



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
July 16, 2013**

The Zoning & Platting Commission convened in a regular meeting on July 16, 2013 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:16 p.m.

**Board Members in Attendance:**

Betty Baker  
Cynthia Banks  
Sean Compton  
Rahm McDaniel  
Jason Meeker  
Gabriel Rojas  
Patricia Seeger – Vice-Chair

**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 July 2, 2013.

The motion to approve the minutes from July 2, 2013, was approved with revisions, on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0-2; Chair Betty Baker and Commissioner Sean Compton abstained.

## C. PUBLIC HEARINGS

- 1. 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 - This is a continued case from the June 4, 2013 commission meeting and postponed case from the July 2, 2013 commission meeting.**
- Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Planning and Development Review Department

The motion to postpone to August 6, 2013 by the request of the applicant, was approved by Commissioner Rahm McDaniel's motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 2. Site Plan – Appeal: SP-2012-0382D - Republic Services of Austin - Recycling Center Grading Plans**
- Location: 10001 East 290 Highway Eastbound, Decker Creek, Gilleland Creek Watersheds
- Owner/Applicant: BFI Waste Systems of North America, LLC (Lee Kuhn)
- Agent: 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 – ACTION ONLY**
- Staff: Christine Barton-Holmes, 512-974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov); Planning and Development Review Department

Motion #1: The motion to Deny the Appeal was made by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of (3-4); Motion FAILED; Commissioners Sean Compton, Jason Meeker, Betty Baker and Cynthia Banks voted against the motion (nay).

Motion #2: The motion to Grant the Appeal was made by Commissioner Jason Meeker, Commissioner Cynthia Banks seconded the motion on a vote of 4-3; Commissioners Gabriel Rojas, Patricia Seeger and Rahm McDaniel voted against the motion (nay). Motion PASSED.

- 3. Rezoning: C14-2013-0063 - Slaughter Lane Commercial**  
Location: 1701-1715 West Slaughter Lane, Slaughter Creek Watershed  
Owner/Applicant: Westco Development #29, L.L.C. (Michael M. Caldwell)  
Agent: Austin Civil Engineering (Keith Parkan)  
Request: GR to CS  
Staff Rec.: **Recommendation of CS-CO**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for CS-CO district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 4. Zoning: C14-2013-0065 - Parkside Community School**  
Location: 3207 West Slaughter Lane, Slaughter Creek Watershed-Barton Springs Zone  
Owner/Applicant: Parkside Community School (Joseph E. Bruno); Alarife, PLLC (Logan Wagner)  
Agent: Thompson Land Engineering, LLC (Ric Thompson)  
Request: I-RR to NO  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for NO district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 5. Rezoning: C14-2013-0062 - Sutton-Lakeshore Addition**  
Location: 3909 Westlake Drive, Lake Austin Watershed  
Owner/Applicant: Glenn Sutton  
Agent: Law Office of Terrence L. Irion (Terry Irion)  
Request: LA to SF-2  
Staff Rec.: **Recommendation pending**  
Staff: Clark Patterson, 512-974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to September 3, 2013 by the request of staff, was approved by Commissioner Rahm McDaniel's motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 6. Rezoning: C14-2013-0057 - City of Austin - Austin Water Utility**  
Location: 3500 West 35th Street, Taylor Slough North, Huck's Slough Watersheds  
Owner/Applicant: City of Austin - Public Works Department (Imane Mrini)  
Agent: AECOM, Technical Services, Inc. (Allison Kennaugh)  
Request: SF-3 to P  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 512-974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@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 Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 7. Site Plan - Environmental Variances Only: SP-2013-0077D - IH-35 Frontage Drive Access to AISD SE Bus Maintenance and Service Facility**  
Location: 7309 North IH-35 Service Road Northbound, South Boggy Creek Watershed  
Owner/Applicant: South Austin I-35 Associates (Karen Skelton)  
Agent: Chan Partners Consulting Engineers (Tom Curran P.E.)  
Request: Variances: 1) To allow cut in excess of 4 feet but less than 8 feet [LDC Sec. 25-8-341(A)]; 2) To allow fill in excess of 4 feet but less than 8 feet [LDC Sec. 25-8-342(A)]; 3) To allow construction of a driveway on slopes greater than 15% [LDC Sec. 25-8-301].  
Staff Rec.: **Recommended**  
Staff: Liz Johnston, 512-974-1218, [liz.johnston@austintexas.gov](mailto:liz.johnston@austintexas.gov);  
Nikki Hoelter, 512-974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation Variances to Section 25-8-341(A), Section 25-8-342(A) and Section 25-8-301, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 8. Preliminary Plan: C8J-2013-0011 - Sunshine RV Park**  
Location: 9301 Hog Eye Road, Elm Creek Watershed  
Owner/Applicant: JD Equity, LP  
Agent: Bury & Partners Inc. (K. English)  
Request: Approval of Preliminary Plan composed of 12 lots on 26.92 acres.  
Staff Rec.: **Recommended**  
Staff: Joe Arriaga, 512-854-7562, [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us)  
Single-Office: Travis County/City of Austin

Public hearing closed.

The motion to approve staff's recommendation for approval of a preliminary plan, was approved by Commissioner Sean Compton's motion, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 9. Final Plat; Resubdivision: C8-2013-0120.0A - Sweet Inns Subdivision**  
Location: 1501 1/2 West Wells Branch Parkway, Walnut Creek, Harris Branch Watersheds  
Owner/Applicant: Sweet Inns LP (Jody Sweetin)  
Agent: Lenworth Consulting (Ignacio Gonzales Jr.)  
Request: Approval of the Sweet Inns Subdivision composed of 3 lots on 3.73 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 10. Final Plat; Previously Unplatted: C8-2013-0121.0A - JD's Corner**  
Location: 6506 Decker Lane, Elm Creek Watershed  
Owner/Applicant: Gold A&A Inc. (Adam Ahmad)  
Agent: Perales Engineering, LLC (Jerry Perales)  
Request: Approval of JD's Corner composed of 2 lots on 53.547 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 11. Final Plat Resudivision: C8J-2013-0116.0A - Bluebell Ridge Lot 9 Block B; Resubdivision**  
Location: 8023 Coulver Road, South Fork Brushy Creek Watershed  
Owner/Applicant: Mary DeLaCruz  
Agent: B&G Surveying Co. (Victor Garza)  
Request: Approval of the Bluebell Ridge Lot 9 Block B; Resubdivision composed of 3 lots on 4.71 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #9-11;

The motion to disapprove Items #9-11 was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

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

#### **E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 10:00 p.m.**