



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
August 6, 2013**

**The Zoning & Platting Commission convened in a regular meeting on August 6, 2013 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701**

**Vice-Chair Patricia Seeger called the Board Meeting to order at 6:10 p.m.**

**Board Members in Attendance:**

**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 16, 2013.

The motion to approve the minutes from July 16, 2013, was approved on the consent agenda by Commissioner Rahm McDaniel's motion, Commissioner Sean Compton seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioners Cynthia Banks were absent.

## 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.**  
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 September 3, 2013 by the request of the applicant, was approved by Commissioner Gabriel Rojas' motion, Commissioner Sean Compton seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Cynthia Banks were absent.

- 2. Restrictive Covenant Amendment: C14-85-149.100 (RCA) - Scofield Farms Phase 3 Section 2**
- Location: 13103 Wingate Way, Walnut Creek Watershed  
Owner/Applicant: James E. McCarn  
Agent: Coats Rose Yale Ryman & Lee, PC (John M. Joseph)  
Request: To amend the public restrictive covenant associated with zoning case C14-85-149, the North Lamar Area Study, to amend Paragraph 1 as it refers to the conceptual land use plan to allow for a total density of 46 single-family residential units instead of 42 residential units and to amend Paragraph 5(e) to remove Area 11 from this section so that they can comply with standard subdivision requirement of the City for a minimum lot width of 50 feet.  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation to amend a public restrictive covenant for Scofield Farms Phase 3 Section 2, was approved on the consent agenda by Commissioner Rahm McDaniel's motion, Commissioner Sean Compton seconded the motion on a vote 5-0; Chair Betty Baker and Commissioner Cynthia Banks were absent.

- 3. Rezoning: C14-2013-0064 - Limerick Center**  
Location: 12412 Limerick Avenue, Walnut Creek Watershed  
Owner/Applicant: First Network Realty (Son Thai)  
Request: NO to GO  
Staff Rec.: **Recommendation of LO-MU-CO**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to September 3, 2013 by the request of the applicant, was approved by Commissioner Gabriel Rojas' motion, Commissioner Sean Compton seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Cynthia Banks were absent.

- 4. Rezoning: C14-2013-0074 - Ozone Technology Inc.**  
Location: 2610 1/2 South Lakeline Boulevard, Buttercup Creek Watershed  
Owner/Applicant: Thomas J. Wolf, Jr.  
Agent: Pohl Partners (Jennie Braasch)  
Request: SF-6 to GR  
Staff Rec.: **Recommendation of LR**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for GR district zoning, was approved on the consent agenda by Commissioner Rahm McDaniel's motion, Commissioner Sean Compton seconded the motion on a vote 5-0; Chair Betty Baker and Commissioner Cynthia Banks were absent.

- 5. Rezoning: C14-2013-0079 - Summit Oaks Lot C Block B Resubdivision**  
Location: 11720 Bell Avenue, Walnut Creek Watershed  
Owner/Applicant: Amouzandeh Family Trust  
Agent: I.T. Gonzalez Engineers (Bill Graham)  
Request: SF-2 to SF-3  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for SF-3 district zoning, was approved on the consent agenda by Commissioner Rahm McDaniel's motion, Commissioner Sean Compton seconded the motion on a vote 5-0; Chair Betty Baker and Commissioner Cynthia Banks were absent.

- 6. Rezoning: C14-2013-0077.SH - Garden Terrace Phase 3**  
Location: 1015 West William Cannon Drive, South Boggy Creek; Williamson Creek Watersheds  
Owner/Applicant: Garden Terrace Housing Corporation (Vicki McDonald)  
Agent: Austin Community Design and Development Center (Michael Gatto)  
Request: MF-2-CO to MF-2-CO, to change a condition of zoning  
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 MF-2-CO to change a condition of zoning, was approved on the consent agenda by Commissioner Rahm McDaniel's motion, Commissioner Sean Compton seconded the motion on a vote 5-0; Chair Betty Baker and Commissioner Cynthia Banks were absent.

- 7. Rezoning: C14-2013-0076 - Rogers Juice Bar**  
Location: 5201 Rogers Lane, Walnut Creek Watershed  
Owner/Applicant: Auspicious Investments, LLC. (Jason Jagoda)  
Request: SF-2 to LR  
Staff Rec.: **Recommendation of LR-MU-CO**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

The motion to postpone to August 20, 2013 by the request of the Zoning & Platting Commission, was approved by Commissioner Jason Meeker's motion, Commissioner Sean Compton seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Cynthia Banks were absent.

- 8. Site Plan - Extension: SP-93-0419D(XT2) - Westlake Bible Church**  
Location: 9300 FM 2244 Road, Lake Austin Watershed  
Owner/Applicant: Coats, Rose, Yale, Ryman & Lee (John M. Joseph)  
Agent: Urban Design Group (Don Sansom)  
Request: 25-year extension to a previously approved site plan to continue construction of a religious assembly complex  
Staff Rec.: **10-Year Extension Recommended**  
Staff: Christine Barton-Holmes, 512-974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov); Planning and Development Review Department

The motion to postpone to August 20, 2013 by the request of the applicant and staff, was approved by Commissioner Rahm McDaniel's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Cynthia Banks were absent.

- 9. Final Plat; Previously Unplatted:** **C8J-2013-0128.0A - Aguilera Subdivision**  
 Location: 15709 FM 812 Road, Maha Creek Watershed  
 Owner/Applicant: Maria Elena Aguilera  
 Agent: Hector Avila  
 Request: Approval of the Aguilera Subdivision composed of 6 lots on 14 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 10. Final Plat without a Preliminary:** **C8J-2013-0125.0A - Eastbourne Crossing (Withdrawal & Resubdivision of C8J-2012-0100.0A)**  
 Location: East SH 71, Onion Creek, Colorado River Watershed  
 Owner/Applicant: Eastbourne Crossing Limited Partnership (Frank Egan)  
 Agent: Bury & Partners, Inc. (Jonathan Fleming)  
 Request: Approval of the Eastbourne Crossing (Withdrawal & Resubdivision of C8J-2012-0100.0A) composed of 1 lot on 389.447 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 11. Preliminary Plan:** **C8-2012-0019.01 - Reserve at SPM II Preliminary Plan**  
 Location: Sout 1st Street, Slaughter Creek Watershed  
 Owner/Applicant: PH SMP2B, LP (Chris Fields)  
 Agent: Cunningham-Allen Inc. (Jana Rice)  
 Request: Approval of the Reserve at SPM II Preliminary Plan composed of 151 lots on 26.145 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 12. Final Plat w/Preliminary:** **C8-2012-0019.01.1A - Reserve at SPM II Phase 2A/3A**  
 Location: South 1st Street, Slaughter Creek Watershed  
 Owner/Applicant: PH SMP2B, LP (Chris Fields)  
 Agent: Cunningham-Allen Inc. (Jana Rice)  
 Request: Approval of the Reserve at SPM II Phase 2A/3A composed of 76 lots on 13.223 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 13. Final Plat-Resubdivision:** **C8J-2013-0126.0A - East Travis Hills Lot 2; Resubdivision**  
 Location: 16805 High Noon, Maha Creek Watershed  
 Owner/Applicant: Sommai Frenzel  
 Agent: IT Gonzalez Engineers (Ismael Gonzalez)  
 Request: Approval of the East Travis Hills Lot 2; Resubdivision composed of 1 lot on 1.02 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 14. Final Plat w/Preliminary:** **C8J-06-0141.2A - Ridgeview Phase II**  
 Location: South View Road, Slaughter/Williamson Creek Watersheds  
 Owner/Applicant: Ashton Austin Residential, LLC (Keith Pearson)  
 Agent: LJA Engineering & Surveying, Inc (Dan Ryan)  
 Request: Approval of the Ridgeview Phase II composed of 78 lots on 31.857 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 15. Final Plat:** **C8J-2013-0123.0A – Elpampero**  
 Location: 14115 Gregg Manor Road, Gilleland/Wilbarger Creek Watersheds  
 Owner/Applicant: Daniel Larocca  
 Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
 Request: Approval of Elpampero composed of 2 lots on 24.87 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 16. Final Plat w/Preliminary:** **C8-07-0043.02.3A - Avery Station Section II-A**  
 Location: North Lakeline Boulevard, South Brushy Creek Watershed  
 Owner/Applicant: Northwoods Avery Ranch LLC (Gary L. Newman)  
 Agent: Bury & Partners, Inc. (David Miller, P.E.)  
 Request: Approval of the Avery Station Section 11-A composed of 91 lots on a 29.817 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #9-16;

The motion to disapprove items #9-16, was approved on the consent agenda by Commissioner Rahm McDaniel's motion, Commissioner Sean Compton seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Cynthia Banks were absent.

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

#### **E. ADJOURN**

**Vice-Chair Patricia Seeger adjourned the meeting without objection at 6:55 p.m.**