



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
December 3, 2013**

**The Zoning & Platting Commission convened in a regular meeting on December 3, 2013 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701**

**Chair Betty Baker called the Board Meeting to order at 6:18 p.m.**

**Board Members in Attendance:**

**Betty Baker – Chair  
Cynthia Banks  
Sean Compton  
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**

Richard Suttle – Addressed the Commission regarding McCormick Ranch on Lake Austin (C8J-2013-0089), that was reviewed on November 19, 2013; Chair Betty Baker and Commissioner Patricia Seeger moved to place this item as a rescind and reconsider item on the December 17, 2013 agenda and for action.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from November 19, 2013.

The motion to approve the minutes from November 19, 2013 was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sean Compton seconded the motion on a vote of 4-0; Commissioners McDaniel, Commissioner Meeker and Commissioner Rojas were absent.

## C. PUBLIC HEARINGS

- 1. Rezoning: C14-2013-0126 - Archhill Zoning**  
Location: 11914, 11915, 11919 Archhill Drive, Bull Creek Watershed  
Owner/Applicant: Cindy Spoons, Jeffrey and Pamela Savage, Robin and Thomas Tucker  
Agent: Site Specifics (John Hussey)  
Request: SF-1 to SF-6  
Staff Rec.: **Recommendation of SF-2-CO**  
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 January 21, 2014 by the request of the neighborhood was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 4-0; Commissioners Meeker, Commissioner Rojas and Commissioner McDaniel were absent.

- 2. Rezoning: C14-2013-0142 - Sam Builders**  
Location: 2207 West Parmer Lane, Walnut Creek Watershed  
Owner/Applicant: SAM Builders, L.L.C. (Saeed A. Minhas)  
Agent: Bennett Consulting (Rodney Bennett)  
Request: LR to LR-MU  
Staff Rec.: **Recommendation of LR-MU-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-MU-CO district zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 4-0; Commissioners Meeker, Rojas and Compton were absent.

- 3. Rezoning: C814-88-0001.10 - Canyons @ Rob Roy Rezoning**  
Location: 800 North Capital of Texas Highway, Bee Creek Watershed  
Owner/Applicant: Brandywine Acquisition Partners, LP (Ralph Bistline)  
Agent: Armbrust & Brown, L.L.P. (Amanda Morrow)  
Request: PUD to PUD, in order to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 512-974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation to amend the PUD with a friendly amendment to limit the number of units to 225, was approved by Commissioner Sean Compton's motion, Commissioner Patricia Seeger seconded the motion on a vote of 4-0; Commissioners Rahm McDaniel, Jason Meeker and Gabriel Rojas were absent.

- 4. Restrictive Covenant Amendment: C814-88-0001(RCA) - Canyons @ Rob Roy Rezoning**
- Location: 800 North Capital of Texas Highway, Bee Creek Watershed  
 Owner/Applicant: Brandywine Acquisition Partners, LP (Ralph Bistline)  
 Agent: Armbrust & Brown, L.L.P. (Amanda Morrow)  
 Request: To amend the existing restrictive covenant to change land uses  
 Staff Rec.: **Recommended**  
 Staff: Clark Patterson, 512-974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov);  
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation to amend the PUD with a friendly amendment to limit the number of units to 225, was approved by Commissioner Patricia Seeger’s motion, Chair Betty Baker seconded the motion on a vote of 4-0; Commissioners Rahm McDaniel, Jason Meeker and Gabriel Rojas were absent.

- 5. Hill Country Roadway Site Plan & Waiver: SPC-2013-0049C - Big Red Express Car Wash**
- Location: 11213 FM 2222, Panther Hollow Watershed  
 Owner/Applicant: Big Red Express Car Wash (Thomas Sesny)  
 Agent: Frie Planning, Development & Construction (Ross Frie)  
 Request: Request approval of a Hill Country Roadway Site Plan. Waiver: A request to permit a reduction from the Hill Country Roadway vegetation buffer requirements in the Land Development Code, Section 25-2, Article 9, Division 3 (Additional Site Plan Requirements in Hill Country Roadway Corridors).  
 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 Hill Country Roadway Site Plan & Waiver with a condition to limit the hours of operation to 8a.m – 10 p.m., was approved by Commissioner Patricia Seeger’s motion, Commissioner Sean Compton seconded the motion on a vote of 4-0; Commissioners Jason Meeker, Rahm McDaniel and Gabriel Rojas were absent.

- 6. Environmental Variance: SP-2013-0058CT - Austin Oaks Restaurant**
- Location: 7601 Wood Hollow Drive, Shoal Creek Watershed  
 Owner/Applicant: Twelve Lakes, LLC (Jon Ruff)  
 Agent: Jones & Carter, Inc. (James Schissler)  
 Request: Approval to construct a restaurant within a 150 ft. Critical Environmental Feature buffer.
- Staff Rec.: **Recommended**  
 Staff: Amanda Couch, 512-974-2881, [amanda.couch@austintexas.gov](mailto:amanda.couch@austintexas.gov); Planning and Development Review Department

The motion to continue to December 17, 2013 by the request of the Zoning and Platting Commission was approved by Commissioner Patricia Seeger, Chair Betty Baker seconded the motion on a vote of 4-0; Commissioners Jason Meeker, Rahm McDaniel and Gabriel Rojas were absent. Public hearing remained open.

- 7. Site Plan Extension: SP-2008-0254D(XT2) - TRI Office Complex**
- Location: 9225 FM 2244 Road, Lake Austin Watershed  
 Owner/Applicant: Texas Research International Inc.  
 Agent: Axiom Engineering (Alan Rhames)  
 Request: Request 3 years extension to an approved site plan  
 Staff Rec.: **Recommended**  
 Staff: Benny Ho, 512-974-3402, [benny.ho@austintexas.gov](mailto:benny.ho@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for a 3-year extension was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 4-0; Commissioners Meeker, Rojas and Compton were absent.

- 8. Final Plat - C8J-2013-0031.0A - J & K Park Addition**  
**Variance only:**  
 Location: 1300 Mt. Larson Road, Bee Creek Watershed  
 Owner/Applicant: John & Kayla Park  
 Agent: Perales Engineering, LLC (Jerry Perales)  
 Request: Approve a Variance to 25-8-454(B)(1)/30-5-454(B)(1) Land Development Code to allow single family density to exceed one unit for two acres.  
 Staff Rec.: **Recommended with conditions**  
 Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov);  
 Mike McDougal, 512-974-6380, [Mike.McDougal@austintexas.gov](mailto:Mike.McDougal@austintexas.gov);  
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation to approve a variance to Section 25-8-454(B)(1) and 30-5-454(B)(1) of the LDC was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 4-0; Commissioners Meeker, Rojas and Compton were absent.

- 9. Resubdivision: C8-2013-0130.0A - Shoalmont Addition, Lot 10, Block 6;**  
**Resubdivision**  
 Location: 5415 Woodview Ave., Shoal Creek Watershed  
 Owner/Applicant: Madison Homes (Brian Peschke)  
 Agent: Robert May  
 Request: Approve the resubdivision of an existing lot into a two lot subdivision on 0.46 acres.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov);  
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation to approve the Shoalmont Addition, Lot 10, Block 6; Re-subdivision was approved by Commissioner Cynthia Banks, Commissioner Sean Compton seconded the motion on a vote of 4-0; Commissioners Meeker, Rojas and Compton were absent.

\*\* Chair Betty Baker appointed Commissioners Patricia Seeger, Sean Compton and Jason Meeker to a committee; and to return back to the full commission in 4 months, to discuss deed restrictions as they apply to subdivisions. Commission very concerned about protected trees on this property; 1 legal staff to be present at these committee meetings. \*\*

- 10. Final Plat; Previously Unplatted: C8-2013-0209.0A - Ellis Oaks**  
 Location: 7208 Cooper Lane, South Boggy Creek Watershed  
 Owner/Applicant: Tom Ellis  
 Agent: Jim Bennett Consulting (Hector Avila)  
 Request: Approval of the Ellis Oaks composed of 2 lots on 3.212 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 11. Final Plat w/ Prelim: C8-2013-0112.1A - Bouldin Court**  
 Location: 900 S 2ND ST, East Bouldin Creek Watershed  
 Owner/Applicant: 1st. Street Highlands, LP (Ryan Diepenbrock)  
 Agent: PSW HOMES LLC (Jarred Corbell)  
 Request: Approval of Bouldin Court composed of 14 lots on 5.1 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 12. Final Plat; Previously Unplatted: C8J-2013-0207.0A - Conlon Ridge**  
 Location: 2400 Caldwell Lane, Colorado River Watershed  
 Owner/Applicant: Robert Douglas Garwood III  
 Agent: KBGE (Chad Kimbell)  
 Request: Approval of the Conlon Ridge composed of 2 lots on 10.24 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 13. Final Plat; Previously Unplatted: C8J-2013-0204.0A - Mendieta Subdivision**  
 Location: 19515 Hog Eye Road, Dry Creek NE Watershed  
 Owner/Applicant: Travis County ESD #12 (Ronald Fowler)  
 Agent: Vaughn & Associates (Rick Vaughn)  
 Request: Approval of the Mendieta Subdivision composed of 1 lot on 1.74 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 14. Final Plat w/  
Preliminary:** **C8-2012-0071.4A - Legends Way Section 4**  
 Location: River Plantation Drive, Rinard Creek Watershed  
 Owner/Applicant: RG Onion Creek LLC (Spencer Rinker)  
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)  
 Request: Approval of the Legends Way Section 4 composed of 60 lots on 15.326 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 15. Final Plat;  
Resubdivision:** **C8-2013-0196.0A - Fiskville Subdivision (Withdraw and Resubmit)**  
 Location: 10401 North IH 35 Service Road Northbound, Little Walnut Creek Watershed  
 Owner/Applicant: Saleem Memon  
 Agent: PSCE, INC. (Diane Bernal)  
 Request: Approval of the Fiskville Subdivision (Withdraw and Resubmit) composed of 3 lots on 0.262 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 16. Revised  
Preliminary Plan:** **C8J-2007-0135.01 - Stoney Ridge Phase C, Revised Preliminary Plan**  
 Location: Ross Road, Dry Creek East Watershed  
 Owner/Applicant: SR Development (William Gurasich)  
 Agent: Doucet & Associates (Davood Salek)  
 Request: Approval of the Stoney Ridge Phase C, Revised Preliminary Plan composed of 143 lots on 28.21 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 17. Final Plat;  
Previously  
Unplatted:** **C8J-2013-0200.0A - Aguilera Subdivision**  
 Location: 15709 FM 812 Road, Maha Creek Watershed  
 Owner/Applicant: Maria Elena Aguilera  
 Agent: Hector Avila  
 Request: Approval of the Aguilera Subdivision composed of 6 lots on 14 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 18. Revised Preliminary Plan:** **C8-66-029.01 - First Amendment to Eastern Heights Preliminary Plan**  
 Location: Karling Drive, Walnut Creek Watershed  
 Owner/Applicant: Edward S Butler  
 Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)  
 Request: Approval of the First Amendment to Eastern Heights Preliminary Plan composed of 12 lots on 42.25 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 19. Final Plat Resubdivision:** **C8-2013-0197.0A - Byrne Subdivision**  
 Location: 804 Edgecliff Terrace, Town Lake Watershed  
 Owner/Applicant: Dan Byrne  
 Agent: Dan Byrne  
 Request: Approval of the Byrne Subdivision composed of 2 lots on 0.196 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 20. Final Plat Amended Plat:** **C8-2013-0203.0A - Great Hills Phase B Lot 1 & Lot 2; Amended Plat**  
 Location: 8508 Bluegrass Drive, Bull Creek Watershed  
 Owner/Applicant: Steven T. Stowers  
 Agent: Steven T. Stowers  
 Request: Approval of the Great Hills Phase B Lot 1 & Lot 2; Amended Plat composed of 2 lots on 2.9122 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 21. Final Plat Amended Plat:** **C8-2013-0198.SH - Mueller Section VII-C Subdivision; Amended Plat**  
 Location: 3600 Manor Road, Tannehill Branch Watershed  
 Owner/Applicant: City of Austin (Pam Hefner)  
 Agent: Bury-Aus, Inc. (Joe Farias)  
 Request: Approval of the Mueller Section VII-C Subdivision; Amended Plat composed of 286 lots on 74.652 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department



**22. Final Plat Previously Unplatted:** **C8-2013-0208.0A - EM Franklin Subdivision**  
 Location: 1706 E M Franklin Avenue, Tannehill Branch Watershed  
 Owner/Applicant: Monty Calderoni  
 Agent: Genesis 1 Engineering Co. (George Gonzalez)  
 Request: Approval of the EM Franklin Subdivision composed of 2 lots on 0.420 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

**23. Final Plat w/ Preliminary:** **C8-2012-0071.3A - Legends Way Section 3**  
 Location: River Plantation Drive, Rinard Creek Watershed  
 Owner/Applicant: RG Onion Creek LLC (Spencer Rinker)  
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)  
 Request: Approval of the Legends Way Section 3 composed of 46 lots on 13.499 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #10-23;

The motion to disapprove Items #10-23 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 4-0; Commissioners Meeker, Rojas and Compton were absent.

**D. NEW BUSINESS**

**1. New Business:**

Request: Consider directing staff to initiate a rezoning case for the property located at 12814 Interstate Highway 35 South and FM 1327 (Puryear Road) at South IH 35 Service Road Southbound, also known as the Estancia Hill Country Planned Unit Development, to change a condition of zoning.

The motion to direct staff to initiate a rezoning case for property located at 12814 Interstate Hwy 35 South and FM 1327 (Puryear Road ) at South IH35 Service Road Southbound, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 4-0; Commissioners Meeker, Rojas and Compton were absent.

**E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 8:33 p.m.**