



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
July 02, 2013**

The Zoning & Platting Commission convened in a regular meeting on July 02, 2013 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701

Vice-Chair Patricia Seeger called the Board Meeting to order at 6:06 p.m.

**Board Members in Attendance:**

**Cynthia Banks**

**Rahm McDaniel**

**Jason Meeker**

**Gabriel Rojas**

**Patricia Seeger – Vice-Chair**

**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 18, 2013.

The motion to approve the minutes from June 18, 2013 was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 4-0-1; Commissioner Cynthia Banks abstained, Chair Betty Baker and Commissioner Sean Compton were absent

## C. PUBLIC HEARINGS

### 1. Briefing/Update and Possible Discussion and Action: **Drinking Water Protection Zone (DWPZ)**

Request: Briefing/Update and possible discussion and action on Austin Water Utility presentation and update on new Drinking Water Protection Zone (DWPZ) Capital Improvement Projects (CIP).

Staff: Kristi Fenton, 512-972-0178, [kristi.fenton@austintexas.gov](mailto:kristi.fenton@austintexas.gov);  
Brian Long, 512-972-0177, [Brian.Long@austintexas.gov](mailto:Brian.Long@austintexas.gov);  
Austin Water Utility

Presentation given to the Commission by Kristi Fenton.

The motion to Continue to August 6, 2013 by the request of the Zoning & Platting Commission, was approved by Commissioner Jason Meeker's motion, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Sean Compton were absent.

### 2. Resubdivision: **C8-2012-0152.0A - Shoalmont Addition, Block 3, Lot 12; Resubdivision**

Location: 5409 Shoalwood, Shoal Creek Watershed

Owner/Applicant: Mark Alan Canada Investments, Inc. (Mark A. Canada)

Agent: Doucet & Associates (Jennifer Simmons)

Request: Approve the resubdivision of an existing lot into a two lot subdivision on 0.46 acres.

Staff Rec.: **Recommended - This is a continued case from the June 4, 2013 commission meeting. EARLY ON AGENDA.**

Staff: Cesar Zavala / David Wahlgren, 512-974-3404 / 512-974-6455,  
[cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to July 16, 2013 by the request of the applicant, was approved by Commissioner Cynthia Banks motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Sean Compton were absent.

- 3. Restrictive Covenant Amendment:** **C14-85-149.100 (RCA) - Scofield Farms Phase 3 Section 2**
- Location: 13103 Wingate Way, Walnut Creek Watershed  
Owner/Applicant: James E. McCarn  
Agent: Coats Rose Yale Ryman & Lee, PC (John M. Joseph)  
Request: To amend the public restrictive covenant associated with zoning case C14-85-149, the North Lamar Area Study, to amend Paragraph 1 as it refers to the conceptual land use plan to allow for a total density of 46 single-family residential units instead of 42 residential units and to amend Paragraph 5(e) to remove Area 11 from this section so that they can comply with standard subdivision requirement of the City for a minimum lot width of 50 feet.
- Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department

The motion to postpone to August 6, 2013 by the request of the neighborhood, was approved by Commissioner Cynthia Banks motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Sean Compton were absent.

- 4. Rezoning:** **C14-2013-0050 - Donaldson**
- Location: 13033 FM 2769 Road, Lake Travis Watershed  
Owner/Applicant: Brand and Debra Donaldson  
Agent: Livin Austin Realty (Bab Yarbrough)  
Request: DR to LR  
Staff Rec.: **Recommendation of LR-CO**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for LR-CO district zoning was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Sean Compton were absent.

- 5. Rezoning: C14-2013-0053 - Still Waters**  
Location: 515 East Slaughter Lane, Onion Creek Watershed  
Owner/Applicant: Westwood Residential 48, L.P. (Jeff Lindsey)  
Agent: Jones & Carter, Inc. (James M. Schissler, P.E.)  
Request: MF-2-CO to MF-3-CO  
Staff Rec.: **Recommended with conditions**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for MF-3-CO district zoning with condition of a traffic impact analysis, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Sean Compton were absent.

- 6. Rezoning: C14-2013-0060 - Bluff Springs Food Mart**  
Location: 7101 Bluff Springs Road, Onion Creek Watershed  
Owner/Applicant: Bluff Springs Food Mart, Inc. (Tariq Majeed)  
Agent: Moncada Consulting (Phil Moncada)  
Request: SF-4A-CO; LR-CO to LR-CO to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for LR-CO district zoning to change a condition of zoning, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Sean Compton were absent.

- 7. Site Plan - Extension: SP-99-0172B(XT4) - Waterfront Marina Condominiums Davenport Ranch**  
Location: 4408 Long Champ Drive, Lake Austin Watershed  
Owner/Applicant: MFH Engineering (Martha Mangum)  
Agent: MFH Engineering (Martha Mangum)  
Request: Five-year extension of a previously-approved site plan, to build 3 condominium residences.  
Staff Rec.: **Recommended**  
Staff: Christine Barton-Holmes, 512-974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for a 5-year extension was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Sean Compton were absent.

- 8. Preliminary Plan: C8J-2010-0095 - Hills of Bear Creek**  
Location: 2101 West FM 1626, Bear Creek; Little Bear Creek Watershed  
Owner/Applicant: Chester and Martha Johnson  
Agent: Hanrahan/Pritchard Engineering, Inc. (Larry Hanrahan)  
Request: Approval of Preliminary Plan composed of 206 lots on 77.71 acres.  
Staff Rec.: **Recommended**  
Staff: Joe Arriaga, 512-854-7562, [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us);  
Single-Office: Travis County/City of Austin

Public hearing closed.

The motion to approve staff's recommendation for approval of a preliminary plan for Hills of Bear Creek, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Sean Compton were absent.

- 9. Preliminary Plan: C8J-2013-0011 - Sunshine RV Park**  
Location: 9301 Hog Eye Road, Elm Creek Watershed  
Owner/Applicant: JD Equity, LP  
Agent: Bury & Partners Inc. (K. English)  
Request: Approval of Preliminary Plan composed of 12 lots on 26.92 acres.  
Staff Rec.: **Recommended**  
Staff: Joe Arriaga, 512-854-7562, [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us);  
Single-Office: Travis County/City of Austin

The motion to postpone to July 16, 2013 by the request of the applicant, was approved by Commissioner Cynthia Banks motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Sean Compton were absent.

- 10. Resubdivision Plat With Final with Preliminary Plan: C8J-2010-0036.3A - Raceway Single-Family Subdivision, Section 3**  
Location: 4505 Grand Avenue Parkway, Gilleland Creek; Rattan Creek Watershed  
Owner/Applicant: CR VI Raceway Holding, LP  
Agent: CSF Civil Engineering Group (C Potts)  
Request: Approval of a resubdivision/final plat composed of 66 lots on 16.25 acres.  
Staff Rec.: **Recommended**  
Staff: Joe Arriaga, 512-854-7562, [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us);  
Single-Office: Travis County/City of Austin

Public hearing closed.

The motion to approve staff's recommendation for approval of a re-subdivision/final plat for Raceway Single-Family Subdivision, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Sean Compton were absent.

- 11. Preliminary Plan: C8-2012-0049 - Pioneer Hill**  
Location: Dessau Road, Walnut Creek Watershed  
Owner/Applicant: D.R. Horton (Kate McDonald)  
Agent: D.R. Horton (Kate McDonald)  
Request: Approval of Pioneer Hill composed of 695 lots on 268.94 acres.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Pioneer Hill, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Sean Compton were absent.

- 12. Preliminary Plan: C8J-2012-0114 - Avana Phase 3 Preliminary Plan**  
Location: 12131 - 1/2 Escarpment Boulevard, Bear Creek-Barton Springs Zone Watershed  
Owner/Applicant: Standard Pacific of Texas, Inc. (John Bohnen)  
Agent: LJA Engineering & Surveying (John A. Clark)  
Request: Approval of the Avana Phase 2 Preliminary Plan composed of 20 lots on 36.94 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Avana Phase 2 Preliminary Plan, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Sean Compton were absent.

- 13. Final Plat; Previously Unplatted: C8J-2013-0108.0A - Final Plat-G. Perez Subdivision (Resubmittal of C8J-2012-0097.0A)**  
Location: 6507 McKinney Falls Parkway, Cottonmouth Creek Watershed  
Owner/Applicant: Guillermo P. Perez  
Agent: Genesis 1 Engineering Co. (George Gonzalez)  
Request: Approval of the Final Plat-G. Perez Subdivision (Resubmittal of C8J-2012-0097.0A) composed of 2 lots on 2 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 14. Final Plat w/Preliminary:** **C8-85-086.02.9A - Springfield Section 9**  
 Location: McKinney Falls Parkway, Cottonmouth Creek & Onion Creek Watershed  
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)  
 Agent: Pape-Dawson Engineer (Dustin Goss)  
 Request: Approval of Springfield Section 9 composed of 114 lots on 23.11 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 15. Final Plat w/Preliminary:** **C8-97-0123.03.3A - Presidio Section Two**  
 Location: 13625 Lyndhurst Street, Lake Creek Watershed  
 Owner/Applicant: Sonmar of Phoenix LLC (Jordan Scott)  
 Agent: Austin Civil Engineering (Keith Parkan)  
 Request: Approval of Presidio Section Two composed of 1 lot on 3.55 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 16. Resubdivision:** **C8-2013-0114.0A - Lot 14, Block D, Meadows @ Double Creek; Resubdivision of**  
 Location: South 1st Street, Onion Creek Watershed  
 Owner/Applicant: Ford Smith, Jr.  
 Agent: Cartex Engineering Services Inc (Gary Jones)  
 Request: Approval of the Lot 14, Block D, Meadows @ Double Creek; Resubdivision composed of 2 lots on 3.072 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 17. Resubdivision:** **C8-2013-0111.0A - Summit Oaks, Block B, Lot C; Resubdivision**  
 Location: 11720 Bell Ave, Walnut Creek Watershed  
 Owner/Applicant: The Amouzandeh Family Trust (Ati Daniel)  
 Agent: IT Gonzalez Engineers (Bill Graham)  
 Request: Approval of the Summit Oaks, Block B, Lot C; Resubdivision composed of 2 lots on 0.3781 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #13-17;

The motion to disapprove Items #13-17, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Sean Compton were absent.

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

#### **E. ADJOURN**

**Vice-Chair Patricia Seeger adjourned the meeting without objection at 7:50 p.m.**