



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
September 3, 2013**

The Zoning & Platting Commission convened in a regular meeting on September 3, 2013 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:08 p.m.

Board Members in Attendance:

Betty Baker – Chair
Cynthia Banks
Sean Compton
Rahm McDaniel
Jason Meeker
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 August 20, 2013.

The motion to approve the minutes from August 20, 2013, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0-2; Commissioners Cynthia Banks and Rahm McDaniel 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.**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

1st motion (Failed): The motion to postpone to September 17, 2013 by the request of the Zoning & Platting commission was made by Commissioner Jason Meeker, Chair Betty Baker seconded the motion on a vote of 2-5; Commissioners Cynthia Banks, Sean Compton, Rahm McDaniel, Gabriel Rojas and Patricia Seeger voted against the motion (nay).

2nd motion (Passed): The motion to approve staff's recommendation to approve the Shoalmont Addition was made by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 6-1; Commissioner Jason Meeker voted against the motion (nay).

- 2. 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, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department

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

- 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;
Planning and Development Review Department

The motion to postpone to September 17, 2013 by the request of the applicant was approved by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 4. Rezoning: C14-2013-0095 – 9405 Fourteen Tee Drive**
Location: 9405 Fourteen Tee Drive, Bull Creek Watershed
Owner/Applicant: Balcones Country Club Membership Association (David Dew)
Agent: Hutson Land Planners (Duane Hutson)
Request: RR, I-SF-2 to SF-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to postpone to October 1, 2013 by the request of the neighborhood was approved by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 5. Rezoning: C14-2013-0096 – 11512 Spicewood Parkway**
Location: 11512 Spicewood Parkway, Bull Creek Watershed
Owner/Applicant: Balcones Country Club Membership Association (David Dew)
Agent: Hutson Land Planners (Duane Hutson)
Request: RR to SF-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to postpone to October 1, 2013 by the request of the neighborhood was approved by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 6. Rezoning: C14-2013-0097 – 11300 Spicewood Parkway**
Location: 11300 Spicewood Parkway, Bull Creek Watershed
Owner/Applicant: Balcones Country Club Membership Association (David Dew)
Agent: Hutson Land Planners (Duane Hutson)
Request: RR to SF-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to postpone to October 1, 2013 by the request of the neighborhood was approved by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 7. Rezoning: C14-2013-0098 – 9900 Mandeville Circle**
 Location: 9900 Mandeville Circle, Bull Creek Watershed
 Owner/Applicant: Balcones Country Club Membership Association (David Dew)
 Agent: Hutson Land Planners (Duane Hutson)
 Request: RR to SF-1
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
 Planning and Development Review Department

The motion to postpone to October 1, 2013 by the request of the neighborhood was approved by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 8. Zoning: C14-2013-0061 – Simpson Tract**
 Location: South Chisholm Trail, 4, 800 feet south of its intersection with West Slaughter Lane, Slaughter Creek Watershed
 Owner/Applicant: Floyd Earl Simpson, Sr.; Calvin Wesley Simpson, Sr. (Sandra Simpson)
 Agent: Thrower Design (Ron Thrower)
 Request: I-RR to SF-6
 Staff Rec.: **Recommendation of SF-6-CO**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@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 Gabriel Rojas’ motion, Commissioner Sean Compton seconded the motion on a vote of 7-0.

- 9. Zoning: C14-2013-0093 – Lynnbrook Condos**
 Location: 2312 Lynnbrook Drive, Slaughter Creek Watershed
 Owner/Applicant: X-Six Properties LLC (Rob A. and Kathy L. Steele)
 Agent: Rob A. Steele
 Request: I-RR to SF-6
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@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 Gabriel Rojas’ motion, Commissioner Sean Compton seconded the motion on a vote of 7-0.

- 10. Conditional Use Permit: SPC-2013-0157C – Sams Club 6188-00**
- Location: Lakeline Mall Blvd., Lake Creek Watershed
 Owner/Applicant: Sam's Real Estate Business Trust
 Agent: Kimley-Horn and Assoc.
 Request: Approve a CUP for a Big Box Retail Development
 Staff Rec.: **Pending; Postponement request by applicant to 9/17/13.**
 Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov;
 Planning and Development Review Department

The motion to postpone to September 17, 2013 by the request of the applicant was approved by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 11. Environmental Variances Only: SP-2013-0018C – Spicewood Springs Plaza Office Project**
- Location: 4714 Spicewood Springs Road, Bull Creek Watershed
 Owner/Applicant: Brueckl Norman E.J., Trustee of the Brueckl Trust
 Agent: Longaro and Clarke
 Request: To allow construction of a driveway on slopes in excess of 15% [LDC 25-8-301(A)], To allow construction of a building on slopes in excess of 25% [LDC 25-8-302(A)(1)], To allow construction of 0.14 acres of a building on slopes from 15 to 25% [LDC 25-8-302(B)(1)], To allow cut to exceed 4 feet [LDC 25-8-341(A)], To allow fill to exceed 4 feet [LDC 25-8-342(A)], To reduce a CEF setback [LDC 25-8-281(C)(1)(a)]
- Staff Rec.: **Recommended with Conditions**
 Staff: Mike McDougal, Environmental Reviewer, 512-974-6380, mike.mcdougal@austintexas.gov;
 Brad Jackson, Case Manager, 512-974-3410, brad.jackson@austintexas.gov;
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation the Spicewood Springs Plaza Office Project for Environmental Variances was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Sean Compton seconded the motion on a vote of 7-0.

- 12. Site Plan Extension: SP-2008-0324C(XT2) – Tech Ridge, Section One**
 Location: 13001 Center Lake Drive, Walnut Creek Watershed
 Owner/Applicant: Centerstate 99, Ltd.
 Agent: Jones and Carter, Inc. (Jim Schissler)
 Request: To extend an approved site plan ten years
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov;
 Planning and Development Review Department

Public hearing closed.

The motion to approve a 5-year extension was approved by Commissioner Patricia Seeger’s motion, Commissioner Sean Compton seconded the motion on a vote of 7-0.

- 13. Site Plan Extension: SP-06-0217C(XT3) – Four Points Centre Lot 5, Block A**
 Location: 11040 Four Points Drive, Bull Creek Watershed
 Owner/Applicant: New TPG-Four Points
 (Tom Paradise)
 Agent: Big Red Dog Engineering / Consulting (Kaitlin Redmon)
 Request: To allow a 3 year extension from 12-9-2013 to 12-9-2016.
 Staff Rec.: **Recommended**
 Staff: Amanda Couch, 512-974-2881, amanda.couch@gmail.com;
 Planing and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation to allow a 3-year extension was approved on the consent agenda by Commissioner Gabriel Rojas’ motion, Commissioner Sean Compton seconded the motion on a vote of 6-0-1; Commissioner Sean Compton abstained.

- 14. Final Plat; Previously Unplatted: C8-2013-0142.0A – Troutman Subdivision Plat**
 Location: 11112 FM 2222 Road; Bull Creek Watershed
 Owner/Applicant: New TPG-Four Points
 (Tom Paradise)
 Agent: Big Red Dog Engineering/Consulting
 (Kaitlin Redmon)
 Request: Approval of the Troutman Subdivision Plat composed of 1 lot on 1.28 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

The motion to disapprove item #14 was approved on the consent agenda by Commissioner Gabriel Rojas’ motion, Commissioner Sean Compton seconded the consent agenda on a vote of 6-0-1; Commissioner Sean Compton approved the consent the agenda but abstained from this case.

- 15. Final Plat w/ a Preliminary:** **C8J-05-0236.0A.4A – Cantarra IIB-2**
 Location: Gregg Lane, Gilleland Creek Watershed
 Owner/Applicant: Cantarra Ventures Ltd. by Intermandeco GP, LLC (Brett Corwin)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of Cantarra IIB-2 composed of 33 lots on 6.044 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat; Amended Plat:** **C8-2013-0136.0A – Beaconridge V Lot 14 Block C Tract 1A, Block A Meadowcreek Section One Lot 12; Amended Plat**
 Location: 7506 Shadywood Drive, South Boggy Creek Watershed
 Owner/Applicant: Larry Chabira
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: Approval of the Beaconridge V Lot 14 Block C Tract 1A Block A Meadowcreek Section One Lot 12; Amended Plat composed of 2 lots on 4.2235 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final Plat; Amended Plat:** **C8-2013-0138.0A – Amended Plat of Lots 6 & 7, Block B Jester Point 2 Section 3**
 Location: 7881 Lakewood Drive, Bull Creek Watershed
 Owner/Applicant: Brown Trust (Mary Lore Drott)
 Agent: Bury & Partners (Bryant Bell)
 Request: Approval of the Amended Plat of Lots 6 & 7, Block B Jester Point 2 Section 3 composed of 2 lots on 2.3089 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Final Plat w/Preliminary:** **C8J-2008-0056.5A – Pearson Place Section Three**
 Location: 13115 Avery Ranch Boulevard, Lake Creek Watershed
 Owner/Applicant: Pearson Place at Avery Ranch (Gary L. Newman)
 Agent: CSF Civil Group (Christine Potts)
 Request: Approval of Pearson Place Section Three composed of 121 lots on 34.30 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 19. Final Plat Resubdivision: C8J-2013-0140.0A – Rim Rock Trail Subdivision**
 Location: 11783 Rim Rock Trail, Barton Creek-Barton Springs Zone Watershed
 Owner/Applicant: W. David & Gina Hill
 Agent: Doucet & Associates (Hanna Lupico)
 Request: Approval of the Rim Rock Trail Subdivision composed of 2 lots on 16.406 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 20. Preliminary: C8J-2007-1061.01 – The Vistas of Austin**
 Location: 9220-1/2 Old Lockhart Road, Onion/Marble/Rinard Creek Watershed
 Owner/Applicant: The Vistas of Austin, Ltd (Doyle Wilson)
 Agent: Cantarra Ventures Ltd by Intermandeco GP, LLC (Brett Corwin)
 Request: Approval of The Vistas of Austin composed of 535 lots on 148.84 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 21. Final Plat w/Preliminary: C8J-2012-0114.1A – Avana Phase 3 Final Plat**
 Location: Escarpment Boulevard, Bear Creek-Barton Springs Zone Watershed
 Owner/Applicant: Standard Pacific Homes (Jay Byler)
 Agent: LJA Engineering & Surveying, Inc. (John A Clark)
 Request: Approval of the Avana Phase 3 Final Plat composed of 24.48 lots on 36.94 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #15-21;

The motion to disapprove Items #15-21 was approved on the consent agenda by Commissioner Gabriel Rojas’ motion, Commissioner Sean Compton seconded the motion on a vote of 7-0.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 6:50 p.m.