



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
February 5, 2013**

The Zoning & Platting Commission convened in a regular meeting on February 5, 2013 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:05 p.m.

**Board Members in Attendance:**

**Betty Baker – Chair  
Cynthia Banks  
Rahm McDaniel  
Jason Meeker  
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 29, 2013.

The motion to approve the minutes from January 29, 2013, was approved on the consent agenda by Commissioner Jason Meeker's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioner Patricia Seeger and Sean Compton were absent.

## C. PUBLIC HEARINGS

- 1. Rezoning: C14-2012-0142 – River Place Center**  
Location: 10817 FM 2222, Bull Creek, Panther Hollow Watershed  
Owner/Applicant: Black Forest Ventures, L.L.C. (Sean Quinn)  
Agent: Jones & Carter, Inc. (Darren Webber)  
Request: LO & GR to GR  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov);  
Planning and Development Review Department

The motion to approve staff's recommendation for GR district zoning, was approved on the consent agenda by Commissioner Jason Meeker's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sean Compton and Patricia Seeger were absent.

- 2. Rezoning: C14-2012-0144 – W.C.I.D #17 Water Plant**  
Location: 4505 N. FM 620 Road, Bull Creek, Panther Hollow Watershed  
Owner/Applicant: Lower Colorado River Authority (Fred Crawford)  
Agent: River City Engineering (David Kneuper, P.E.)  
Request: DR to P  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov);  
Planning and Development Review Department

The motion to approve staff's recommendation for P zoning, was approved on the consent agenda by Commissioner Jason Meeker's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sean Compton and Patricia Seeger were absent.

- 3. Zoning: C14-2012-0157 – Dessau Partners**  
Location: 13422 Dessau Road, Harris Branch Watershed  
Owner/Applicant: Dessau Partners, LLC (Richard L. Schroer, Manager)  
Agent: BBD Commercial (Tim Jarvis)  
Request: I-RR to CS-1  
Staff Rec.: **Recommendation of CS-1-CO for Tract 1 and GR-CO for Tract 2**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department

The motion to approve staff's recommendation for CS-1-CO for Tract 1 and GR-CO for Tract 2, with the added condition to prohibit all adult oriented business, was approved by Commissioner Gabriel Rojas motion, Commissioner Rahm McDaniel seconded the motion on a vote of 4-1; Commissioner Jason Meeker voted against the motion (nay); Commissioners Patricia Seeger and Sean Compton were absent.

- 4. Site Plan Appeal: SP-2007-0688C(XT) – Wells Branch Commercial**  
Location: 1205 W. Wells Branch Pkwy, Harris Branch Watershed  
Owner/Applicant: Panhandle Notes LP (Mike Voticky)  
Agent: Crocker Consultants (Sarah Crocker)  
Request: Appeal of the denial of a site plan extension  
Staff Rec.: **Not recommended**  
Staff: Lynda Courtney, 974-2810, [lynda.courtney@austintexas.gov](mailto:lynda.courtney@austintexas.gov);  
Planning and Development Review Department

The motion to approve staff's recommendation to deny the request for the appeal, was approved by Commissioner Jason Meeker, Commissioner Gabriel Rojas seconded the motion on a vote of 4-1; Commissioner Cynthia Banks voted against the motion (nay), Commissioner Patricia Seeger and Sean Compton were absent.

- 5. Hill Country Roadway Site Plan: SPC-2012-0335C – Ribelin Ranch Medical Office**  
Location: 7011 Ribelin Ranch Dr., West Bull Creek Watershed  
Owner/Applicant: Austin Baptist Church (Tom Stacy)  
Agent: Hanrahan-Pritchard Engineering (Stephen R. Jamison, P.E.)  
Request: Approval of a Hill Country Roadway site plan in order construct a single story medical office with associated improvements.  
Staff Rec.: **Recommended**  
Staff: Donna Galati, 974-2733, [donna.galati@austintexas.gov](mailto:donna.galati@austintexas.gov);  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a Hill Country Roadway site plan, was approved on the consent agenda by Commissioner Jason Meeker's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sean Compton and Patricia Seeger were absent.

- 6. Final Plat: C8J-2012-0010.0A – Del Valle Parkade Section 1**  
Location: Ross Road and Highway 71, Dry Creek East Watershed  
Owner/Applicant: Del Valle Parkade LLC. (Neil Ellis)  
Agent: Joel Bock Jacobs  
Request: Approval of the Del Valle Parkade Section 1 final plat consisting of 2 commercial lots on 18.464 acres.  
Staff Rec.: **Recommended**  
Staff: Sarah Sumner, 854-7687, [sarah.sumner@co.travis.tx.us](mailto:sarah.sumner@co.travis.tx.us);  
Single Office

The motion to approve staff's recommendation for approval of the Del Valley Parkade Section 1 final plat, was approved on the consent agenda by Commissioner Jason Meeker's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sean Compton and Patricia Seeger were absent.

7. **Final Plat w/ Preliminary:** **C8J-2011-0065.2A – Avana Phase 1, Section 2**  
Location: Escarpment Boulevard, Bear Creek; Slaughter Creek-Barton Springs Zone Watershed  
Owner/Applicant: Standard Pacific of Texas Inc. (John Bohnen)  
Agent: LJA Engineering & Surveying, Inc. (John Clark)  
Request: Approval of Avana Phase 1, Section 1 composed of 117 lots on 47.41 acres.  
Staff Rec.: **Recommended.**  
Staff: Don Perryman, 974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department

The motion to approve staff's recommendation for approval of Avana Phase 1, Section 1 was approved on the consent agenda by Commissioner Jason Meeker's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sean Compton and Patricia Seeger were absent.

8. **Final Plat w/ Preliminary:** **C8-2009-0118.9A.SH – Bradshaw Crossing Section 10**  
Location: Zachary Scott Street, Rinnard Creek Watershed  
Owner/Applicant: Lennar Buffington Zach Scott, LP (Ryan Mattox)  
Agent: Lakeside Engineers (Chris Ruiz)  
Request: Approve a subdivision of 50 lots on 10.405 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department

The motion to approve staff's recommendation to approve Bradshaw Crossing Section 10 Final plat with preliminary, was approved on the consent agenda by Commissioner Jason Meeker's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sean Compton and Patricia Seeger were absent.

9. **Preliminary Plan:** **C8-2013-0007 – Parkside Preliminary Plan**  
Location: 10208 Lindell Lane, Gilleland Creek, Decker Creek Watershed  
Owner/Applicant: HOM Titan Development, LLC (William Peruzzi)  
Agent: Murfee Engineering Company, Inc. (Ronee Gilbert)  
Request: Approval of the Parkside Preliminary Plan composed of 293 lots on 67.96 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 10. Final Plat; Resubdivision: C8-2013-0009.0A – Balcones Oaks Section II**  
Location: 7305 Kapok Lane; Resubdivision, Bull Creek Watershed  
Owner/Applicant: (Roy Whitaker)  
Agent: ATS Engineers  
(Andrew Evans)  
Request: Approval of the Balcones Oaks Section II composed of 2 lots on 0.5556 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 11. Final Plat w/ Preliminary: C8-97-0123.03.1A – Presidio Section One**  
Location: Lakeline Mall Drive, Lake Creek Watershed  
Owner/Applicant: Sonmar of Phoenix LLC  
(Jordan Scott)  
Agent: Austin Civil Engineering, Inc.  
(Hunter Shadburne)  
Request: Approval of the Presidio Section One composed of 1 lot on 5.212 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 12. Final Plat; Resubdivision: C8-2013-0010.0A – Knox Preserve**  
Location: 7304 Knox Lane, Shoal Creek Watershed  
Owner/Applicant: (Margaret Knox)  
Agent: Texas Eng. Solutions, LLC  
(Hank B. Smith)  
Request: Approval of the Knox Preserve composed of 16 lots on 5.828 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 13. Final Plat- Resub: C8-2013-0008.0A – Parmer Place Subdivision Lot 10; Resub**  
Location: 1500 E. Parmer Lane, Walnut Creek Watershed  
Owner/Applicant: Dessau 38 Partners, LTD (John Lewis)  
Agent: PEDCOR Investments- 2012-CXXXI,LP (Craig Lintner, PE)  
Request: Approval of the Parmer Place Subdivision Lot 10; Resub composed of 2 lots on 19.689 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #9-13;

The motion to disapprove Items #9-13, was approved on the consent agenda by Commissioner Jason Meeker's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sean Compton and Patricia Seeger were absent.

**D. NEW BUSINESS**

**E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 7:20 p.m.**