



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
February 1, 2011**

The Zoning & Platting Commission convened in a regular meeting on February 1, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:10p.m.

**Board Members in Attendance:**

Betty Baker  
Sandra Baldrige  
Cynthia Banks  
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 January 18, 2011.

The motion to approve the minutes with amendments, from January 18, 2011; were approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks second the motion on a vote of 4-0-1; Commissioner Donna Tiemann abstained, Commissioner Greg Bourgeois was absent; with 1 vacancy on the commission.

## C. PUBLIC HEARINGS

- 1. Zoning: C14-2010-0200 – Lankford 2.49**  
Location: 13635 Rutledge Spur, Lake Creek Watershed  
Owner/Applicant: Janice Lankford  
Agent: Jim Bennett Consulting (Jim Bennett)  
Request: I-RR to CS  
Staff Rec.: **Recommendation of SF-3-CO**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to March 15, 2011 by the request of the applicant; was approved by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent with 1 vacancy on the Commission.

- 2. Zoning and Rezoning: C14-2010-0202 – Weinstein Property Rezoning**  
Location: 1127 Bastrop Highway Service Road, Carson Creek Watershed  
Owner/Applicant: Jonathan Weinstein  
Agent: Holford Group (Charles Dunn)  
Request: I-RR; I-SF-2; CS to CS  
Staff Rec.: **Recommendation of CS-CO**  
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-CO district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent with 1 vacancy on the Commission.

- 3. Zoning and Rezoning: C14-2010-0203 – Old Bastrop Highway Rezoning**  
Location: 1115 Bastrop Highway Service Road, Carson Creek Watershed  
Owner/Applicant: Ali Arabzadegan  
Agent: Holford Group (Charles Dunn)  
Request: I-RR; CS to CS-1 for Tract 1 and CS for Tract 2  
Staff Rec.: **Recommendation of CS-1-CO for Tract 1 and CS-CO for Tract 2**  
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-1-CO for Tract 1 and CS-CO for Tract 2 district zoning with the added condition to prohibit adult oriented businesses, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent with 1 vacancy on the Commission.

4. **Restrictive Covenant Amendment:** **C14-91-0015(RCA) – Champion Commercial Development**  
Location: 5617 FM 2222, Bull Creek Watershed  
Owner/Applicant: Champion Assets, Ltd. (Josie Champion)  
Agent: Graves, Dougherty, Hearon & Moody, P.C. (Michael Whellan)  
Request: Amend a Restrictive Covenant to allow a left turn lane on FM 2222.  
Staff Rec.: **Recommendation Pending**  
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

This item was pulled from the agenda, no action was required.

5. **Resubdivision:** **C8J-2010-0016.0A – Resubdivision of Lot 2, Kellywood Estates Section Two**  
Location: 4110 Kellywood Drive, Slaughter Creek Watershed  
Owner/Applicant: Noel & Susan Kelly  
Agent: Texas Engineering Solutions, LLC (Stephen Delgado)  
Request: Approve the resubdivision of one lot into 4 lots on 4.14.acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
Sarah Sumner, 854-7687, sarah.sumner@co.travis.tx.us  
Planning and Development Review Department

The motion to postpone to March 15, 2011 by the request of the neighborhood; was approved by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent with 1 vacancy on the Commission.

6. **Final Plat Resubdivision:** **C8-2011-0006.0A – Lakes at TechRidge. Block A, Lot 1; Resubdivision**  
Location: 14021 N IH-35 Service Road Northbound, Harris Branch/Walnut Creek Watersheds  
Owner/Applicant: Techridge BC, LP (Steve Harrison)  
Agent: Bury & Partners, Inc. (Kelly Bell)  
Request: Approval of the Lakes at TechRidge, Block A, Lot 1; Resubdivision composed of 2 lots on 56.202 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

The motion to disapprove Items 6; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks second the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent with 1 vacancy on the Commission.

#### **D. NEW BUSINESS**

#### **E. ADJOURN**

Chair Betty Baker adjourned the meeting without objection at 6:25 p.m.