



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
June 4, 2013**

The Zoning & Platting Commission convened in a regular meeting on June 4, 2013 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:07 p.m.

**Board Members in Attendance:**

Betty Baker – Chair  
Cynthia Banks  
Sean Compton  
Rahm McDaniel  
Jason Meeker  
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**

Marsha Stokes – Fire Meters

**B. APPROVAL OF MINUTES**

1. Approval of minutes from May 21, 2013.

The motion to approve the minutes from May 21, 2013 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 4-0-2; Commissioners Cynthia Banks and Jason Meeker abstained; Commissioner Alfonso Hernandez was absent.

## C. PUBLIC HEARINGS

### 1. Certificate of Appropriateness - C14H-1990-0006 - Mount Bonnell

#### Appeal:

Location: 3800 Mount Bonnell Road, Lake Austin/ Huck's Slough Watersheds  
Owner/Applicant: City of Austin, Parks and Recreation Department (Kim McKnight)  
Appellant: West Point Society of Central Texas (Fred Bothwell)  
Request: Consider an appeal from a Historic Landmark Commission decision to deny a Certificate of Appropriateness for property located at 3800 Mount Bonnell Road.  
Staff Rec.: **Uphold the Certificate of Appropriateness as approved by the Historic Landmark Commission**  
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov  
Planning and Development Review Department

The motion to Grant the Appeal and consider West Point as interested party, was made by Commissioner Patricia Seeger, Commissioner Jason Meeker seconded the motion on a vote of 3-3; Commissioners Betty Baker, Cynthia Banks and Sean Compton voted against the motion (nay), Commissioner Gabriel Rojas was absent. **MOTION FAILED; NO ACTION TAKEN.**

### 2. Site Plan – Appeal FOR ACTION ONLY: SP-2012-0382D - Republic Services of Austin - Recycling Center Grading Plan

Location: 10001 East 290 Highway Eastbound, Decker/Gilleland Creek Watersheds  
Owner/Applicant: BFI Waste Systems of North America, LLC (Lee Kuhn)  
Appellant: Coats Rose Yale Ryman & Lee, PC (John M. Joseph)  
Request: Appeal of an administratively approved 180-day extension to an application update deadline.  
Staff Rec.: **Not Recommended**  
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov  
Planning and Development Review Department

The motion to Continue to June 18, 2013 by the request of the Zoning & Platting Commission was approved by Commissioner Patricia Seeger's motion, Commissioner Jason Meeker seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 3. 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, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department

The motion to approve staff's recommendation for CS-MU-CO district zoning with conditions as read into the record by staff:

- Prohibit Civic Uses;
- Prohibit multi-family residential uses and short-term rentals;
- Limit maximum height limit to 2-stories or 30-feet;
- Limit maximum density to 60 dwelling units (12 units per acre); motion was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

\*\*\* Buyer has agreed to prohibit 2<sup>nd</sup> floor open space balconies through a private restrictive covenant.

- 4. Rezoning: C14-2013-0051 - Tech Ridge Rezoning**  
Location: 12501 1/2 Interstate Highway-35 Service Road Northbound, Walnut Creek Watershed  
Owner/Applicant: Parmer Tech Ridge, LLC (Erik Tompkins)  
Agent: Thrower Design (A. Ron Thrower)  
Request: GR to CS-1  
Staff Rec.: **Recommendation of CS-1-CO**  
Staff: Sherri Sirwaitis, 512-974-3067, sherri.sirwaitis@austintexas.gov  
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 Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 5. 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, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department

The motion to approve staff's recommendation to Deny the request for GR zoning, was approved by Commissioner Jason Meeker's motion, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 6. Rezoning: C14-2013-0045 - Huber Family Tract**  
Location: 4200 Rivercrest Drive, Lake Austin Watershed  
Owner/Applicant: Brian Huber  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: LA to SF-2  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 512-974-7691, clark.patterson@austintexas.gov  
Planning and Development Review Department

The motion to Deny staff's recommendation for SF-2 district zoning, was made by Commissioner Jason Meeker, Commissioner Patricia Seeger seconded the motion on a vote of (3-3); Commissioners Cynthia Banks, Betty Baker and Sean Compton voted against the motion (nay), Commissioner Gabriel Rojas was absent. **MOTION FAILED**

2<sup>nd</sup> Motion: The motion to approve SF-1-CO district zoning, was made by Chairwoman Betty Baker, Commissioner Sean Compton seconded the motion on a vote of (3-3); Commissioners Jason Meeker, Patricia Seeger and Rahm McDaniel voted against the motion (nay), Commissioner Gabriel Rojas was absent. **MOTION FAILED**

No action taken, forward to City Council with no recommendation from the commission.

- 7. Rezoning: C14-2013-0048 - 3715 Westlake Rezoning**  
Location: 3715 Westlake Drive, Lake Austin Watershed  
Owner/Applicant: John Mayes  
Agent: Permit Partners, L.L.C. (David Cancialosi)  
Request: LA to SF-2  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 512-974-7691, clark.patterson@austintexas.gov  
Planning and Development Review Department

The motion to deny staff's recommendation for SF-2 district zoning, was made by Commissioner Rahm McDaniel, Commissioner Patricia Seeger seconded the motion on a vote of 3-3; Commissioners Sean Compton, Betty Baker and Cynthia Banks voted against the motion (nay), Commissioner Gabriel Rojas was absent. MOTION FAILED.

No action taken, forward to City Council with no recommendation from the commission.

- 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, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Development Review Department

The motion to postpone to June 18, 2013 by the request of the applicant, was approved by Commissioner Patricia Seeger's motion, Commissioner Jason Meeker seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 9. Resubdivision: C8-2012-0152.0A - Shoalmont Addition, Block 3, Lot 12; Resubdivision**  
Location: 5409 Shoalwood, Shoal Creek Watershed  
Owner/Applicant: Mark Alan Canada Investments, Inc. (Mark A. Canada)  
Agent: Doucet & Associates (Jennifer Simmons)  
Request: Approve the resubdivision of an existing lot into a two lot subdivision on 0.46 acres.  
Staff Rec.: **Recommended; Continued from May 7, 2013**  
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Planning and Development Review Department

The motion to Continue to July 2, 2013 by the request of the Zoning & Platting Commission, was approved by Commissioner Sean Compton's motion, Commissioner Patricia Seeger seconded the motion on a vote of 5-1; Commissioner Rahm McDaniel voted against the motion (nay), Commissioner Gabriel Rojas was absent.

- 10. Preliminary Plan: C8J-2013-0089 - McCormick Ranch on Lake Austin**  
Location: Selma Hughes Park Road, Lake Austin Watershed  
Owner/Applicant: TR Vista Preserve, LLC (Chris Thompson)  
Agent: Texas Engineering Solutions (Connor Overby)  
Request: Approval of the McCormick Ranch on Lake Austin composed of 148 lots on 211.58 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 11. Final Plat; Amended Plat: C8-2013-0091.0A - Davis Spring Section 10-B; Amended Plat**  
Location: East Parmer Lane, Lake Creek Watershed  
Owner/Applicant: Davis Spring Properties, LTD (Fred G. Eppright)  
Agent: Griffin Engineering Group, Inc. (Gregory Griffin)  
Request: Approval of the Davis Spring Section 10-B; Amended Plat, composed of 2 lots on 2.341 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 12. Final Plat; Resubdivision: C8-2013-0095.0A - Paloma Ridge Subdivision**  
Location: 13620-13700 North RM 620 Road, Lake Creek Watershed  
Owner/Applicant: Koontz/McCombs 1, LTD & The Remington, Ltd. (Cynthia H. Stevens)  
Agent: Bury & Partners, Inc. (Jonathan R. Neslund)  
Request: Approval of the Paloma Ridge Subdivision composed of 5 lots on 36.053 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 13. Final Plat: C8F-79-067(RCT) - Rob Roy Phase 2, Block E, Lot 51**  
Location: 5 Humboldt Lane, Lake Austin Watershed  
Owner/Applicant: Maureen Alexander  
Agent: Braun & Gresham Attorneys at Law (David Braun)  
Request: Approval of the Rob Roy Phase 2, Block E, Lot 51 composed of 1 lot on 32.574 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 14. Preliminary Plan: C8-2013-0092 - Revised Springfield Section 2, 3, 4, 5, 10 & 11**  
Location: East William Cannon Drive, Onion Creek, Cottonmouth/Marble Creek Watersheds  
Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)  
Agent: Pape-Dawson Engineer (Dustin Goss)  
Request: Approval of the Revised Springfield Sections 2, 3, 4, 5, 10 & 11 composed of 482 acres on 129.32 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 15. Final Plat w/Prelim: C8-2012-0019.4A - Reserve at Southpark Meadows II, Ph 2A**  
Location: South 1st Street, Slaughter Creek Watershed  
Owner/Applicant: Len-Buf Land Acquisitions of Texas, LP (Chris Fields)  
Agent: Cunningham-Allen Inc (Jana Rice)  
Request: Approval of the Reserve at Southpark Meadows II, Ph 2A composed of 44 lots on 7.125 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 16. Final Plat w/Replat: C8-2013-0085.0A - Bull Creek PUD (Withdraw/Resubmit of C8-2012-0006.0A)**  
Location: FM 2222, Bull Creek Watershed  
Owner/Applicant: Booth Family Trust (David Booth)  
Agent: Atkins (Terry Reynolds)  
Request: Approval of the Bull Creek PUD (Withdraw/Resubmit of C8-2012-0006.0A) composed of 6 lots on 71.931 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**17. Preliminary Plan: C8J-2013-0084 - First Amendment to Eastern Heights Preliminary Plan**

Location: East US 290 Highway, Walnut Creek Watershed  
Owner/Applicant: Edward Butler  
Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)  
Request: Approval of the First Amendment to Eastern Heights Preliminary Plan composed of 13 lots on 39.92 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #10-17;

The motion to disapprove Items #10-17 was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

**D. NEW BUSINESS**

**E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 9:48 p.m.**