



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
December 4, 2012**

The Zoning & Platting Commission convened in a regular meeting on December 4, 2012 @ 301 W. 2<sup>nd</sup> 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  
Rahm McDaniel  
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 November 20, 2012.

The motion to approve the minutes from November 20, 2012, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

## C. PUBLIC HEARINGS

- 1. Rezoning: C14-2012-0060 - 8401 South 1st Street**  
Location: 8401 South 1st Street, South Boggy Creek Watershed  
Owner/Applicant: PV First Street Investors LLC (Joe Simmons)  
Agent: Aquila Commercial (Jim Gallegos)  
Request: DR; SF-2 to GR-MU  
Staff Rec.: **Recommendation of LR-MU-CO for Tract 1 and SF-6-CO for Tract 2**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov  
Planning and Development Review Department

The motion to approve staff's recommendation for LR-MU-CO for Tract 1 and SF-6-CO for Tract 2, and modifying the CO for access to Orr Drive to also include bicycles and pedestrians was approved by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 2. Zoning: C14-2012-0132 - Kenneth L. Bishop**  
Location: 13039-13047 Pond Springs Road, Lake Creek Watershed  
Owner/Applicant: Kenneth L. Bishop  
Agent: Mike McHone Real Estate (Michael R. McHone)  
Request: I-RR to CS-MU  
Staff Rec.: **Recommendation of GR-MU**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department

The motion to approve staff's recommendation for GR-MU district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 3. Resubdivision: C8J-2012-0050.0A - Riverplace Section 9, Resubdivision**  
Location: 4207 River Place, Lake Austin Watershed  
Owner/Applicant: Riverplace Golf Group LP (Steven Held)  
Agent: Urban Design Group (June Routh)  
Request: Approval of the Riverplace Section 9, Resubdivision composed of 5 lots on 15.22 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 Riverplace Section 9, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 4. Final Plat C8-2012-0065.0A - Castlewood Forest Resubdivision:**  
Location: 2216 Toulouse Drive, Slaughter Creek Watershed  
Owner/Applicant: Nelisa D. Heddin  
Agent: Hector Avila  
Request: Approval of the Castlewood Forest subdivision which proposes to subdivide 0.843 acres into 2 lots. A variance to Section 25-4-33 is being requested which requires an applicant to include all of the land in the original tract in an application for the final plat.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of the Castlewood Forest Subdivision, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 5. Preliminary: C8J-2012-0174 - Estancia Hill Country Revision**  
Location: Puryear Road, Onion Creek Watershed  
Owner/Applicant: SLF III-Onion Creek, LP (Ocie Vest)  
Agent: Bury & Partners (Kelly Bell)  
Request: Approval of the Estancia Hill Country Revision composed of 29 lots on 600 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

6. **Final Plat:** **C8-2012-0167.0A - SAFA Trading #1**  
Location: 6717-1/2 Decker Lane, Elm Creek Watershed  
Owner/Applicant: Safa Trading Establishment Inc. (Adam Ahmad)  
Agent: Carlson, Brigrance & Doering, Inc. - Civil Engineering & Surveying (Tamara Mitchell)  
Request: Approval of the SAFA Trading #1 composed of 1 lot on 5.00 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
7. **Final Plat:** **C8-2012-0168.0A - Decker Lake West**  
Location: 6717-1/2 Decker Lane, Elm Creek Watershed  
Owner/Applicant: Safa Trading Establishment Inc (Adam Ahmad)  
Agent: Carlson, Brigrance & Doering, Inc. - Civil Engineering & Surveying (Tamara Mitchell)  
Request: Approval of the Decker Lake West composed of 1 lot on 21.55 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
8. **Final Plat:** **C8J-2012-0169.0A - 14419 Agarita Road**  
Location: 14419 Agarita Road, Lake Travis Watershed  
Owner/Applicant: Agarita Ventures (Cosmo Palmieri); The Estate of Fred Purcell (Fred Purcell) (J. Kelly Gray)  
Agent: Agarita Ventures (Cosmo Palmieri)  
Request: Approval of 14419 Agarita Road composed of 6 lots on 5.634 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
9. **Preliminary Plan:** **C8J-2012-0170 - Prosperity Business Park**  
Location: 9101 South IH-35 Service Road Northbound, Onion Creek Watershed  
Owner/Applicant: NL Land Holdings, Ltd. (John Lewis)  
Agent: Vigil & Associates (Herman Vigil)  
Request: Approval of the Prosperity Business Park composed of 1 lot on 15.995 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 10. Final Plat w/Replat: C8-2012-0166.0A - Riata Vista**  
Location: 5401 West Parmer Lane, Walnut Creek Watershed  
Owner/Applicant: Apple, Inc. (Pat Moore)  
Agent: Garza Bury (John Pelham)  
Request: Approval of the Riata Vista composed of 2 lots on 38.81 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 11. Final Plat Resubdivision: C8J-2012-0175.0A - Cedar Bluff Research Park Section One Lot 2; Resubdivision**  
Location: 10549 West SH 71, Barton Creek-Barton Springs Zone Watershed  
Owner/Applicant: Austin Seventy One Ltd. (Joseph W. Bell, Jr.)  
Agent: J. Boswell Interests (John Boswell)  
Request: Approval of the Cedar Bluff Research Park Section One, Lot 2; Resubdivision composed of 4 lots on 39.935 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 12. Final Plat without Preliminary: C8-2012-0172.0A - Re-Plat of The Lake Creek at Parkline Subdivision**  
Location: 10111 Lake Creek Parkway, Lake Creek Watershed  
Owner/Applicant: Tower 27, L.P. (Brenda Tworoger)  
Agent: Central Texas Development (Mike Wilson)  
Request: Approval of the Re-Plat of The Lake Creek at Parkline Subdivision composed of 1 lot on 4.871 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #5-12;

The motion to disapprove Items #5-12, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

## **D. NEW BUSINESS**

### **1. New Business**

Request: Discussion and action on approving the Zoning & Platting Commission's 2013 meeting schedule.

The motion to approve the Zoning & Platting Commission's 2013 meeting schedule, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

## **E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 6:29 p.m.**