



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
MAY 21, 2013**

The Zoning & Platting Commission convened in a regular meeting on May 21, 2013 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:10 p.m.

**Board Members in Attendance:**

Betty Baker – Chair  
Sean Compton  
Rahm McDaniel  
Gabriel Rojas  
Patricia Seeger

**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 7, 2013.

The motion to approve the minutes from May 7, 2013 was approved on the consent agenda by Commissioner Sean Compton's motion, Commissioner Patricia Seeger seconded the motion on a vote of 5-0. Commissioners Cynthia Banks and Jason Meeker were absent.

## C. PUBLIC HEARINGS

### 1. Rezoning: C14-2013-0011 - Restaurant

Location: 11800 Arabian Trail, Walnut Creek Watershed  
Owner/Applicant: Xue Yun Tang  
Agent: Shaw Hamilton Consultants (Shaw Hamilton)  
Request: SF-2 to GR  
Staff Rec.: **Not Recommended**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department

The motion to postpone to June 4, 2013 by the request of the applicant, was approved by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0. Commissioners Cynthia Banks and Jason Meeker were absent.

### 2. Zoning/Rezoning: C14-2013-0012 - Hopper Communities

Location: 9710-9718 Anderson Mill Road, Lake Creek/Bull Creek Watersheds  
Owner/Applicant: Pohl Partners, Inc. (Kristiana Alfsen)  
Agent: ZFB, Ltd. (William Pohl)  
Request: CS-CO, I-RR to CS-MU-CO  
Staff Rec.: **Recommendation of CS-MU-CO**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department

The motion to postpone to June 4, 2013 by the request of the applicant, was approved by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0. Commissioners Cynthia Banks and Jason Meeker were absent.

### 3. Rezoning: C14-2013-0041 - Fort Dessau-GR

Location: 1602 Fish Lane, Harris Branch Watershed  
Owner/Applicant: John C. & Dana Fish  
Agent: Land Strategies, Inc. (Paul W. Linehan)  
Request: SF-2-CO to MF-3  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department

The motion to continue the case to June 18, 2013 by the request of the Zoning and Platting Commission was approved by Commissioner Gabriel Rojas's motion, Commissioner Patricia Seeger seconded the motion on a vote of 5-0. Commissioners Cynthia Banks and Jason Meeker were absent.

**4. Rezoning: C14-2013-0042 - Fort Dessau-P**

Location: 13826 Dessau Road, Harris Branch Watershed  
Owner/Applicant: John C. & Dana Fish  
Agent: Land Strategies, Inc. (Paul W. Linehan)  
Request: SF-2-CO to P  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department

Public Hearing Closed.

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

**5. Rezoning: C14-2013-0043 - Fort Dessau-SF-6**

Location: 13826 Dessau Road, Harris Branch Watershed  
Owner/Applicant: John C. & Dana Fish  
Agent: Land Strategies, Inc. (Paul W. Linehan)  
Request: LR to SF-6  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department

Public Hearing Closed.

The motion to approve staff's recommendation for SF-6 district zoning, was approved on the consent agenda by Commissioner Sean Compton's motion, Commissioner Patricia Seeger seconded the motion on a vote of 5-0. Commissioners Cynthia Banks and Jason Meeker were absent.

**6. Rezoning: C14-2013-0025 - Spicewood Springs Homes**

Location: 4101 Spicewood Springs Road, Shoal Creek Watershed  
Owner/Applicant: Harold Silberberg  
Agent: PSW Real Estate (Ryan Diepenbrock)  
Request: SF-3 to SF-6  
Staff Rec.: **Recommendation of SF-6-CO**  
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
Planning and Development Review Department

Public Hearing Closed.

The motion to approve staff's recommendation for SF-6-CO district zoning, was approved on the consent agenda by Commissioner Sean Compton's motion, Commissioner Patricia Seeger seconded the motion on a vote of 5-0. Commissioners Cynthia Banks and Jason Meeker were absent.

**7. Rezoning: C14-2013-0034 - Ross Conley Lot 1 LLP**

Location: 3447 Northland Drive, Shoal Creek Watershed  
Owner/Applicant: David C. Conley, P.C. (David C. Conley)  
Agent: Thrower Design (Ron Thrower)  
Request: LR to GR  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
Planning and Development Review Department

The motion to postpone to June 18, 2013 by the request of the neighborhood (with the applicant in agreement), was approved by Commissioner Patricia Seeger's motion, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0. Commissioners Cynthia Banks and Jason Meeker were absent.

**8. Rezoning: C14-2013-0027 - Kincheon Neighborhood Commercial Center**

Location: 7905 Brodie Lane, Williamson Creek Watershed-Barton Springs Zone  
Owner/Applicant: Shelby Michael Minns and Katherine T. Minns  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: NO-CO to LR-CO  
Staff Rec.: **Not Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov  
Planning and Development Review Department

The motion to postpone to June 4, 2013 by the request of the applicant, was approved by Commissioner Patricia Seeger's motion, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0. Commissioners Cynthia Banks and Jason Meeker were absent.

**9. Site Plan - Appeal: SP-2012-0382D - Republic Services of Austin - Recycling Center Grading Plan**

Location: 10001 East 290 Highway Eastbound, Decker Creek/Gilleland Creek Watersheds  
Owner/Applicant: BFI Waste Systems of North America, LLC (Lee Kuhn)  
Agent: BFI Waste Systems of North America, LLC (Lee Kuhn)  
Request: Appeal of an administratively approved 180-day extension to an application update deadline.  
Staff Rec.: **Not Recommended**  
Staff: Christine Barton-Holmes, 974-2788, christine.barton-holmes@austintexas.gov  
Planning and Development Review Department

Public Hearing Closed.

The motion to deny the appeal of the site plan was made by Commissioner Patricia Seeger and was seconded by Commissioner Gabriel Rojas. The Commission voted 3-2; Commissioner Sean Compton and Commissioner Betty Baker voted nay. The motion failed.

The motion to rescind the prior action and to postpone action to June 4, 2013 was made by Commissioner Sean Compton and was seconded by Commissioner Gabriel Rojas. The motion passed on a vote of 5-0. Commissioners Cynthia Banks and Jason Meeker were absent. The Commission requested that the June 4, 2013 agenda post this item for action only.

- 10. Resubdivision: C8J-2012-0187.0A - Bell Grand Avenue Business Park Lot 25B Block J Resubdivision**
- Location: 16117 Central Commerce Drive, Gilleland Creek Watershed  
Owner/Applicant: EK2 Properties (Kevin Kolbeck)  
Agent: Austin Civil Engineering (Keith Parkan)  
Request: Approval of the Resubdivision of Bell Grand Avenue Business Park Lot 25B into two commercial lots on 6.4 acres.
- Staff Rec.: **Recommended**  
Staff: Sarah Sumner, 854-7687, sara.sumner@co.travis.tx.us  
Single Office

Public Hearing Closed.

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

- 11. Final Plat: C8J-2009-0142.1A - Estancia Hill Country Phase 1**
- Location: Old San Antonio and Puryear Road, Onion Creek Watershed  
Owner/Applicant: SLF III Onion Creek, L.P. (Phillip Wiggins)  
Agent: Bury & Partners (Kelly Bell)  
Request: Approval of Estancia Hill Country Phase 1 consisting of 4,969 linear feet of Right-of-Way and 1 Lot on 38.998 acres.
- Staff Rec.: **Recommended**  
Staff: Sarah Sumner, 854-7687, sara.sumner@co.travis.tx.us  
Single Office

Public Hearing Closed.

The motion to approve staff's recommendation for approval of a final plat, was approved on the consent agenda by Commissioner Sean Compton's motion, Commissioner Patricia Seeger seconded the motion on a vote of 5-0. Commissioners Cynthia Banks and Jason Meeker were absent.

- 12. Final Plat Out of Preliminary: C8-20111-0154.2A.SH - Thornbury II, Section Three**
- Location: Blue Goose Road, Decker Creek Watershed  
Owner/Applicant: Travis Blue Goose, Ltd. (Brian Saathoff)  
Agent: Lakeside Engineers (Chris Ruiz)  
Request: Approve a final plat out of an approved preliminary consisting of 67 lots on 12.324 acres.
- Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov  
Planning and Development Review Department

Public Hearing Closed.

The motion to approve staff's recommendation for approval of a final plat out of a preliminary, was approved on the consent agenda by Commissioner Sean Compton's motion, Commissioner Patricia Seeger seconded the motion on a vote of 5-0. Commissioners Cynthia Banks and Jason Meeker were absent.

**13. Final Plat Out of Preliminary: C8-20111-0154.3A.SH - Thornbury II, Section Four**

Location: Blue Goose Road, Decker Creek Watershed  
Owner/Applicant: Travis Blue Goose, Ltd. (Brian Saathoff)  
Agent: Lakeside Engineers (Chris Ruiz)  
Request: Approve a final plat out of an approved preliminary consisting of 78 lots on 11.765 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov  
Planning and Development Review Department

Public Hearing Closed.

The motion to approve staff's recommendation for approval of a final plat out of a preliminary, was approved on the consent agenda by Commissioner Sean Compton's motion, Commissioner Patricia Seeger seconded the motion on a vote of 5-0. Commissioners Cynthia Banks and Jason Meeker were absent.

**14. Final Plat: C8J-2013-0080.01 - Jaketown Subdivision**

Location: 12140 FM 969 Road, Elm Creek Watershed  
Owner/Applicant: Jaketown 130, LLC (M. Buck Baccus)  
Agent: Vickery & Associates, Inc. (Steven G. Frost)  
Request: Approval of the Jaketown Subdivision composed of 6 lots on 36.37 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**15. Final Plat: C8J-2013-0082.0A - Dollar General**

Location: 15207 FM 1825 Road, Gilleland Creek Watershed  
Owner/Applicant: David Yopez  
Agent: Cuatro Consultants, Ltd. (James Massaro, P.E.)  
Request: Approval of Dollar General composed of 2 lots on 1.787 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**16. Final Plat: C8J-2013-0087.0A - Pape RV Park**

Location: 5720 Blue Bluff Road, Elm Creek Watershed  
Owner/Applicant: Damian Pape  
Agent: Noble Surveying & Engineering Works (Tres Howland)  
Request: Approval of the Pape RV Park composed of 1 lot on 2.99 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**17. Final Plat: C8J-2013-0079.0A - Stan Schmer Subdivision**

Location: 11200 N. FM 620 Road, Bull Creek/Lake Travis Watersheds  
Owner/Applicant: Robinson Investment (Blake Robinson)  
Agent: J. Valera Engineering (Juan Valera, P.E.)  
Request: Approval of the Stan Schmer Subdivision composed of 3 lots on 7.89 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**18. Final Plat w/Prelim: C8-85-086.02.8A - Springfield Section 8A & 8B (Resubdivision of C8-85-086.02.5A)**

Location: McKinney Falls Parkway, Cottonmouth Creek/Onion Creek Watersheds  
Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)  
Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)  
Request: Approval of the Springfield Section 8A & 8B (Resubdivision of C8-85-086.02.5A) composed of 123 lots on 25.09 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #14 to #18:

Public Hearing Closed.

The motion to disapprove items #14 to #18 was approved on the consent agenda by Commissioner Sean Compton's motion, Commissioner Patricia Seeger seconded the motion on a vote of 5-0. Commissioners Cynthia Banks and Jason Meeker were absent.

**D. NEW BUSINESS**

No new business.

**E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 7:26 p.m.**