



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
March 5, 2013**

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

Chair Betty Baker called the Board Meeting to order at 6:01 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 February 19, 2013.

The motion to approve the minutes from February 19, 2013, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Patricia Seeger and Sean Compton were absent.

## C. PUBLIC HEARINGS

- 1. Rezoning: C14-2012-0158 - Decker Lane West**  
Location: 7311 Decker Lane, Elm Creek Watershed  
Owner/Applicant: Safa Trading Establishment Inc. (Adam Ahmad)  
Agent: Land Strategies, Inc. (Paul W. Linehan)  
Request: GR, MF-3-CO to CS  
Staff Rec.: **Recommendation of CS-CO**  
Staff: Heather Chaffin, 974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
Planning and Development Review Department

The motion to approve staff's recommendation with the added condition to prohibit adult oriented businesses, was approved by Commissioner Jason Meeker's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Sean Compton were absent.

- 2. Conditional Use SPC-2012-0009C - Village at Western Oaks, Section 20**  
**Permit Site Plan:**  
Location: 5301 Davis Lane, Williamson Creek Watershed-Barton Springs Zone  
Owner/Applicant: Forestar Real Estate (Ryan Gray)  
Agent: AECOM (Roger Durden)  
Request: Approval of a Conditional Use Permit  
Staff Rec.: **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 for a conditional use permit, was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Sean Compton were absent.

- 3. Conditional Use SPC-2012-0352CS - Keith Harris Memorial**  
**Permit Site Plan:**  
Location: 6000 1/2 SH 45, Barton Creek Watershed-Barton Springs Zone  
Owner/Applicant: Circle C Land, LP (Erin D. Pickens)  
Agent: Bleyl Interests, Inc (Vince Huebinger)  
Request: Approval of a Conditional Use Permit  
Staff Rec.: **Recommended**  
Staff: Christine Barton-Holmes, 974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov);  
Planning and Development Review Department

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

4. **Final Plat Resubdivision:** **C8J-2012-0091.0A - Limon-Hidrogo Addition Resubdivision of Lot 1**  
Location: 11106 Hollow Hook, Elm Creek Watershed  
Owner/Applicant: Regulo Bahena, Norberto Padron, Martha Martinez Padron  
Agent: Prossner and Associates (Hector Avila)  
Request: Approval of the Limon-Hidrogo Addition Resubdivision of Lot 1 composed of two lots on 16.047 acres.  
Staff Rec.: **Recommended**  
Staff: Michael Hettenhausen, 854-7563, [michael.hettenhausen@co.travis.tx.us](mailto:michael.hettenhausen@co.travis.tx.us); Single Office Travis County/City of Austin

The motion to approve staff's recommendation for approval of the Limon-Hidrogo Addition Resubdivision, was approved by Commissioner Gabriel Rojas motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Sean Compton were absent.

5. **Final Plat / Previously Unplatted:** **C8-2013-0021.0A - South Bridge Villas 3**  
Location: 7709 Manchaca Road, South Boggy Creek Watershed  
Owner/Applicant: James & Rita Ramsey  
Agent: Milestone Community Builders (Garrett Martin)  
Request: Approval of the South Bridge Villas 3 composed of 1 lot on 7.404 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

6. **Final Plat/ Amended Plat:** **C8J-2013-0023.0A - Senna Hills Section Six, Block C, Lots 18 & 19; Amended Plat**  
Location: 10701 Straw Flower Drive, Lake Austin Watershed  
Owner/Applicant: Taylor Woodrow Homes-Austin Division, LTC (Adib Khoury)  
Agent: Sarah Crocker  
Request: Approval of the Senna Hills Section Six, Block C, Lots 18 & 19; Amended Plat composed of 1 lot on 0.707 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

7. **Final Plat/ Resubdivision:** **C8J-2013-0026.0A - Bluebell Ridge, Lot 10; Resubdivision**  
Location: 7701 Coulver Road, Marble Creek Watershed  
Owner/Applicant: Lloyd Earl Hunt  
Agent: Texas Design Interests, LLC (Jeff Shindler)  
Request: Approval of the Bluebell Ridge, Lot 10; Resubdivision composed of 4 lots on 9.59 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 8. Final Plat w/Preliminary: C8J-2009-0142.1A - Estancia Hill Country**  
 Location: Puryear Road, Onion Creek Watershed  
 Owner/Applicant: SLF III-Onion Creek, LP (Ocie Vest)  
 Agent: Bury & Partners, Inc (Kelly Bell, PE)  
 Request: Approval of the Estancia Hill Country composed of 5 lots on 102.874 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 9. Final Plat w/Preliminary: C8-2013-0022.1A - Circle C Ranch Tract 8A**  
 Location: SH 45 Eastbound, Slaughter Creek Watershed-Barton Springs Zone  
 Owner/Applicant: Standard Pacific Homes (Jay Byler)  
 Agent: LJA Engineering & Surveying, Inc. (John A. Clark)  
 Request: Approval of the Circle C Ranch Tract 8A composed of 38 lots on 18.335 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 10. Final Plat/Resubdivision: C8J-2013-0020.0A - Bluff Springs Estates, Lot 1, Marbella Subdivision, Lot 2**  
 Location: 7612 Bluff Springs Road, South Boggy Creek Watershed  
 Owner/Applicant: Kalogridis & Kalogridis Development LLC (Mitchell Kalogridis)  
 Agent: Urban Design Group (J Segura)  
 Request: Approval of the Bluff Springs Estates, Lot 1, Marbella Subdivision, Lot 2 composed of 2 lots on 49.06 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #5-10; The motion to disapprove Items #5-10 were approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Cynthia Banks 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 6:45 p.m.**