



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
January 21, 2014**

The Zoning & Platting Commission convened in a regular meeting on January 21, 2014 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:15 p.m.

**Board Members in Attendance:**

Betty Baker – Chair  
Cynthia Banks  
Sean Compton  
Rahm McDaniel  
Gabriel Rojas

**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 7, 2014.

The motion to approve the minutes from January 7, 2014 was approved by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 4-0-1; Commissioner Cynthia Banks abstained, Commissioners Jason Meeker and Patricia Seeger were absent.

\*\* Commissioner Rahm McDaniel noted that he abstained on the minutes from December 17, 2013.

## 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 for indefinite postponement by the request of the applicant was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Jason Meeker and Patricia Seeger were absent.

- 2. Rezoning: C14-2013-0113 - Lamar Center**  
Location: 11421 & 11423 North Lamar Boulevard, Walnut Creek Watershed  
Owner/Applicant: Rundberg Square, LLC (Son Thai)  
Request: LR to GR  
Staff Rec.: **Recommendation of GR-CO, with conditions**  
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 April 1, 2014 by the request of the applicant was approved by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Commissioners Jason Meeker and Patricia Seeger were absent.

- 3. Zoning: C14-2013-0150 - Bethany United Methodist Church**  
Location: 9908-10010 Anderson Mill Road, Lake Creek Watershed  
Owner/Applicant: Bethany United Methodist Church (David M. Lee)  
Agent: Austin Civil Engineering (Keith Parkan)  
Request: I-RR to LO  
Staff Rec.: **Recommendation of LO-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 of LO-CO district zoning was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Jason Meeker and Patricia Seeger were absent.

- 4. Rezoning: C14-2013-0151 - Cedar Bend Ambulatory Surgery Center**  
 Location: 2410 Cedar Bend Drive, Walnut Creek Watershed  
 Owner/Applicant: Austin Diagnostic Clinic (John Ratcliff)  
 Agent: Winstead, P.C. (Amanda Swor)  
 Request: LR-CO to GO-CO  
 Staff Rec.: **Recommended**  
 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 of GO-CO district zoning was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Jason Meeker and Patricia Seeger were absent.

- 5. Rezoning: C814-2012-0085.01 - Estancia Hill Country Planned Unit Development**  
 Location: 12814 Interstate Highway 35 South, FM 1327 (Puryear Road) at South 1H 35 Southbound Service Road, Onion Creek Watershed  
 Owner/Applicant: Sevensgreen One LTD; Quartersage II LTD; Reverde Three LTD; IV Capitol Pointe LTD; Stone Pointe Five LTD; Saladia VI LTD; Paol Grande Seven, LTD; High Point Green VIII LTD; Golondrina Nine LTD; X Cordoniz LTD; Ciero Eleven LTD; Zagan XII LTD; Thirteen Canard LTD; Ruisseaux XIV, LTD; Dindon Fifteen LTD; Bois de Chene XVI, LTD; Etourneau Seventeen LTD; Moineau XVIII LTD; SLF III - Onion Creek LP (The Stratford Company, Ocie Vest); Lennar Homes of Texas Land and Construction, LTD (Ryan Mattox)  
 Agent: City of Austin, Planning and Development Review Department (Wendy Rhoades)  
 Request: PUD to PUD, 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

The motion to postpone to February 18, 2014 by the request of staff was approved by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Commissioners Jason Meeker and Patricia Seeger were absent.

- 6. Zoning: C14-2013-0149 - Tex Mix Land Ltd.**  
 Location: 7900 Old Manor Road, Walnut Creek Watershed  
 Owner/Applicant: Tex Mix Land Ltd. (Logan Owens)  
 Agent: Hutson Land Planners (Duane Hutson)  
 Request: I-RR to LI  
 Staff Rec.: **Recommendation of LI-CO**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation of LI-CO district zoning was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Jason Meeker and Patricia Seeger were absent.

- 7. SP Extension SP-2013-0219D - Broadstone at Parmer**  
**Appeal:**  
 Location: 8100 Anderson Mill Road, Lake Creek Watershed  
 Owner/Applicant: Alliance Realty Robinson Ranch Et Al.  
 Agent: Atkins Engineering, Terry Reynolds, 512-342-3231  
 Request: Appeal of the staff extension of 180 days to review time for site plan application.  
 Staff Rec.: **Not Recommended**  
 Staff: Brad Jackson, 512-974-3410, [brad.jackson@austintexas.gov](mailto:brad.jackson@austintexas.gov);  
 Planning and Development Review Department

Public hearing closed.

The motion to deny the appeal was made by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 3-1-1; Chair Betty Baker voted against the motion (nay), Commissioner Sean Compton abstained, Commissioners Jason Meeker and Patricia Seeger were absent. Motion Failed.

Appeal granted due to lack of quorum vote.

8. **Final Plat- Resubdivision:** **C8J-2013-0126.0A - Resubdivision of Lot 2, from Resubdivision of Lot 38, East Travis Hills**  
 Location: 16805 High Noon, Maha Watershed  
 Owner/Applicant: Sommai Frenzel  
 Agent: I.T. Gonzalez Engineers (Ismael Gonzalez)  
 Request: Approval of the Resubdivision of Lot 2, from Resubdivision of Lot 38, East Travis Hills; Resubdivision composed of 2 lots on 2.98 acres  
 Staff Rec.: **Recommended**  
 Staff: Sue Welch, 512-854-7637, [sue.welch@co.travis.tx.us](mailto:sue.welch@co.travis.tx.us);  
 Travis County/City of Austin Single Office

Public hearing closed.

The motion to approve staff’s recommendation for approval of the East Travis Hills Re-subdivision was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Jason Meeker were absent.

9. **Final Plat- Resubdivision:** **C8-2012-0057.0A - Resubdivision of the Amended Plat of Lot 5, Block 12, Shoalmont Addition**  
 Location: 5111 Woodview Avenue, Shoal Creek Watershed  
 Owner/Applicant: Jules Caplan  
 Agent: Perales Engineering LLC (Jerry Perales)  
 Request: Approval of the Resubdivision of the Amended Plat of Lot 5, Block 12, Shoalmont Addition composed of 1 lot to be subdivided into 2 lots on 0.454 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 Shoalmont Addition Resubdivision was approved by Commissioner Rahm McDaniel, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Jason Meeker and Patricia Seeger were absent.

- 10. Final Plat-Resubdivision: C8-2013-0111.0A - Summit Oaks, Block B, Lot C; Resubdivision**
- Location: 11720 Bell Avenue, 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.: **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 Summit Oaks Resubdivision was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Jason Meeker were absent.

- 11. Preliminary Plan: C8-2013-0099 - Glencoe Subdivision**
- Location: Harris Branch, Harris Branch Watershed  
 Owner/Applicant: CSF TRG Holdings, LLC (J.M. Cook)  
 Agent: CSF TRG Holdings, LLC (James M. Cook)  
 Request: Approval of the Glencoe Subdivision preliminary plan composed of 71 lots on 22.66 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 for approval of the Glencoe Subdivision was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Jason Meeker were absent.

- 12. Final Plat; Previously Unplatted: C8-2014-0003.0A - Matthews Park**
- Location: Albert Road, South Boggy Creek, Williamson Creek Watershed  
 Owner/Applicant: Jacqueline Stone  
 Agent: David Weekley Homes (Ian Dietrich)  
 Request: Approval of the Matthews Park composed of 9 lots on 2.1662 acres.
- Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 13. Final Plat; Amended Plat:** **C8-2014-0007.0A - Anderson Mill Village & Lot 1 Block A Bethany Subdivision.; Amended Plat of**  
 Location: 10010 Anderson Mill Road, Lake Creek Watershed  
 Owner/Applicant: Bethany United Methodist (Mike Meek)  
 Agent: Austin Civil Engineering (Keith Parkan)  
 Request: Approval of the Anderson Mill Village & Lot 1 Block A Bethany Subdivision; Amended Plat composed of 1 lot on 10.9 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 14. Final Plat; Resubdivision:** **C8-2013-0238.0A - Theresa Avenue Estates**  
 Location: 613 Theresa Avenue, Johnson Creek Watershed  
 Owner/Applicant: Igar Bastidas (Russel & Kenya Tubbs)  
 Agent: Shaw Hamilton  
 Request: Approval of the Theresa Avenue Estates composed of 2 lots on 0.51 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 15. Final Plat:** **C8J-2014-0006.0A - Austin Christian Faith Center**  
 Location: Shoreline Drive, Walnut Creek Watershed  
 Owner/Applicant: Austin Christian Faith Center (D.R. Dickey)  
 Agent: Garrett-Ihnen Civil (Steve Ihnen)  
 Request: Approval of the Austin Christian Faith Center composed of 2 lots on 47.156 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #12-15;

The motion to disapprove Items #12-15 was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Jason Meeker and Patricia Seeger were absent.

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

#### **E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 7:15 p.m.**