



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
August 7, 2012**

The Zoning & Platting Commission convened in a regular meeting on August 7, 2012 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:04 p.m.

Board Members in Attendance:

Betty Baker - Chair

Cynthia Banks

Sean Compton

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 June 10, 2012, Special Called meeting.

The motion to approve the minutes from July 10, 2012, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 4-0-1; Chair Betty Baker abstained, Commissioners Jason Meeker and Sandra Baldrige were absent.

C. PUBLIC HEARINGS

- 1. Appeal - Stop Work Order: Lake Austin boat dock for single family lot**
Location: 4518 Rivercrest Drive, Lake Austin Watershed
Owner/Applicant: Lica Pinkston
Agent: Appellant - Graves Dougherty Hearon & Moody (Peter J. Cesaro)
Request: Discussion and Action on a Stop Work Order on 4518 Rivercrest Drive.
Staff: Russell Lewis, 974-2183, russell.lewis@austintexas.gov
Greg Guernsey, 974-2387, greg.guernsey@austintexas.gov
Planning and Development Review Department

The motion to postpone to November 6, 2012 by the request of the appellant, was approved by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioner Jason Meeker and Sandra Baldrige was absent.

- 2. Zoning: C14-2012-0051 - Felter Lane Hot Bodies**
Location: 4134 Felter Lane, Onion Creek Watershed
Owner/Applicant: Michael Kuhn
Agent: KPP International (dba Hot Bodies) (Eleftherios "Lefty" Karamolegkos)
Request: I-RR to CS-1
Staff Rec.: **Recommendation of CS-1-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for CS-1-CO district zoning, was approved by Commissioner Gabriel Rojas motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Jason Meeker and Sandra Baldrige were absent.

- 3. Rezoning: C14-2012-0059 - Lot 2, Block Y Circle C Phase B, Section Nineteen**
Location: 10407-1/2 Dahlgreen Avenue, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Circle C Land Corp. (Dave Ruehlman)
Agent: Murfee Engineering Company, Inc. (Ronée Gilbert)
Request: GR-MU-CO to GR-MU-CO, to modify the Conditional Overlay and remove the provision which prohibits vehicular access to Dahlgreen Avenue for a day care services use only
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for GR-MU-CO to modify the conditional overlay and remove the provision which prohibits vehicular access, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sandra Baldrige and Jason Meeker were absent.

- 4. Rezoning: C14-2012-0063 - Christian Life Austin**
Location: 4700 West Gate Boulevard and 4701 Sunset Trail, Williamson Creek Watershed
Owner/Applicant: Christian Life Church of Austin (Josh Reynolds)
Agent: Enabler Design (DeVon Wood)
Request: SF-2, SF-2-CO, MF-2, MF-2-CO to GO
Staff Rec.: **Recommendation of GO-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department

The motion to approve GO-CO district zoning, with the CO permitting religious assembly and all SF-2 district uses, prohibiting access to Sunset Trail from Tract "A" Westgate Apostolic Subdivision, and thereby limiting vehicular access on Sunset Trail to Lots 9 and 10, Flournoy Acres, prohibiting access on Windswept Cove, and limiting the number of trips to 2,000 per day. The motion was made by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Jason Meeker and Sandra Baldrige were absent.

- 5. Rezoning: C14-2012-0066 - Mary Stinson & James Ramsey**
Location: 7709 and 7731 Manchaca Road, South Boggy Creek Watershed
Owner/Applicant: Mary Stinson; James and Rita Ramsey
Agent: Thrower Design (Ron Thrower)
Request: DR to MF-2
Staff Rec.: **Recommendation of MF-2-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation with conditional overlay of MF-1 density (17 units per acre), was approved by Commissioner Patricia Seeger's motion, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Sandra Baldrige and Jason Meeker were absent.

- 6. Rezoning: C14-2012-0074 - Zilk's**
Location: 1807 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: BB Retail South, LP (Jimmy J. Nassour)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GR to LI
Staff Rec.: **Recommendation of LI-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for LI-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 5-0; Commissioners Sandra Baldrige and Jason Meeker were absent.

7. **Rezoning:** **C14-2012-0061 - The Oaks at Techridge Phase 2b**
Location: 14300-14400 The Lakes Boulevard, Harris Branch/Walnut Creek Watersheds
Owner/Applicant: Techridge Spectrum B.C., LP
Agent: Smith, Robertson, Elliot, Glen, Klein & Douglas (David Hartman)
Request: CS-CO to MF-3-CO
Staff Rec.: **Recommendation of MF-3**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for MF-3 district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sandra Baldrige and Jason Meeker were absent.

8. **Site Plan** **SP-2011-0261D - Affordable Climate Control Storage**
Variance:
Location: 9813 F.M. 2244 Road, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Affordable Climate Control Self Storage of Austin, LLC
Agent: The Moore Group (Mike Moore)
Request: Request a variance from LDC 25-8-65 to allow the development to account for the roadway deduction through water quality treatment of a portion of the roadway.
Staff Rec.: **Recommended with conditions**
Staff: Michael Simmons-Smith, 974-1225, michael.simmons-smith@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for a variance to LDC 25-8-65, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sandra Baldrige and Jason Meeker were absent.

9. **Site Plan -** **SP-2012-0157D - Humboldt Residence**
Variance only:
Location: 4 Humboldt Lane, Lake Austin Watershed
Owner/Applicant: Robert F. Smith
Agent: Crocker Consultants (Sarah Crocker)
Request: Request two environmental variances: 1) To allow construction of a driveway on slopes over 15% in grade [LDC Section 25-8-301]; 2) To allow fill up to a maximum of 14 feet [LDC Section 25-8-342]
Staff Rec.: **Recommended**
Staff: Brad Jackson, 974-3410, brad.jackson@austintexas.gov
Jennifer Back, 974-6361, jennifer.back@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for two environmental variances to LDC 25-8-301 and LDC 25-8-342, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sandra Baldrige and Jason Meeker were absent.

- 10. Site Plan** **SP-2007-0374C(XT2) - Dittmar Commercial**
Extension:
Location: 623 West Dittmar Road, South Boggy Creek Watershed
Owner/Applicant: Parmer 6 Ltd. (Michael H. Giles)
Agent: Moncada Consulting (Phil Moncada)
Request: Request for a 2-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for a 2-year extension to a previously approved site plan, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sandra Baldrige and Jason Meeker were absent.

- 11. Site Plan** **SP-99-0107D(XT4) - St. Michael's Catholic Academy**
Extension:
Location: 3000 Barton Creek Boulevard, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: St.Michael's Catholic Academy
Agent: Land Strategies (Paul Linehan)
Request: Request a 10-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for a 10-year extension, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sandra Baldrige and Jason Meeker were absent.

- 12. Preliminary Plan:** **C8-2011-0154.SH - Thornbury II**
Location: Blue Goose Road, Decker Creek Watershed
Owner/Applicant: Travis Blue Goose, LTD. (Brian Saathoff)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approval a preliminary plan for 346 lots on 67.233 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a preliminary plan, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sandra Baldrige and Jason Meeker were absent.

- 13. Final out of Preliminary:** **C8-2009-0118.8A.SH - Bradshaw Crossing Section Nine**
Location: Kleberg Trail (near Bradshaw Road), Onion Creek/Rinard Creek Watersheds
Owner/Applicant: Lennar Buffington Zachary Scott, L.P. (Ryan Mattox)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approve a final plat of an approved preliminary of 45 lots on 8.584 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a final plat of an approved preliminary, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sandra Baldrige and Jason Meeker were absent.

- 14. Resubdivision:** **C8-2011-0162.0A - Resubdivision of Lot 4, Block A, Ferguson Commercial Section 1**
Location: 8115 Alroga Drive, Walnut Creek Watershed
Owner/Applicant: Ly Holding Co, Inc. (Xuan Ly)
Agent: Thrower Design (Ron Thrower)
Request: Approve the resubdivision of one lot into 2 lots on 6.609 acres
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation to approve the re-subdivision of one lot into 2 lots, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sandra Baldrige and Jason Meeker were absent.

- 15. Preliminary Plan:** **C8-2012-0030 - Oertli Tract Preliminary Plan**
Location: 1200 East Parmer Lane, Walnut Creek/Harris Branch Watersheds
Owner/Applicant: Continental 248 Fund LLC (Erik Hahn)
Agent: Bury & Partners, Inc. (Nick Brown)
Request: Approval of the Oertli Preliminary Plan composed of six lots on 95.55 acres
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 974-3404, cesar.zavala@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for approval of the Oertli Preliminary Plan, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sandra Baldrige and Jason Meeker were absent.

- 16. Preliminary: C8-2012-0019 - Reserve at Southpark Meadows II**
Location: South 1st Street, Slaughter Creek Watershed
Owner/Applicant: Len-Buf Land Acquisitions of Texas LP (Chris L. Fields)
Agent: Cunningham-Allen, Inc. (Jana Rice)
Request: Approval of the Reserve at Southpark Meadows II composed of 261 lots on 44.63 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for approval of the Reserve at Southpark Meadows II, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sandra Baldrige and Jason Meeker were absent.

- 17. Final with Preliminary: C8-2007-0135.2A - Knollwood on the Colorado River Section 2A**
Location: 7051-1/2 Shelton Road, Boggy Creek Watershed
Owner/Applicant: Morningwood Investments LP (Kenneth Blaker)
Agent: TRE & Associates LLC (Adrian Rosas)
Request: Approval of the Knollwood on the Colorado River Section 2A composed of 55 lots on 12.5 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for approval of the Knollwood on the Colorado River Section 2A, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sandra Baldrige and Jason Meeker were absent.

- 18. Final with Preliminary: C8-2007-0135.3A - Knollwood on the Colorado River Section 2B**
Location: 7051-1/2 Shelton Road, Colorado River Watershed
Owner/Applicant: Morningwood Investments LP (Kenneth Blaker)
Agent: TRE & Associates LLC (Adrian Rosas)
Request: Approval of the Knollwood on the Colorado River Section 2B composed of 79 lots on 20.494 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for approval of the Knollwood on the Colorado River Section 2B, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sandra Baldrige and Jason Meeker were absent.

- 19. Final Plat w/Preliminary:** **C8J-2010-0134.1A - Austin Seventy One**
Location: 10549 West Highway 71, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Austin Seventy One, Ltd. (Joseph Bell)
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approval of a final plat out of an approved preliminary plan for 19 lots on 30.9 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a final plat out of an approved preliminary plan, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sandra Baldrige and Jason Meeker were absent.

- 20. Preliminary Plan:** **C8J-2012-0118 - D71 Commercial**
Location: 4650 East SH 71, Dry Creek East Watershed
Owner/Applicant: D71, LP (William Archer)
Agent: Alderson Group, Inc. (Lynn Alderson)
Request: Approval of the D71 Commercial composed of 10 lots on 107.25 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 21. Preliminary Plan:** **C8J-2012-0110 - The Preserve at Thomas Springs Road**
Location: 6701 Thomas Springs Road, Williamson Creek/Barton Creek Watersheds- Barton Springs Zone
Owner/Applicant: Furtado Hurtado
Agent: Civil Land Group (Gregory Ulcak)
Request: Approval of The Preserve at Thomas Springs Road composed of 33 lots on 38.465 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 22. Final Plat/Resubdivision:** **C8-2012-0113.0A – Lot 13A Block A, Part of Ford Oaks**
Location: 2207 Riddle Road, Slaughter Creek Watershed
Owner/Applicant: Scott Scioneaux
Agent: Cormier Achitecture (Jame Cormier)
Request: Approval of Lot 13A Block A, Part of Ford Oaks composed of 3 lots on 0.603 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 23. Preliminary Plan: C8J-2012-0114 - Avana Phase 2 Preliminary Plan**
 Location: 12131-1/2 Escarpment Boulevard, Bear Creek Watershed-Barton Springs Zone
 Owner/Applicant: Standard Pacific of Texas, Inc. (John Bohnen)
 Agent: LJA Engineering & Surveying (John A. Clark)
 Request: Approval of Avana Phase 2 Preliminary Plan composed of 20 lots on 36.94 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 24. Final Plat: C8J-2012-011.0A - Steiner Ranch MU-II Final Plat**
 Location: 4200 Steiner Ranch Boulevard, Lake Austin Watershed
 Owner/Applicant: Taylor Woodrow Communities/Steiner Ranch LTD (Adib Khoury)
 Agent: Srah Crocker Consultants (Sarah Crocker)
 Request: Approval of the Steiner Ranch MU-II Final Plat composed of 1 lot on 24.39 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 25. Amended Plat: C8J-2012-0119.0A - Westview on Lake Block A, Lot 78 and River Cove Phase A, Block A, Lot 9; Amended Plat**
 Location: 3604 Westlake Drive, Lake Austin Watershed
 Owner/Applicant: Jeff A. Townsend
 Agent: Kimbell/Bruehl (Gabe Bruehl)
 Request: Approval of the Westview on Lake Block A, Lot 78 and River Cove Phase A, Block A, Lot 9; Amended Plat composed of 2 lots on 2.361 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 26. Final Plat w/Replat: C8-2012-0115.0A - Parmer Park Subdivision Resubdivision of Block A Lot 1; Replat**
 Location: Parmer Lane, Harris Branch/Walnut Creek Watersheds
 Owner/Applicant: Parmer Park LP (Keith Stone)
 Agent: Carlson, Brigance & Doering, Inc (Geoff Guerrero)
 Request: Approval of the Parmer Park Subdivision Resubdivision of Block A Lot 1; Replat composed of 14 lots on 41.355 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #20-26;

The motion to disapprove Items #20-26, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sandra Baldrige and Jason Meeker were absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:25 p.m.