



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
September 18, 2012**

The Zoning & Platting Commission convened in a regular meeting on September 18, 2012 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:03 p.m.

Board Members in Attendance:

Betty Baker – Chair

Cynthia Banks

Sean Compton

Jason Meeker

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 September 4, 2012.

The motion to approve the minutes from September 4, 2012, was approved on the consent agenda by Commissioner Cynthia Bank's motion, Commissioner Jason Meeker seconded the motion on a vote of 4-0; Commissioners Gabriel Rojas and Patricia Seeger were absent, 1 vacancy on the commission.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2012-0095 - Anderson Mill @ Pond Springs Road**
Location: 13427 Pond Springs Road, Lake Creek Watershed
Owner/Applicant: Furrow North Properties, Ltd. (John Lewis, President)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GR 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 approve staff's recommendation for CS-CO district zoning, was approved on the consent agenda by Commissioner Cynthia Banks' motion, Commissioner Jason Meeker seconded the motion on a vote of 4-0; Commissioners Patricia Seeger and Gabriel Rojas were absent, 1 vacancy on the commission.

- 2. Zoning: C14-2012-0099 - Myers Zoning Change**
Location: 6810 McNeil Drive, Rattan Creek Watershed
Owner/Applicant: Connie and Cheryl Myers
Agent: Shane Myers
Request: I-SF-2 to CS
Staff Rec.: **Recommendation of LR-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for LR-CO district zoning, was approved by Commissioner Jason Meeker's motion, Commissioner Sean Compton seconded the motion on a vote of 4-0; Commissioners Patricia Seeger and Gabriel Rojas were absent, 1 vacancy on the commission.

- 3. Rezoning: C14-2012-0088 - Pannier 1.4**
Location: 8721 Manchaca Road, South Boggy Creek; Slaughter Creek Watershed
Owner/Applicant: Pannier 2007, Ltd. (John P. Cummings)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: LR-CO to GO-CO
Staff Rec.: **Recommendation of GO-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for GO-CO district zoning was approved by Commissioner Cynthia Banks' motion, Commissioner Betty Baker seconded the motion on a vote of 4-0; Commissioners Patricia Seeger and Gabriel Rojas were absent, 1 vacancy on the commission.

4. **Rezoning:** **C14-2012-0090 - Freedom Park**
Location: 624 Ralph Ablanado Drive, Slaughter Creek Watershed
Owner/Applicant: Robin L. and Barry D. Wurzel
Agent: Jackson Walker L.L.P. (Katherine P. Loayza)
Request: DR to IP
Staff Rec.: **Recommendation of IP-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for IP-CO district zoning was approved on the consent agenda by Commissioner Cynthia Banks motion, Commissioner Jason Meeker seconded the motion on a vote of 4-0; Commissioners Patricia Seeger and Gabriel Rojas were absent, 1 vacancy on the commission.

5. **Final out of Preliminary:** **C8-2011-0154.1A.SH - Thornbury II, Section Two**
Location: Blue Goose Road, Decker Creek Watershed
Owner/Applicant: Travis Blue Goose, LTD. (Brian Saathoff)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approve a final plat out of an approved preliminary plan for 62 lots on 19.424 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation to approve the Thornbury II, Section Two, was approved on the consent agenda by Commissioner Cynthia Banks motion, Commissioner Jason Meeker seconded the motion on a vote of 4-0; Commissioners Patricia Seeger and Gabriel Rojas were absent, 1 vacancy on the commission.

6. **Final Plat/ Resubdivision:** **C8J-2012-0133.0A - Lot 33 and East Half of Lot 34, Block B, Rio Robles, Section Two; Resubdivision**
Location: 1904 Lauranne Lane, Lake Austin Watershed
Owner/Applicant: Dominick Bartolotta
Agent: The Moore Group (Michael Moore)
Request: Approval of Lot 33 and East Half of Lot 34, Block B, Rio Robles, Section Two; Resubdivision composed of 3 lots on 6.92 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

7. **Preliminary Plan:** **C8J-2012-0134 - Braker Valley**
 Location: 11317 Cameron Road, Walnut Creek / Harris Branch Watersheds
 Owner/Applicant: The Don L. & Muriel A. Landford Living Trust (Bob Lanford) (Evan Williams)
 Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of Braker Valley composed of 428 lots on 164.05 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
8. **Final Plat:** **C8J-2012-0135.0A - Steiner Ranch MU-II Final Plat**
 Location: 4200 Steiner Ranch Boulevard, Lake Austin Watershed
 Owner/Applicant: Taylor Woodrow Communities/Steiner Ranch, LTD (Adib Khoury)
 Agent: Sarah Crocker Consultants (Sarah Crocker)
 Request: Approval of the Steiner Ranch MU-II Final Plat composed of 1 lot on 24.39 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
9. **Final Plat/with Preliminary:** **C8-07-0043.02.1A - Avery Station Section II B**
 Location: 10239 Lakeline Boulevard, South Brushy Creek Watershed
 Owner/Applicant: Northwoods Avery Ranch LLC (Gary L. Newman)
 Agent: Bury + Partners (Jonathan Fleming)
 Request: Approval of Avery Station Section II B composed of 97 lots on 21.827 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
10. **Final Plat/Resubdivision:** **C8-2012-0138.0A - Lots 1, 2, 4 & 5 Block A Juniper @ Olive Subdivision & North 1/2 Outlot 55 Division B**
 Location: Olive Street, Waller Creek Watershed
 Owner/Applicant: Marcellus Sapenter/A.H.F.C. (Javier Delgado)
 Agent: J33S Consulting Engineering (Juanita Benitez)
 Request: Approval of Lots 1, 2, 4 & 5 Block A Juniper @ Olive Subdivision & the North 1/2 Outlot 55 Division B composed of 4 lots of on 0.288 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

11. Preliminary Plan: C8-2012-0130 - Revised Springfield Section 2, 3, 4, 5, 10 & 11 Preliminary Plan (Withdrawal and Resubmittal of C8-2011-0108)
Location: East William Cannon Drive, Onion Creek / Cottonmouth Creek / Marble Creek Watersheds
Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
Agent: Pape-Dawson Engineers, Inc.(Dustin Goss)
Request: Approval of the Revised Springfield Section 2, 3, 4, 5, 10 & 11 Preliminary Plan (Withdrawal aand Resubmittal of C8-2011-0108) composed of 403 lots on 150.66 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #6-11;

The motion to disapprove Items #6-11, was approved on the consent agenda by Commissioner Cynthia Banks' motion, Commissioner Jason Meeker seconded the motion on a vote of 4-0; Commissioners Patricia Seeger and Gabriel Rojas were absent, 1 vacancy on the commission.

D. NEW BUSINESS

E. ADJOURN

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