



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
October 1, 2013**

The Zoning & Platting Commission convened in a regular meeting on October 1, 2013 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:09 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 September 17, 2013.

The motion to approve the minutes from September 17, 2013, was approved on the consent agenda with amendments made by Chair Betty Baker, to add Mr. Allan McMurtry under Citizen's Communication, was made by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0-1; Commissioner Jason Meeker abstained.

C. PUBLIC HEARINGS

- 1. Zoning and 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

Public hearing closed.
The motion to deny staff's recommendation for SF-1 zoning was approved by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 2. 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

Public hearing closed.
The motion to deny staff's recommendation for SF-1 zoning was approved by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 3. 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

Public hearing closed.
The motion to deny staff's recommendation for SF-1 zoning was approved by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 4. 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

Public hearing closed.

The motion to deny staff's recommendation for SF-1 zoning was approved by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 5. Zoning: C14-2013-0099 - Dessau Business Park Zonings**
Location: Tracts 1A and 1B: 13301-13409 Dessau Road, Gilleland Creek, Harris Branch Watersheds
Owner/Applicant: City of Austin-Planning and Development Review Department (Sherri Sirwaitis)
Request: I-RR to Tract 1A: MF-4, Tract 1B: GR-MU
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for MF-4 (Tract 1A), GR-MU (Tract 1B), was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 6. Rezoning: C14-2013-0103 - 4845 Spicewood Springs Rezone**
Location: 4845 Spicewood Springs Road, Bull Creek Watershed
Owner/Applicant: Oar Investments LLC
Agent: Thrower Design (A. Ron Thrower)
Request: I-SF-3, LO to LO
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for LO zoning, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

7. Resubdivision: C8-2013-0008.0A.SH - Resubdivision of Lot 10, Parmer Place Subdivision

Location: 1500 E. Parmer Ln., Walnut Creek Watershed
Owner/Applicant: Dessau 38 Partners, Ltd. (John Lewis)
Agent: Longaro & Clarke (Alex Clarke)
Request: Approve the resubdivision of one lot into 2 lots on 19.689 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation to approve a re-subdivision of Lot 10, Parmer Place Subdivision, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

8. Preliminary Plan: C8J-2012-0086 - Avana Phase 2 Preliminary Plan

Location: 12131-1/2 Escarpment Boulevard, Slaughter Creek/Bear Creek Watersheds-Barton Springs Zone
Owner/Applicant: Standard Pacific of Texas, Inc. (John Bohmen)
Agent: LJA Engineering & Surveying (John A. Clark)
Request: Approval of the Avana Phase 2 Preliminary Plan composed of 238.8 lots on 149.12 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Avana Phase 2 Preliminary Plan, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

9. Final Plat With Approved Preliminary Plan: C8-2013-0032.1A - The Retreat at Tech Ridge, Section One

Location: 12422 Dessau Rd, Harris Branch/Walnut Creek Watersheds
Owner/Applicant: Oertli Family Partnership, LP, Joy Lyn Offield, Brenda Lee Oertli, Robin Elaine Oertli Heine
Agent: KB Home Lone Star, LP (John Zinsmeyer)
Request: Approval of the The Retreat at Tech Ridge, Section One composed of 96 lots on 29.37 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of The Retreat at Tech Ridge, Section One, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 10. Final Plat w/
Preliminary:** **C8-2013-0058.1A - Fort Dessau South**
 Location: 13826 Dessau Road, Harris Branch Watershed
 Owner/Applicant: John Fish
 Agent: Gray Engineering, Inc. (Steve Bertke)
 Request: Approval of the Fort Dessau South composed of 88 lots on 24.46 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Final Plat;
Amended Plat:** **C8J-2013-0158.0A - Travis Landing No. 2, Phase 1; Amended Plat**
 Location: Weletka Drive, Lake Travis Watershed
 Owner/Applicant: Bartlett Sails, Inc. (John Bartlett)
 Agent: Tom Groll Engineering (Tom J. Groll)
 Request: Approval of the Travis Landing No. 2, Phase 1; Amended Plat
 composed of 1 lot on 1 acre
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 12. Revised
Preliminary Plan:** **C8-85-104.01 - Scofield Farms, Phase 3, Section 2**
 Location: Wingate Way, Walnut Creek Watershed
 Owner/Applicant: James E. McCarn
 Agent: Hanrahan Pritchard Engineering, Inc. (Lawrence M. Hanrahan)
 Request: Approval of the Scofield Farms, Phase 3, Section 2 composed of 48 lots
 on 9.832 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat;
Previously
Unplatted:** **C8-2013-0153.0A - West Oak Subdivision**
 Location: 9101 Manchaca Road, Slaughter Creek Watershed
 Owner/Applicant: Alma Jane Schnautz
 Agent: Big Red Dog Engineering (Kaitlin Redmon)
 Request: Approval of the West Oak Subdivision composed of 1 lot on 6.73 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Preliminary Plan:** **C8J-2013-0148 - Tipco Subdivision**
 Location: 1750 Far Gallant Drive, Bee Creek Watershed
 Owner/Applicant: Steven J Dell Trust (Mary Sikora)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of the Tipco Subdivision composed of 24 lots on 85.27 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 15. Final Plat: C8J-2013-0149.0A - 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
- 16. Final Plat: C8-2013-0155.0A – Bennett Tract Resubdivision**
 Location: 7200 Bluff Springs Road, South Boggy Creek Watershed
 Owner/Applicant: South Austin I-35 Associates (Delbert C. Bennett)
 Agent: Big Red Dog Engineering & Consulting (Russell Kotara)
 Request: Approval of the Bennett Tract Resubdivision composed of 2 lots on 37.766 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final Plat / With Preliminary: C8-2013-0092.1A - Springfield Section 2**
 Location: East William Drive, Cottonmouth Creek, Marble Creek Watersheds
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
 Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)
 Request: Approval of the Springfield Section 2 composed of 115 lots on 39.784 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #10-17;

Public hearing closed.

The motion to disapprove Items #10-17 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 8:55 p.m.