the Rio Robles Sec. Two Block B Lot 33 & East Half of Lot 34 composed of 3 lots on 6.92 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Final Plat:** **C8-2012-0089.0A - Casas Grandes; Ameded Plat**
 Location: 3118 Sacbe Cove, South Boggy Creek Watershed
 Owner/Applicant: Martin-Ayers Development (David Martin)
 Agent: LOC Consultants (Sergio Lozano)
 Request: Approval of the Casas Grandes; Amended Plat composed of 19 lots on 2.744 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #8-10;

The motion to disapprove Items #8-10, was approved on the consent agenda by Commissioner Sandra Baldrige, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Chair Betty Baker was absent.

D. NEW BUSINESS

E. ADJOURN

Vice-Chair Patricia Seeger adjourned the meeting without objection at 6:11 p.m.