



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
September 17, 2013**

**The Zoning & Platting Commission convened in a regular meeting on September 17, 2013 @ 301 W. 2<sup>nd</sup> 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  
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**

Dave Sullivan – Land Development Code rewrite invitation  
Allan McMurtry – Shoalmont Resubdivision

**B. APPROVAL OF MINUTES**

1. Approval of minutes from September 3, 2013.

The motion to approve the minutes from September 3, 2013, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

## C. PUBLIC HEARINGS

1. **Briefing:** **Imagine Austin: The Way Forward 2013 Annual Report and minor amendments to Imagine Austin**
- Location: City and ETJ  
Agent: City of Austin  
Request: Briefing/and possible discussion on Planning and Development Review presentation on the Imagine Austin Annual Report and minor amendments to Imagine Austin.  
Staff: Paul DiGiuseppe, 512-974-2865, [paul.digiuseppe@austintexas.gov](mailto:paul.digiuseppe@austintexas.gov);  
Planning and Development Review Department

Report given by Paul DiGiuseppe and Planning Commissioner Richard Hatfield.

2. **Zoning:** **C14-2013-0099 - Dessau Business Park Zonings**
- Location: Tract 1: 13301-13409 Dessau Road; Tract 2: 13500 Lazyridge Drive; Tract 3: 13513 Lazyridge Drive; Tract 4: 1800 Gregg Lane and 2100 Gregg Lane; Tract 5: 13313 Old Gregg Lane; Tract 6: 13321, 13405, 13419, 13500, 13501, 13505, 13514, 13610, 13611, 13620, 13621, 13630, 13631, 13641, 13710, 13711, 13720, 13730, 13740, 13800, 13815, 13816 Immanuel Road, 2201, 2212, 2215, 2300, 2301, 2309 Investment Drive, 2201, 2208, 2218, 2219, 2226, 2300, 2310, 2319, 2320, 2330, 2337, 2340, 2349, 2350, 2400, 2401, 2410, 2411, 2420 Patterson Industrial Drive; Tract 7: Immanuel Road and 2222 Gregg Lane, Gilleland Creek, Harris Branch Watersheds
- Owner/Applicant: City of Austin-Planning and Development Review Department (Sherri Sirwaitis)
- Request: I-RR, I-SF-2 to Tract 1: MF-4, Tract 2: GR-MU, Tract 3: P, Tract 4: CS-CO, Tract 5: RR, Tract 6: LI, Tract 7: CS-CO
- 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 on Tracts 2, 3, 4, 5, 6 and 7 with Tract 1 pulled from this agenda; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Meeker was absent.

- 3. 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](mailto:wendy.rhoades@austintexas.gov);  
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for LR-CO district zoning was approved by Commissioner Rahm McDaniel's motion, Chair Betty Baker seconded the motion on a vote of 6-0; Commissioner Meeker was absent.

- 4. 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

Public hearing closed.

The motion to approve staff's recommendation for LO-MU-CO district zoning with a 300 vehicle trips per day limit, was approved by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

- 5. Environmental Variance Only: SP-2013-0096D – Stoneridge**  
 Location: 8907 FM 2244 Road, Barton Creek Watershed-Barton Springs Zone  
 Owner/Applicant: Myo Inc. (Miguel Guillen)  
 Agent: LOC Consultants LP, Sergio Lozano, P.E.  
 Request: Variance to LDC 25-8-65 to omit the roadway deduction from the calculation of allowable impervious cover.  
 Staff Rec.: **Recommended with conditions**  
 Staff: Jim Dymkowski, 512-974-2707, [James.Dymkowski@austintexas.gov](mailto:James.Dymkowski@austintexas.gov);  
 Brad Jackson (Case Mgr), 512-974-3410,  
[brad.jackson@austintexas.gov](mailto:brad.jackson@austintexas.gov);  
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for an Environmental Variance was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

- 6. Restrictive Covenant Termination:** **C8F-79-067(RCT) - Rob Roy Phase 2 Restrictive Covenant Termination**
- Location: 5 Humboldt Lane, Lake Austin Watershed  
 Owner/Applicant: Maureen Alexander  
 Agent: Braun & Gresham, PLLC (David Braun)  
 Request: To approve the termination of a restrictive covenant C8F-79-067 associated with the Rob Roy Phase 2 subdivision.
- Staff Rec.: **Recommended**  
 Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov);  
 Liz Johnston, Environmental Review, 512-974-1218,  
[Liz.Johnston@austintexas.gov](mailto:Liz.Johnston@austintexas.gov);  
 Planning and Development Review Department

This item was pulled from the agenda, no action was required.

- 7. Revised Preliminary Plan:** **C8J-03-0159.03 - Village at Northtown, Preliminary Plan Revision #3**
- Location: N. Heatherwilde Blvd., Harris Branch Watershed  
 Owner/Applicant: Village @ Northtown, Ltd. (Clifton Lind)  
 Agent: Cunningham-Allen (Jana Rice)  
 Request: To approve the revised preliminary plan on approximately 326.71 acres to modify the various land uses.
- 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 Development Services

Public hearing closed.

The motion to approve staff's recommendation to approve a revised preliminary plan, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

- 8. Final Plat with a Preliminary:** **C8J-2010-0062.3A - Village at Northtown, Section 2 Phase 1**
- Location: Harris Ridge Blvd., Harris Branch Watershed  
 Owner/Applicant: Village @ Northtown, Ltd. (Clifton Lind)  
 Agent: Cunningham-Allen (Jana Rice)  
 Request: To approve the final plat consisting of 46 lots on 12.746 acres.
- Staff Rec.: **Recommended**  
 Staff: Sue Welch, 512-854-7637, [Sue.Welch@co.travis.tx.us](mailto:Sue.Welch@co.travis.tx.us);  
 Single Office: Travis County Development Services

Public hearing closed.

The motion to approve staff's recommendation to approve Village at Northtown, Section 2 Phase 1, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

- 9. Final Plat with a Preliminary: C8J-2010-0062.4A - Village at Northtown, Section 2 Phase 2**
- Location: John Henry Faulk Drive, Harris Branch Watershed  
 Owner/Applicant: Village @ Northtown, Ltd. (Clifton Lind)  
 Agent: Cunningham-Allen (Jana Rice)  
 Request: To approve the final plat consisting of 32 lots on 6.01 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sarah Sumner, 512-854-7687, [Sarah.Sumner@co.travis.tx.us](mailto:Sarah.Sumner@co.travis.tx.us);  
 Single Office: Travis County Development Services

Public hearing closed.

The motion to approve staff’s recommendation to approve Village at Northtown, Section 2 Phase 2, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

- 10. Final Plat with a Preliminary: C8J-03-0159.03.3A - Village at Northtown, Section 3**
- Location: Harris Ridge Blvd., Harris Branch Watershed  
 Owner/Applicant: Village @ Northtown, Ltd. (Clifton Lind)  
 Agent: Cunningham-Allen (Jana Rice)  
 Request: To approve the final plat consisting of 26 total lots on 243.57 acres.  
 Staff Rec.: **Recommended**  
 Staff: Michael Hettenhausen, 512-854-7563,  
[Michael.Hettenhausen@co.travis.tx.us](mailto:Michael.Hettenhausen@co.travis.tx.us);  
 Single Office: Travis County Development Services

Public hearing closed.

The motion to approve staff’s recommendation to approve Village at Northtown, Section 3, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

- 11. Final Plat with a Preliminary: C8-2009-0026.5A - Avery Ranch Far West Phase Three Section Five**
- Location: Avery Ranch Boulevard, South Brushy Creek Watershed  
 Owner/Applicant: Continental Homes of Texas (Tom Moody)  
 Agent: Randall Jones & Associates Engineering (Keith Collins)  
 Request: Approval of the Avery Ranch Far West Phase Three Section Five composed of 33 lots on 15.49 acres.  
 Staff Rec.: **Recommended**  
 Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov);  
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of the Avery Ranch Far West Phase Three Section Five, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0-1; Commissioner Jason Meeker was absent, Commissioner Sean Compton abstained.

- 12. Final Plat without Preliminary Plan: C8-2013-0044.0A - Avery Ranch Far West Phase Three Section Five-A**  
 Location: Avery Ranch Boulevard, South Brushy Creek Watershed  
 Owner/Applicant: Continental Homes of Texas (Tom Moody)  
 Agent: Randall Jones & Associates Engineering (Keith Collins)  
 Request: Approval of Avery Ranch Far West Phase Three Section Five-A composed of 9 lots on 1.973 acres.  
 Staff Rec.: **Recommended**  
 Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of the Avery Ranch Far West Phase Three Section Five - A, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0-1; Commissioner Jason Meeker was absent, Commissioner Sean Compton abstained.

- 13. Final Plat with a Preliminary: C8-2012-0001.1A - Cearley Subdivision**  
 Location: Cedar Bend Drive, Walnut Creek Watershed  
 Owner/Applicant: Jack Cearley  
 Agent: Lenworth Consulting (Nash Gonzalez)  
 Request: Approve a final plat out of an approved preliminary plan consisting of 3 lots on 5.032 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-6455, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of Cearley Subdivision, was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

- 14. Final Plat: C8J-2013-0144.0A - Ewald Tractor**  
 Location: 4735 East SH 71, Dry Creek East Watershed  
 Owner/Applicant: Ewald Tractor (John Ewald)  
 Agent: Doucet & Associates (Jenn Dermanci)  
 Request: Approval of the Ewald Tractor composed of 1 lot on 3.727 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 15. Final Plat with a Preliminary:** **C8J-00-2074.01.7A - Briarcreek Subdivision Section 6C**  
 Location: Blake Manor Road, Wilbarger Creek Watershed  
 Owner/Applicant: Bell/Nash Ltd. (Dick Rathgeber)  
 Agent: Hanrahan-Pritchard Engineering Inc. (Ron Pritchard)  
 Request: Approval of the Briarcreek Subdivision Section 6C composed of 103 lots on 22.56 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 16. Final Plat; Previously Unplatted:** **C8J-2013-0147.0A - Conlon Ridge**  
 Location: 2400 Caldwell Lane, Colorado River Watershed  
 Owner/Applicant: Robert Douglas Garwood  
 Agent: KBGE (Chad Kimbell)  
 Request: Approval of the Conlon Ridge composed of 2 lots on 10.24 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 17. Final Plat with a Preliminary:** **C8J-00-2074.01.6A - Briarcreek Subdivision Section 6A**  
 Location: Blake Manor Road, Wilbarger Creek Watershed  
 Owner/Applicant: Continental Homes of Texas, LP (Richard Maier)  
 Agent: Hanrahan-Pritchard (Larry Hanrahan)  
 Request: Approval of the Briarcreek Subdivision Section 6A composed of 59 lots on 11.40 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 18. Final Plat with a Preliminary:** **C8J-00-2074.01.8A - Briarcreek Subdivision Section 6B**  
 Location: Blake Manor Road, Wilbarger Creek Watershed  
 Owner/Applicant: Bell/Nash Ltd. (Dick Rathgeber)  
 Agent: Hanrahan-Pritchard Engineering Inc. (Ron Pritchard)  
 Request: Approval of the Briarcreek Subdivision Section 6B composed of 60 lots on 15.426 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 19. Final Plat / Amended Plat:** **C8J-2013-0145.0A - Marshal Ford Overlook Block A Lots 1,3,4; Amended Plat**  
 Location: 4900 North FM 620 Road, Bear Creek West Watershed  
 Owner/Applicant: Steiner MF, LTD (Chris Ellis)  
 Agent: LJA Engineering and Surveying (Danny Miller)  
 Request: Approval of the Marshal Ford Overlook Block A Lots 1, 3, 4; Amended Plat composed of 5 lots on 8.235 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 20. Final Plat with a Preliminary:** **C8J-2007-0135.4A - Stoney Ridge Phase C-Section 1**  
 Location: Heine Farm Road, Dry Creek East Watershed  
 Owner/Applicant: SR Development (William Gurasich)  
 Agent: Doucet & Associates (Davood Salek)  
 Request: Approval of the Stoney Ridge Phase C-Section 1 composed of 75 lots on 16.4881 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #14-20;

The motion to disapprove Items #14-20; was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

**D. NEW BUSINESS**

**E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 7:47 p.m.**