



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
June 3, 2014**

The Zoning & Platting Commission convened in a regular meeting on June 3, 2014 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:04 p.m.

Board Members in Attendance:

Betty Baker

Cynthia Banks

Sean Compton

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**

Dick Lillie

**B. APPROVAL OF MINUTES**

1. Approval of minutes from May 20, 2014.

The motion to approve the minutes from May 20, 2014 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0-1; Commissioner Rahm McDaniel abstained.

## C. PUBLIC HEARINGS

- 1. Rezoning: C814-2012-0085.01 - Estancia Hill Country Planned Unit Development**
- Location: 12814 Interstate Highway 35 South, FM 1327 (Puryear Road) at South IH 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; Zaguan XII LTD; Thirteen Canard LTD; Ruissea 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.: **Request for Postponement by Staff**
- Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department

The motion to postpone indefinitely by request of staff was approved by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 2. Rezoning: C14-2014-0053 - Walnut Park Crossing**
- Location: 12304 Walnut Park Crossing, Walnut Creek Watershed
- Owner/Applicant: Jeffrey Schwartz
- Agent: Civile, LLC (Lawrence M. Hanarahan)
- Request: LO to MF-2
- Staff Rec.: **Recommended with conditions**
- 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 MF-2 district zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 3. Rezoning: C14-2014-0059 - Horizon Rezoning**  
Location: 13497 U.S. Highway 183 North, Lake Creek Watershed  
Owner/Applicant: Austin Horizon, LLC & Horizon Ventures, LLC  
Agent: Thrower Design (A. Ron Thrower)  
Request: GR-CO to CS-1  
Staff Rec.: **Recommendation of CS-1-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 CS-1-CO district zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 4. Zoning: C14-2014-0061 - Lake Creek Rezoning**  
Location: 10313 Lake Creek Parkway, Lake Creek Watershed  
Owner/Applicant: Van Family Real Estate Partnership, Ltd. (Glenn Van Shellenbeck)  
Agent: Permit Partners (David Cancialosi)  
Request: I-RR 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

Public hearing closed.

The motion to approve staff's recommendation for GR-CO district zoning with conditions was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 5. Zoning/Rezoning: C14-2014-0067 - 13219 U.S. Highway 183 Rezoning**  
Location: 13219 Research Boulevard (North U. S. Highway 183), Lake Creek Watershed  
Owner/Applicant: 13219 Highway 183, Ltd. (Paul Terrill)  
Agent: Holt Planners (David Holt)  
Request: GR, I-RR to GR  
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 for GR district zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 6. Rezoning: C14-2014-0073 - Public Storage**  
Location: 14000 Owen Tech Boulevard, Walnut Creek Watershed  
Owner/Applicant: Owen Tech, LLC (Behzad Bahramni)  
Agent: Jackson Walker, L.L.P. (Katherine Loayza)  
Request: GR to CS  
Staff Rec.: **Recommendation of CS-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 CS-CO district zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 7. Rezoning: C14-2014-0074 - Cedar Bend Ambulatory Surgery Center**  
Location: 2410 Cedar Bend Drive, Walnut Creek Watershed  
Owner/Applicant: City Initiated, Owner: Austin Diagnostic Clinic (John Ratcliff)  
Agent: City of Austin-Planning and Development Review Department (Sherri Sirwaitis)  
Request: GO-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 for GO-CO district zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 8. Rezoning: C14-2013-0118 - Cooper Commercial**  
Location: 7200 Cooper Lane, South Boggy Creek Watershed  
Owner/Applicant: 38 1/2 Street LC (Guy Oliver)  
Agent: Husch Blackwell, LLP (Nikelle Meade)  
Request: SF-2 to GR  
Staff Rec.: **Recommendation Pending**  
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 July 15, 2014 by request of staff and applicant was approved by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 9. Rezoning: C14-2014-0031.SH - Cardinal Point**  
Location: 11108 Zimmerman Lane, Bull Creek Watershed  
Owner/Applicant: Vickie Lynn Clark, Sophia's Investments, LLC (Hamid Zarafsham),  
Freddie J. Smith  
Agent: Civiltude (Fayez Kazi)  
Request: SF-6-CO, DR to MF-1  
Staff Rec.: **Recommendation of SF-6-CO for Tracts 1 & 2 and SF-1 for Tract 3**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department

This item was withdrawn, no action required.

- 10. Rezoning: C14-2014-0052 - Cooper Lane Rezoning**  
Location: 7405, 7409 and 7415 Cooper Lane, South Boggy Creek Watershed  
Owner/Applicant: Dalton Mueller; Marval Property Investment, LLC (Michael Valenzuela)  
Agent: Thrower Design (Ron Thrower)  
Request: SF-2 to SF-6-CO, as amended  
Staff Rec.: **Recommendation of SF-6-CO, 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 SF-6-CO district zoning with conditions for a maximum of 65 units, 25-foot vegetative buffer along the north property line, restrict uses to single family residences, townhouse residential and condominium residential, and the conditions of the neighborhood traffic analysis, plus additional conditions of full access to Sir Gawain, sidewalks to Sir Gawain Drive and Copper Lane, stub-out to property to south between lots 43 & 54, traffic coalmining devices on private street close to Sir Gawain Drive and secondary entrance/exit on Cooper Lane. The motion was made by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 11. Partial Plat Vacation: C8-05-0245.0A(VAC) - Tech Ridge Center Phase III**  
Location: Canyon Ridge Drive and McCallen Pass, Walnut Creek Watershed  
Owner/Applicant: Tech Ridge Phase III L.P.  
Agent: Gina Diehl  
Request: Approval of the partial plat vacation of Lots 7, 8, and 9 of the Tech Ridge Center Phase III subdivision  
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 Tech Ridge Center Phase III was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 12. Partial Plat Vacation:** **C8-03-0117.2A.SH(VAC) - Casas Grandes Subdivision**  
Location: 3101-3118 Sacbe Cove and 8208, 8210, 8300, 8302, 8304 and 8306 Longview Road, South Boggy Creek Watershed  
Owner/Applicant: Martin-Ayers Development LLC and Others  
Agent: LOC Civil (Sergio Lozano)  
Request: Approve the partial plat vacation of Casas Grandes Subdivision.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Casas Grandes Subdivision was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 13. Re-Plat Subdivision:** **C8-2013-0048.0A - Las Casas Verdes Subdivision, A Replat of Casas Grandes Subdivision**  
Location: 3101-3118 Sacbe Cove and 8208, 8210, 8300, 8302, 8304 and 8306 Longview Road, South Boggy Creek Watershed  
Owner/Applicant: Martin-Ayers Development LLC and Others  
Agent: LOC Civil (Sergio Lozano)  
Request: Approve the replat of Casas Grandes Subdivision consisting of 18 lots on 2.760 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Las Casas Verdes Subdivision was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 14. Final Plat:** **C8J-2014-0087.0A - Broadstone Scenic Brook**  
Location: 8328-1/2 West U.S. 290 Highway, Williamson Creek/Slaughter Creek Watersheds - Barton Springs Zone  
Owner/Applicant: Mitchel & Rose Wong  
Agent: LJA Engineering (Dan Brown)  
Request: Approval of Broadstone Scenic Brook composed of 2 lots on 46.327 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 15. Final Plat - Resubdivision: C8J-2014-0086.0A - Hudson Bend**  
 Location: 16100 Lake Travis Drive, Lake Travis Watershed  
 Owner/Applicant: Randy Lacey  
 Agent: Bowman Consulting Group (R. Dave Irish, P.E.)  
 Request: Approval of Hudson Bend composed of 1 lot on 4.072 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 16. Final Plat - Amended Plat: C8-2014-0082.0A - Lots 84 and 85 Palomino Park - Section Three**  
 Location: 10013 Rocking Horse Road, Barton Creek Watershed - Barton Springs Zone  
 Owner/Applicant: 10013 Rocking Horse Road (Tracy East)  
 Agent: All Star Land Surveying (Edward Rumsey)  
 Request: Approval of the Amended Plat of Lots 84 and 85 Palomino Park - Section Three composed of 2 lots on 1.60 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 17. Final Plat w/Preliminary: C8J-2007-1061.01.1A - The Vistas of Austin Section 1**  
 Location: 9220-1/2 Old Lockhart Rd, Rinard Creek Watershed  
 Owner/Applicant: The Vistas of Austin (Brett Corwin)  
 Agent: The Vistas of Austin (Brett Corwin)  
 Request: Approval of The Vistas of Austin Section 1 composed of 547 lots on 148.84 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 18. Final Plat - Resubdivision: C8J-2014-0084.0A - Rio Robles Section 2, Resub of Lot 33 and East 1/2 of Lot 34, Block B**  
 Location: 1904 Lauranne Lane, Lake Austin Watershed  
 Owner/Applicant: Dominick Bartolotta  
 Agent: Texas Engineering (Hank Smith)  
 Request: Approval of Rio Robles Section 2, Resubdivision of Lot 33 and East 1/2 of Lot 34, Block B composed of 2 lots on 6.92 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #14-18;

Public hearing closed.

The motion to disapprove Items #14-18 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

**D. NEW BUSINESS**

**E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 8:05 p.m.**