



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
June 7, 2011**

The Zoning & Platting Commission convened in a regular meeting on June 7, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Betty Baker called the Board Meeting to order at 6:00 p.m.

**Board Members in Attendance:**

**Betty Baker  
Sandra Baldrige  
Cynthia Banks  
Patricia Seeger  
Donna Tiemann**

**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 May 17, 2011.

The motion to approve the minutes from May 17, 2011 were approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, 1 vacancy on the commission.

## C. PUBLIC HEARINGS

- 1. Rezoning: C14-2010-0111 - 10301 Old San Antonio Rezone**  
Location: 10301 Old San Antonio Road, Slaughter Creek Watershed  
Owner/Applicant: Sheldon Stablewood, LP (Rick Sheldon)  
Agent: Thrower Design (Ron Thrower)  
Request: MF-2-CO to MF-2-CO to change a condition of zoning  
Staff Rec.: **Not recommended**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@ci.austin.tx.us](mailto:wendy.rhoades@ci.austin.tx.us);  
Planning and Development Review Department

The motion to postpone to July 5, 2011 by the request of the applicant, was approved by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, 1 vacancy on the commission.

- 2. Rezoning: C14-2011-0018 - Davis Springs Apartments**  
Location: 9301 Spectrum Drive, Lake Creek Watershed  
Owner/Applicant: Davis Spectrum Investment, L.P. (Fred G. Eppright)  
Agent: The Faust Group (Bill Faust)  
Request: CS to MF-3  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us);  
Planning and Development Review Department

The motion to approve staff's recommendation for MF-3 district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, 1 vacancy on the commission.

- 3. Zoning: C14-2011-0023 - 1601 Cedar Bend Drive**  
Location: 1601 Cedar Bend Drive, Walnut Creek Watershed  
Owner/Applicant: Jack Cearley  
Agent: Lenworth Consultants, LLC (Nash Gonzales)  
Request: I-RR to LR  
Staff Rec.: **Recommendation Pending**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us);  
Planning and Development Review Department

The motion to postpone to August 2, 2011 by the request of staff, was approved by Commissioner Patricia Seeger's motion, Commissioner Sandra Baldrige seconded the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, 1 vacancy on the commission.

- 4. Rezoning: C14-2011-0009 - IQRA L L C**  
Location: 11331 North Lamar Boulevard, Walnut Creek Watershed  
Owner/Applicant: IQRA L L C (M. Saleem Memon)  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: LR to GR-CO  
Staff Rec.: **Recommended with conditions**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us);  
Planning and Development Review Department

The motion to approve staff's recommendation for GR-CO district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, 1 vacancy on the commission.

- 5. Rezoning: C14-2011-0029 - Colonial at Quarry Oaks Rezoning**  
Location: 6263 McNeil Drive, Walnut Creek Watershed  
Owner/Applicant: CMF 15 Portfolio LLC c/o Colonial Properties Trust (Ed Wright)  
Agent: Kimley-Horn and Associates, Inc. (Joseph Willrich)  
Request: MF-3-CO to MF-3-CO  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us);  
Planning and Development Review Department

The motion to approve staff's recommendation for MF-3-CO district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, 1 vacancy on the commission.

- 6. Zoning: C14-2011-0044 - Roxie Business Park**  
Location: 12307 Roxie Drive, Lake Creek Watershed  
Owner/Applicant: Roger & Reichle, Inc. (Kevin Reichle)  
Request: I-RR to LI  
Staff Rec.: **Recommendation of LI-CO**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us);  
Planning and Development Review Department

The motion to approve staff's recommendation for LI-CO district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, 1 vacancy on the commission.

- 7. Rezoning: C14-2011-0046 - 6702 McNeil**  
Location: 6702 McNeil Drive, Rattan Creek Watershed  
Owner/Applicant: Terry Armstrong and M&M Interests (Terry Armstrong)  
Agent: The Faust Group (Bill Faust)  
Request: RR to W/LO  
Staff Rec.: **Recommendation of W/LO-CO**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us);  
Planning and Development Review Department

The motion to approve staff's recommendation for W/LO-CO district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, 1 vacancy on the commission.

- 8. Rezoning: C14-93-0090.01 - 7700 Parmer Lane**  
Location: 7700 Parmer Lane, Rattan Creek Watershed  
Owner/Applicant: Parmer Lane Parent, L.P. (John Grassi)  
Agent: Aquila Commercial (Jim Gallegos)  
Request: PDA to PDA  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us);  
Planning and Development Review Department

This item was pulled from the agenda, no action was required.

- 9. Rezoning: C14-2011-0042 - Toro Negro Lounge**  
Location: 615 West Slaughter Lane, Slaughter Creek Watershed  
Owner/Applicant: Richel Group Ltd. (Bruce Richel)  
Agent: Moncada Consulting (Phil Moncada)  
Request: GR-CO to CS-1  
Staff Rec.: **Recommendation of CS-1-CO**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@ci.austin.tx.us](mailto:wendy.rhoades@ci.austin.tx.us);  
Planning and Development Review Department

The motion to approve staff's recommendation for CS-1-CO district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, 1 vacancy on the commission.

- 10. Hill Country Roadway Site Plan:** **SPC-2011-0110C - Secured Climate Storage**  
Location: 9311 N. FM 620 rd, Bull Creek Watershed  
Owner/Applicant: Secured Climate Storage LP (James Carpenter)  
Agent: Mathias Company (Richard Mathias)  
Request: Approval of a Hill Country Roadway Site plan  
Staff Rec.: **Recommended**  
Staff: Lynda Courtney, 974-2810, [lynda.courtney@ci.austin.tx.us](mailto:lynda.courtney@ci.austin.tx.us);  
Planning and Development Review Department

This item was withdrawn by staff; no action was required.

- 11. Site Plan - Conditional Use Permit with Compatibility Waiver:** **SPC-2011-0039C.SH - Bradshaw Crossing Amenities Center (Smart Housing)**  
Location: 5510 Zachary Scott Street, Rinard/Onion Creek Watershed  
Owner/Applicant: Lennar Buffington Zach Scott LP (Ryan Mattox)  
Agent: Lakeside Engineers (Chris Ruiz)  
Request: Approval of a conditional use permit (community recreation private) in SF-4A zoning. Requested Waiver: An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property used or zoned as SF-5 or more restrictive. [Sec. 25-2-1067(F)]  
Staff Rec.: **Recommended**  
Staff: Susan Kirby, 974-3524, [susan.kirby@ci.austin.tx.us](mailto:susan.kirby@ci.austin.tx.us);  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a conditional use permit with a waiver to Section 25-2-1067(F), was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, 1 vacancy on the commission.

- 12. Resubdivision: C8-2011-0019.0A - Resubdivision of Lots 2 and 3, Block A, Parmer South Subdivision**  
Location: E Parmer Lane at Tech Ridge Blvd., Walnut Creek Watershed  
Owner/Applicant: Dell USA LP  
Agent: Bury & Partners (Joseph Isaja)  
Request: Approve the resubdivision of 2 lots into 3 lots on 89.299 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us);  
Planning and Development Review Department

The motion to approve staff's recommendation to approve the re-subdivision of Lots 2 & 3, Block A, Parmer South Subdivision, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, 1 vacancy on the commission.

- 13. Resubdivision: C8-2011-0058.0A - Resubdivision of Lots 10 & 11, Block F, Summit Oaks**  
Location: 12107 & 12109 Tweed Court, Walnut Creek Watershed  
Owner/Applicant: John W. Boulton, III  
Agent: Way Consulting Engineers, Inc. (Way Atmadja)  
Request: Approval of the Resubdivision of Lots 10 & 11, Block F, Summit Oaks composed of 2 lots on 2.95 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 14. Final with Preliminary: C8-2010-0131.2A - Archeleta Boulevard**  
Location: SH 45 EB, Slaughter Creek Watershed  
Owner/Applicant: Wildflower II LP  
Agent: LJA Engineering & Surveying (Dan Ryan)  
Request: Approval of the Archeleta Boulevard composed of 3 lots on 2.068 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 15. Preliminary Plan: C8J-2011-0065 - Avana Phase 1**  
Location: Escarpment Boulevard, Bear Creek/Slaughter Creek Watershed  
Owner/Applicant: Standard Pacific of Texas Inc. (John Bohnen)  
Agent: LJA Engineering & Surveying (John A. Clark)  
Request: Approval of the Avana Phase 1 composed of 262 lots on 115.06 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 16. Final Plat:** **C8J-2011-0066.0A - Lake Travis Subdivision No. 9; Amended Plat of Lots 9 and 10**  
Location: 14605 Pocohontas Trail, Lake Travis Watershed  
Owner/Applicant: JQUAD, Ltd a Texas Limited Partners (David James) (Fred B. Werkenthing, Jr.) (Linda Hawkins) (Gregg Werkenthing) (Rebecca Nugent)  
Agent: Harris-Grant Surveying (James Grant)  
Request: Approval of the Lake Travis Subdivision No. 9; Amended Plat of Lots 9 and 10 composed of 2 lots on 2.21 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 17. Final Plat:** **C8J-2011-0068.0A - Caldwell-Abeyta Subdivision**  
Location: 10901 D Morgan Rd, Barton Creek Watershed  
Owner/Applicant: David E Abeyta  
Agent: Longaro & Clarke LP (James R McCann)  
Request: Approval of the Caldwell-Abeyta Subdivision composed of 2 lots on 7.99 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #13-17;

The motion to disapprove items #13-17, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Donna Tiemann seconded the motion on a vote of 5-0; Commissioner Gregory Bourgeois was absent, 1 vacancy on the commission.

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

#### **E. ADJOURN**

Chair Betty Baker adjourned the meeting without objection at 6:10 p.m.