



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
October 21, 2014**

**The Zoning & Platting Commission convened in a regular meeting on October 21, 2014 @ 505 Barton Springs Road, Austin, Texas 78704**

**Chair Betty Baker called the Board Meeting to order at 6:02 p.m.**

**Board Members in Attendance:**

**Betty Baker**

**Cynthia Banks**

**Sean Compton**

**Jackie Goodman**

**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 October 7, 2014.

The motion to approve the minutes from October 7, 2014 was approved on the consent agenda by Commissioner Cynthia Banks, Chair Betty Baker seconded the motion on a vote of 5-0; Commissioners Rahm McDaniel and Patricia Seeger were absent.

## C. PUBLIC HEARINGS

### 1. Briefing/Update/Disussion/Action: **2014 Imagine Austin Comprehensive Plan Annual Report and Amendments**

Request: Briefing, update and discussion and action on the 2014 Imagine Austin Comprehensive Plan Annual Report and Amendments.

Staff Rec.: **Recommend**

Staff: Paul DiGiuseppe, 512-974-2865,  
[paul.digiuseppe@austintexas.gov](mailto:paul.digiuseppe@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve the 2014 Imagine Austin Comprehensive Plan Annual Report and Amendments and for to City Council was approved by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Rahm McDaniel 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

Public hearing closed.

The motion to approve staff's recommendation of GR-CO with added condition to prohibit drive-in services for a restaurant was approved by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Rahm McDaniel and Patricia Seeger were absent.

### 3. Zoning: **C14-2014-0041 - New Tenant Project**

Location: 10300 Anderson Mill Road, Lake Creek Watershed

Owner/Applicant: FN Corporation (Neelam Jan)

Agent: Bennett Consulting (Jim Bennett)

Request: I-SF-2 to LR

Staff Rec.: **Recommendation Pending**

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 November 18, 2014 by request of staff was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Rahm McDaniel and Patricia Seeger were absent.

\*\* Note: The November 18, 2014 meeting will be held at City Hall-Council Chambers

- 4. Rezoning: C14-2014-0037 - The Sealy**  
 Location: 801 West Wells Branch Parkway, Harris Branch Watershed  
 Owner/Applicant: Sealy & Company (Michael Sealy)  
 Agent: Garrett-Ihnen Civil Engineers, Inc. (Steve Ihnen, P.E.)  
 Request: IP-CO, GR-CO to GR  
 Staff Rec.: **Recommendation Pending**  
 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 November 18, 2014 by request of staff was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Rahm McDaniel and Patricia Seeger were absent.

\*\* Note: The November 18, 2014 meeting will be held at City Hall-Council Chambers

- 5. Rezoning: C14-2014-0081 - Hetherly Tract**  
 Location: 11821-12124 South IH 35 Service Road Northbound, Onion Creek Watershed  
 Owner/Applicant: South IH 35 Investors, LP (C.W. Hetherly, Jr.)  
 Agent: Graves, Dougherty, Hearon & Moody, PC (Peter Cesaro)  
 Request: CS-MU-CO to CS-MU-CO, to change a condition of zoning  
 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 CS-MU-CO to change a condition of zoning was approved on the consent agenda by Commissioner Cynthia Banks, Chair Betty Baker seconded the motion on a vote of 5-0; Commissioners Rahm McDaniel and Patricia Seeger were absent.

- 6. Zoning: C14-2014-0154 - 13561 Pond Springs**  
 Location: 13561 Pond Springs Road, Lake Creek Watershed  
 Owner/Applicant: Velda B. Wyche  
 Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele R. Lynch)  
 Request: I-RR to GR-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 GR-CO district zoning was approved on the consent agenda by Commissioner Cynthia Banks, Chair Betty Baker seconded the motion on a vote of 5-0; Commissioners Rahm McDaniel and Patricia Seeger were absent.

- 7. Rezoning: C14-2014-0108 - Tech Ridge**  
 Location: 13001 Center Lake Drive, Walnut Creek Watershed  
 Owner/Applicant: Centerstate 99, Ltd. (Steve Mattingly)  
 Agent: Armbrust & Brown, L.L.P. (Amanda Morrow)  
 Request: LI-PDA to LI-PDA, to change conditions of zoning  
 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 LI-PDA to change conditions of zoning was approved on the consent agenda by Commissioner Cynthia Banks, Chair Betty Baker seconded the motion on a vote of 5-0; Commissioners Rahm McDaniel and Patricia Seeger were absent.

- 8. Rezoning: C14-2014-0114 - 11712 North Lamar Rezoning**  
 Location: 11712 North Lamar Boulevard, Walnut Creek Watershed  
 Owner/Applicant: Sheahan Business Center (Dennis W. Sheahan)  
 Agent: Thrower Design (A. Ron Thrower)  
 Request: LO to CS  
 Staff Rec.: **Recommendation of GR-CO zoning for Tract 1 and LO-CO zoning for Tract 2, 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 with additional condition to remove general retail from the prohibited list was approved by Commissioner Gabriel Rojas, Commissioner Jackie Goodman seconded the motion on a vote of 5-0; Commissioner Rahm McDaniel and Patricia Seeger were absent.

- 9. Rezoning: C14-2014-0144 - Loma Verde Residential**  
 Location: 7231 Colton Bluff Springs Road, Marble Creek, Cottonmouth Creek Watersheds  
 Owner/Applicant: Colton Bluff, LLC (Grady Collins) & Continental Homes of Texas, LP (Richard N. Maier)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: Tract 1: GR to SF-6 and Tract 2 LR to SF-4A  
 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 SF-6 zoning for Tract 1 and SF-4A zoning for Tract 2 was approved on the consent agenda by Commissioner Cynthia Banks, Chair Betty Baker seconded the motion on a vote of 4-0-1; Commissioners Rahm McDaniel and Patricia Seeger were absent, Commissioner Sean Compton abstained.

**10. Rezoning: C14-2014-0145 - Loma Verde Residential**  
Location: 7231 Colton Bluff Springs Road, Marble Creek, Cottonmouth Creek Watersheds  
Owner/Applicant: Colton Bluff, LLC (Grady Collins) & Continental Homes of Texas, LP (Richard N. Maier)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: RR to SF-4A  
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 SF-4A zoning was approved on the consent agenda by Commissioner Cynthia Banks, Chair Betty Baker seconded the motion on a vote of 4-0-1; Commissioners Rahm McDaniel and Patricia Seeger were absent, Commissioner Sean Compton abstained.

**11. Rezoning: C14-2014-0146 - Loma Verde Residential**  
Location: 6917 Colton Bluff Springs Road, Marble Creek, Cottonmouth Creek Watersheds  
Owner/Applicant: Colton Bluff, LLC (Grady Collins) & Continental Homes of Texas, LP (Richard N. Maier)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: LR to SF-4A  
Staff Rec.: **Not Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department

Public hearing closed.

1<sup>st</sup> motion: The motion to deny staff's recommendation and approve the applicant's request for SF-4A zoning was made by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 3-1; Commissioner Jackie Goodman voted against the motion, Commissioner Sean Compton abstained, Commissioners Rahm McDaniel and Patricia Seeger were absent.  
**MOTION FAILED.**

2<sup>nd</sup> motion: The motion to approve LR-MU district zoning was approved by Commissioner Jackie Goodman, Commissioner Gabriel Rojas seconded the motion on a vote of 4-0; Commissioner Sean Compton abstained, Commissioners Patricia Seeger and Rahm McDaniel were absent.

**12. Rezoning: C14-2014-0147 - Loma Verde Residential**  
Location: 6917 Colton Bluff Springs Road, Marble Creek, Cottonmouth Creek Watersheds  
Owner/Applicant: Colton Bluff, LLC (Grady Collins) & Continental Homes of Texas, LP (Richard N. Maier)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: RR to SF-4A  
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 SF-4A district zoning was approved on the consent agenda by Commissioner Cynthia Banks, Chair Betty Baker seconded the motion on a vote of 5-0; Commissioner Patricia Seeger and Rahm McDaniel were absent.

**13. Rezoning: C14-2014-0130 - Thaxton Properties, Inc.**  
Location: 7930 Thaxton Road, Onion Creek Watershed  
Owner/Applicant: Thaxton Properties, Inc. (Mustaquil Momin)  
Agent: Thrower Design (Ron Thrower)  
Request: GR-CO to GR-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 GR-CO to change a condition of zoning was approved on the consent agenda by Commissioner Cynthia Banks, Chair Betty Baker seconded the motion on a vote of 5-0; Commissioner Patricia Seeger and Rahm McDaniel were absent.

**14. Zoning: C14-2014-0153 - The Enclave at Oak Parke**  
Location: 10301 - 10317 Salmon Drive, Slaughter Creek Watershed-Barton Springs Zone Watershed  
Owner/Applicant: Mark Alan Cunningham  
Agent: Frie Planning, Development & Construction, LLC (Ross Frie)  
Request: I-RR; I-SF-2 to SF-2  
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 November 4, 2014 by request of the Zoning & Platting Commission was approved by Commissioner Sean Compton, Chair Betty Baker seconded the motion on a vote of 5-0; Commissioners Rahm McDaniel and Patricia Seeger were absent.

**15. Final Plat without Preliminary - Variances Only: C8-2013-0177.0A - Tabrizi Subdivision**

Location: 4316 Far West Blvd., Bull Creek Watershed  
Owner/Applicant: Ali Tabrizi  
Agent: Bennett Consulting (Jim Bennett)  
Request: Approve Variances: (1) LDC 25-8-302(A)(1) – To allow the construction of a building on a slope greater than 25%. (2) LDC 25-8-301 – To allow the construction of a driveway on a slope greater than 15%. (3) LDC 25-8-281(C)(1)(a) – To allow for the reduction of the buffer zone established around a critical environmental feature from the code required 150 feet to the following: CEF(Seep) to 75 feet. (4) LDC 25-8-423(B)(1) – To allow impervious cover greater than 30% of the net site area (.0072 acres/313 square feet) allowed in a Water Supply Suburban watershed not to exceed 293% (.0702 acres/3,058 square feet).  
Staff Rec.: **Not Recommended**  
Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Jim Dymkowski, 512-974-28975, [james.dymkowski@austintexas.gov](mailto:james.dymkowski@austintexas.gov); Planning and Development Review Department

The motion to postpone to December 2, 2014 by request of the applicant was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Rahm McDaniel and Patricia Seeger were absent.

**16. Final Plat without Preliminary: C8-2014-0003.0A - Matthews Park Subdivision**

Location: Albert Road (at Matthews Lane), Boggy/Williamson Creek Watersheds  
Owner/Applicant: Weekly Homes, LLC (Ian Dietrich)  
Agent: Chan & Partners Consulting Engs. (Tom Curran)  
Request: Approve a final plat of 10 lots on 2.1662 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 Matthews Park Subdivision was approved on the consent agenda by Commissioner Cynthia Banks, Chair Betty Baker seconded the motion on a vote of 5-0; Commissioner Patricia Seeger and Rahm McDaniel were absent.

- 17. Final Plat - Resubdivision: C8-2013-0193.0A - SPM Block A Lot 28; Resubdivision**  
Location: 801 Taft Lane, Slaughter Creek Watershed  
Owner/Applicant: SP Meadows West, Ltd (Daniel Frey)  
Agent: Cunningham-Allen, Inc. (Rafael Beckmann)  
Request: Approval of the SPM Block A Lot 28; Resubdivision composed of 2 lots on 14.942 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 SPM Block A Lot 28 Re-subdivision was approved on the consent agenda by Commissioner Cynthia Banks, Chair Betty Baker seconded the motion on a vote of 5-0; Commissioner Patricia Seeger and Rahm McDaniel were absent.

- 18. Preliminary Plan: C8-2013-0190 - South Congress Commercial Park**  
Location: 8900 S Congress Avenue, Onion Creek Watershed  
Owner/Applicant: Capital City Warehousing, LP (Bert Pence)  
Agent: RPS (Dale Gray)  
Request: Approval of the South Congress Commercial Park composed of 4 lots on 10.26 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 South Congress Commercial Park was approved on the consent agenda by Commissioner Cynthia Banks, Chair Betty Baker seconded the motion on a vote of 4-0-1; Commissioner Gabriel Rojas recused himself from this item, Commissioner Patricia Seeger and Rahm McDaniel were absent.

- 19. Final Plat - Resubdivision: C8-2013-0175.0A - Valley View Subdivision**  
Location: 3809 Valley View Road, West Bouldin Creek Watershed  
Owner/Applicant: Group Investments Holdings (Randy Dozeman)  
Agent: Site Specifics (John Hussey)  
Request: Approval of the Valley View Subdivision composed of 13 lots on 1.64 acres  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department

The motion to postpone to November 4, 2014 by request of staff was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 5-0, Commissioners Rahm McDaniel and Patricia Seeger were absent.



- 20. Resubdivision: C8-2014-0051.0A - Resubdivision of Portions of Lot 7 & 8, Block B, Eubank Acres Sec. 1**
- Location: 700 West Scurry Street (W. Scurry St. & N. Lamar Blvd.), Walnut Creek Watershed
- Owner/Applicant: Tech Realty Investments, LLC. (Saeed Igbal)
- Agent: Landmark CES (Javier Barajas)
- Request: Approve the resubdivision of portions of 2 lots into one lot on 0.434 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 Re-Subdivision of portions of Lot 7 & 8, Block B, Eubank Acres Section 1, was approved on the consent agenda by Commissioner Cynthia Banks, Chair Betty Baker seconded the motion on a vote of 5-0; Commissioner Patricia Seeger and Rahm McDaniel were absent.

- 21. Final Plat with Preliminary: C8-2014-0136.1A - Cottages at Beaver Creek**
- Location: 300 East Wells Branch Parkway, Harris Branch Watershed
- Owner/Applicant: Sealy & Company (Michael Sealy)
- Agent: Garrett-Ihnen Civil Engineers, Inc. (Norma Divine)
- Request: Approval of the Cottages at Beaver Creek composed of 177 lots on 42.65 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

- 22. Final Plat with Preliminary: C8-06-0133.02.1A.SH - Goodnight Section Two**
- Location: East Slaughter Lane, Onion Creek Watershed
- Owner/Applicant: Austin Goodnight Ranch (David C. Mahn)
- Agent: Civile (Lawrence M. Hanrahan)
- Request: Approval of the Goodnight Section Two composed of 118 lots on 29.491 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

- 23. Final Plat: C8-2014-0184.0A - Parmer Crossing**
- Location: 13910 North FM 620 Road, Lake Creek Watershed
- Owner/Applicant: Liberty Bankers Life Insurance (Bradford A. Phillips)
- Agent: Pulte Group Central TX Division (Stephen Ashlock)
- Request: Approval of the Parmer Crossing composed of 2 lots on 33.99 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

- 24. Final Plat with Replat: C8J-2014-0187.0A - Paradigm Metals Final Plat; with Replat**  
 Location: 801 West Wells Branch Parkway, Gilleland Creek Watershed  
 Owner/Applicant: Peripheral Investment (Joe Caihoun)  
 Agent: Garrett-Ihnen Civil Engineering (Norma Divine)  
 Request: Approval of the Paradigm Metal Final Plat; with Replat composed of 2 lots on 9.04 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 25. Final Plat with Preliminary: C8-2013-0181.1A - Great Hills Golf Course Two Final Plat**  
 Location: 5914 Lost Horizon Drive, Bull Creek Watershed  
 Owner/Applicant: Great Hills Golf Club of Austin Inc (Larry Harper)  
 Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)  
 Request: Approval of the Great Hills Golf Course Two Final Plat composed of 7 lots on 55.76 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #21-25;  
 Public hearing closed.

The motion to disapprove items #21-25 was approved on the consent agenda by Commissioner Cynthia Banks, Chair Betty Baker seconded the motion on a vote of 5-0; Commissioner Patricia Seeger and Rahm McDaniel were absent.

**D. NEW BUSINESS**

**1. New Business:**

Request: Discussion and action on setting a date for a Joint Work Session with Planning Commission.

Committee appointed by Chair Betty Baker to meet in a Joint Work Session with Planning Commission: Sean Compton, Rahm McDaniel and Jackie Goodman

**D. NEW BUSINESS**

**E. ADJOURN**

Chair Betty Baker adjourned the meeting without objection at 9:17 p.m.