



**REGULAR MEETING  
MINUTES**

**ZONING & PLATTING COMMISSION  
January 20, 2015**

The Zoning & Platting Commission convened in a regular meeting on January 20, 2015 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701

Vice-Chair Patricia Seeger called the Board Meeting to order at 6:05 p.m.

**Board Members in Attendance:**

Cynthia Banks  
Rahm McDaniel  
Jackie Goodman  
Rahm McDaniel  
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 January 6, 2015.

The motion to postpone the minutes to February 3, 2015 by request of the Zoning & Platting Commission due to lack of votes, was approved by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Betty Baker and Sean Compton were absent.

## C. PUBLIC HEARINGS

- 1. Rezoning: C14-2014-0185 - Parmer South Retail Lot 1**  
Location: 12601 Tech Ridge Boulevard, Walnut Creek Watershed  
Owner/Applicant: Parmer South 97 Ltd. (Grant Gottesman)  
Agent: Jones & Carter, Inc. (James Schissler)  
Request: GR 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 of CS-1-CO district zoning was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Betty Baker and Sean Compton were absent.

- 2. Zoning: C14-2014-0195 - Audubon Square**  
Location: 12425 Mellow Meadow Drive, Lake Creek Watershed  
Owner/Applicant: Investors Capital Group, LLC (Michael Christian/ Lindsay Gilmore)  
Request: I-RR to MF-3  
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 MF-3 district zoning was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Betty Baker and Sean Compton were absent.

- 3. Zoning: C14-2014-0196 - Polo Club**  
Location: 8519 Cahill Drive, Lake Creek Watershed  
Owner/Applicant: Investors Capital Group, LLC (Michael Christian/ Lindsay Gilmore)  
Request: I-RR to MF-3  
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 MF-3 district zoning was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Betty Baker and Sean Compton were absent.

- 4. Rezoning: C14-2014-0189 - Tranquilo Trail Park**  
Location: 2015 Tranquilo Trail, Onion Creek Watershed  
Owner/Applicant: Los Jardines HOA c/o Goodwin Management (Pat Houston)  
Agent: Vincent Gerard & Associates, Inc. (Vince Huebinger)  
Request: SF-4A to P  
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 of P zoning was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Betty Baker and Sean Compton were absent.

- 5. Rezoning: C14-2014-0190 - Songhai at Westgate**  
Location: 8700 West Gate Boulevard, South Boggy Creek Watershed  
Owner/Applicant: Songhai Development Company, LLC (Cherno Njie)  
Agent: Drenner Group (John Donisi)  
Request: MF-2-CO to MF-4-CO  
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 of MF-4-CO district zoning was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Betty Baker and Sean Compton were absent.

- 6. Zoning: C14-2014-0197 - Callahan's General Store of Austin, Inc.**  
Location: 3229 East State Highway 71 Westbound, Colorado River Watershed  
Owner/Applicant: Callahans General Store of Austin, Inc. (Verlin Callahan)  
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele R. Lynch)  
Request: I-SF-2 to LR  
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 of LR district zoning was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Betty Baker and Sean Compton were absent.

- 7. Restrictive Covenant Amendment: C14-75-042(RCA3) - East Parke Residential**
- Location: 5601 Durango Pass, Walnut Creek Watershed  
 Owner/Applicant: Continental Homes of Texas, LP, (Richard Maier)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: To amend a public restrictive covenant.  
 Staff Rec.: **Recommended. Postponement requested by Staff to February 3, 2015.**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

The motion to postpone to February 3, 2015 by request of staff was approved by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Betty Baker and Sean Compton were absent.

- 8. Restrictive Covenant Amendment: C14-76-083(RCA) - East Parke Residential**
- Location: 5601 Durango Pass, Walnut Creek Watershed  
 Owner/Applicant: Continental Homes of Texas, LP, (Richard Maier)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: To amend a public restrictive covenant.  
 Staff Rec.: **Recommended. Postponement requested by Staff to February 3, 2015.**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

The motion to postpone to February 3, 2015 by request of staff was approved by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Betty Baker and Sean Compton were absent.

- 9. Rezoning: C14-2014-0136 - Cameron Apartments**
- Location: 9201 Cameron Road, Little Walnut Creek Watershed  
 Owner/Applicant: FSI Cameron Crossing LP  
 Agent: Husch Blackwell, LLP (Nikelle Meade)  
 Request: LI to MF-5  
 Staff Rec.: **Not Recommended**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

The motion to postpone to February 17, 2015 by request of staff was approved by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Betty Baker and Sean Compton were absent.

- 10. Rezoning: C14-2014-0096 - Wildhorse Commercial Tract 1- (125.570 acres)**  
 Location: 9701 East Parmer Lane, Gilleland Creek Watershed  
 Owner/Applicant: Butler Family Partnership (Edward A. Butler)  
 Agent: Drenner Group (Amanda Swor)  
 Request: Tract 1: I-RR to CH, Tract 2: PUD to PUD [no changes], Tract 3: I-RR to CH  
 Staff Rec.: **Recommendation Pending; Postponement request by Staff to February 17, 2015**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

The motion to postpone to February 17, 2015 by request of staff was approved by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Betty Baker and Sean Compton were absent.

- 11. Site Plan - Approval: SP-2014-0181D - 901 River Road**  
 Location: 901 River Road, Lake Austin Watershed  
 Owner/Applicant: Douglas & Courtney Swanson  
 Agent: The Aupperle Company (Bruce Aupperle)  
 Request: To approve the placement of fill in Lake Austin - LDC Section 25-8-652A  
 Staff Rec.: **Recommended**  
 Staff: Liz Johnston, 512-974-1218, [liz.johnston@austintexas.gov](mailto:liz.johnston@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation to approve the placement of fill in Lake Austin at 901 River Road was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Betty Baker and Sean Compton were absent.

- 12. Preliminary Plan: C8J-2014-0059 - Heritage Oaks at Pearson Ranch West**  
 Location: Avery Ranch Boulevard and Pearson Ranch Road, South Brushy Creek Watershed  
 Owner/Applicant: England Ranch NW LP  
 Agent: Pulte Group, Central Texas Division (Brent Baker)  
 Request: Approval of the Heritage Oaks at Pearson Ranch West composed of 164 lots on 66.600 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 the Heritage Oaks at Pearson Ranch West was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Betty Baker and Sean Compton were absent.

- 13. Final Plat with Preliminary: C8-95-0208.01 - Tech Ridge Center Phase VI, Lot 2**  
 Location: North IH 35 Service Road Northbound, Walnut Creek Watershed  
 Owner/Applicant: Paul Juarez, Attorney at Law (Paul Juarez)  
 Agent: Consort, Inc. (Enrique Serna)  
 Request: Approval of Tech Ridge Center Phase VI, Lot 2 composed of 17 lots on 2.455 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 14. Final Plat with Preliminary: C8-95-0208.01.12A - Tech Ridge Center Phase VI, Lot 1**  
 Location: North IH 35 Service Road Northbound, Walnut Creek Watershed  
 Owner/Applicant: Tech Ridge Phase IV LP (Paul Juarez)  
 Agent: Consort, Inc. (Enrique Serna)  
 Request: Approval of the Tech Ridge Center Phase VI, Lot 1 composed of 1 lot on 1.106 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 15. Final Plat with Preliminary: C8-2014-0208.1A - Pearson Place Section Six**  
 Location: Iveans Way, Lake Creek Watershed  
 Owner/Applicant: Century Land Holdings II (Kevin Fleming)  
 Agent: CSF Civil Group (Christine Potts)  
 Request: Approval of the Pearson Place Section Six composed of 108 lots on 35.58 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 16. Preliminary Plan: C8-2014-0251 - Wildhorse Triangle Preliminary Plan**  
 Location: East Parmer Lane, Gilleland Creek Watershed  
 Owner/Applicant: HOM Titan Development (William Peruzzi)  
 Agent: Murfee Engineering (Ronee Gilbert)  
 Request: Approval of the Wildhorse Triangle Preliminary Plan composed of 322 lots on 118.87 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 17. Final Plat - Amended Plat:** **C8-2014-0249.0A - South Creek Bluff Subdivision Lots 1 and 2; Amended Plat**  
 Location: 6201 South IH 35 Service Road Northbound, Williamson Creek Watershed  
 Owner/Applicant: Veri Real Estate (Gustavo Deleze)  
 Agent: LJA Engineering & Surveying, Inc. (Dan Brown)  
 Request: Approval of the South Creek Bluff Subdivision Lots 1 and 2; Amended Plat composed of 2 lots on 3.148 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 18. Preliminary Plan:** **C8-2014-0246 - Riverbend Landing Section 1**  
 Location: 4035 East State Highway 71 Westbound, Onion Creek Watershed  
 Owner/Applicant: GCRE/TX (James Goveia)  
 Agent: Bury & Partners, Inc. (Joe Farias)  
 Request: Approval of Riverbend Landing Section 1 composed of 18 lots on 186.530 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 19. Final Plat - Previously Unplatted:** **C8-2014-0250.0A - Southpark Crossing**  
 Location: 1811 Oak Hill Lane, Onion Creek Watershed  
 Owner/Applicant: Journeyman Austin Holdings Inc. (Sam Kumar)  
 Agent: Journeyman Austin Holdings, Inc. (Kurt David Goll)  
 Request: Approval of Southpark Crossing composed of 1 lot on 16.434 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 20. Final Plat with Preliminary:** **C8-2014-0103.1A - Autumn Wood**  
 Location: 2600 Drew Lane, Slaughter Creek Watershed  
 Owner/Applicant: J. Brian Winterowd  
 Agent: Vigil & Associates (Hermann Vigil)  
 Request: Approval of the Autumn Wood composed of 21 lots on 3.79 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Public hearing closed.  
 Items #13-20;

The motion to disapprove Items #13-20 was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Betty Baker and Sean Compton were absent.

**D. NEW BUSINESS**

**E. ADJOURN**

**Vice-Chair Patricia Seeger adjourned the meeting without objection at 6:20 p.m.**