



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
November 5, 2013**

The Zoning & Platting Commission convened in a regular meeting on November 5, 2013 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:11 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 October 15, 2013.

The motion to approve the minutes from October 15, 2013 with amendment to Item #3 & #4, was approved on the consent agenda by Commissioner Cynthia Banks' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2013-0123 - Onion Creek Fire Station**
Location: 11112 Old San Antonio Road, Onion Creek Watershed
Owner/Applicant: Riddell Family Limited Partnership, by WJR GP LLC, its General Partner (James Henry)
Agent: City of Austin - Public Works Department (Craig Russell)
Request: GR-MU-CO to P
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 P zoning was approved on the consent agenda by Commissioner Cynthia Banks' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 2. Zoning: C14-2013-0125 - Sawmill Rezoning**
Location: 4010 Sawmill Drive, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Atlas Cook, IV
Agent: Frie Planning, Development & Construction
Request: I-RR to SF-2
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-2-CO with 30 lots, was approved by Commissioner Gabriel Rojas, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 3. Rezoning: C14-2013-0109 - Riverplace Center**
Location: 10817 FM 2222 Road, Bull Creek/Panther Hollow Watersheds
Owner/Applicant: Capella Commercial-Riverplace, L.L.C. (Todd Dailey)
Agent: Jones & Carter, Inc. (Darren Webber)
Request: GR & LO to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Clark Patterson, 512-974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department

The motion to postpone to November 19, 2013 by the request of the neighborhood was approved by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 4. Zoning: C14-2013-0114 - 2439 SH 71 East Rezoning**
Location: 2439 East State Highway 71 Westbound, Colorado River Watershed
Owner/Applicant: William E. Kunz
Agent: Thrower Design (Ron Thrower)
Request: I-SF-2 to CS
Staff Rec.: **Recommendation of CS-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 CS-CO zoning with the added condition to prohibit adult oriented businesses was approved on the consent agenda by Commissioner Cynthia Banks' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 5. Zoning: C14-2013-0115 - 2415 SH 71 East Rezoning**
Location: 2415 East State Highway 71 Westbound, Colorado River Watershed
Owner/Applicant: Byrdson Ramsey, Ltd. (Tim Ramsey)
Agent: Thrower Design (Ron Thrower)
Request: I-RR to CS
Staff Rec.: **Recommendation of CS-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 CS-CO zoning with the added condition to prohibit adult oriented businesses was approved on the consent agenda by Commissioner Cynthia Banks' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 6. Zoning: C14-2013-0128 - Planet K**
Location: 10730 South IH 35 Service Road Southbound, Onion Creek Watershed
Owner/Applicant: AusPro Enterprises, LP (Michael Kleinman)
Agent: Moncada Consulting (Phil Moncada)
Request: I-RR; SF-2 to CS-MU-CO
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 CS-MU-CO zoning was approved on the consent agenda by Commissioner Cynthia Banks' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 7. Rezoning: C14-2013-0124 - Oaks at Techridge, Lot 4B**
 Location: 14400 The Lakes Boulevard, Walnut Creek/Harris Branch Watersheds
 Owner/Applicant: Tech Ridge Spectrum B.C., L.P.
 Agent: Smith, Robertson, Elliot, Glen, Klein & Douglas (David Hartman)
 Request: MF-3 to CS-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 CS-MU zoning was approved on the consent agenda by Commissioner Cynthia Banks' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 8. Rezoning: C814-88-0001.10 - Canyons @ Rob Roy Rezoning**
 Location: 800 N. Capital of Texas Highway, Bee Creek Watershed
 Owner/Applicant: Brandywine Acquisition Partners, LP (Ralph Bistline)
 Agent: Armbrust & Brown, L.L.P. (Amanda Morrow)
 Request: PUD to PUD in order to change a condition of zoning
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 512-974-7691, clark.patterson@austintexas.gov;
 Planning and Development Review Department

The motion to postpone to November 19, 2013 by the request of the neighborhood was approved by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 9. Restrictive Covenant Amendment: C814-88-0001(RCA) - Canyons @ Rob Roy Rezoning**
 Location: 800 N. Capital of Texas Highway, Bee Creek Watershed
 Owner/Applicant: Brandywine Acquisition Partners, LP (Ralph Bistline)
 Agent: Armbrust & Brown, L.L.P. (Amanda Morrow)
 Request: To amend the existing restrictive covenant to change land uses
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 512-974-7691, clark.patterson@austintexas.gov;
 Planning and Development Review Department

The motion to postpone to November 19, 2013 by the request of the neighborhood was approved by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

10. Zoning: C14-2013-0105 - Central Freight Industrial Lot
Location: 8601 Tuscany Way, Walnut Creek Watershed
Owner/Applicant: Austin Shared Logistics, LLC (Larry Farrell)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: I-RR to LI
Staff Rec.: **Recommendation of LI-CO**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

The motion to postpone to November 19, 2013 by the request of the neighborhood was approved by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

11. Zoning: C14-2013-0070 - Old Manor Road Development (37.74 Acres)
Location: 7805-1/2 Old Manor Road, Walnut Creek Watershed
Owner/Applicant: Kanton Labaj
Agent: Hector Avila
Request: I-RR to SF-3
Staff Rec.: **Recommendation of SF-2-CO, with conditions**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for SF-2-CO zoning with conditions was approved on the consent agenda by Commissioner Cynthia Banks' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

12. Zoning: C14-2013-0071 - Old Manor Road Development
Location: 7701-1/2 Old Manor Road, Walnut Creek Watershed
Owner/Applicant: Kanton Labaj
Agent: Hector Avila
Request: Tract 1: I-RR to CS; Tract 2: I-RR to MF-3
Staff Rec.: **Recommendation of GR-CO for Tract 1 and MF-2-CO for Tract 2, with conditions**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for GR-CO for Tract 1 and MF-2-CO for Tract 2 with conditions was approved on the consent agenda by Commissioner Cynthia Banks' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 13. Zoning: C14-2013-0112 - Parmer US 290 Retail**
 Location: 9513-1/2 East Parmer Lane, Gilleland Creek Watershed
 Owner/Applicant: Spirit of Texas Retail Partners, Ltd. (Andy Pastor)
 Agent: Endeavor Real Estate Group (Dan Frey)
 Request: DR to CH-CO
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Development Review Department

Public hearing closed.

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

- 14. Site Plan: SPC-2013-0157C - Sam's Club 6188**
 Location: 10901 Lakeline Blvd., Lake Creek Watershed
 Owner/Applicant: Walden Park LLC (Ken Wittler)
 Agent: Kimley-Horn and Associates, Inc. (Sarah Williamson)
 Request: Approval of a Conditional Use Permit for a Big Box retail development
 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 staff's recommendation for approval of a conditional use permit was approved on the consent agenda by Commissioner Cynthia Banks' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 15. Hill Country Roadway Site Plan & Waiver: SPC-2013-0049C - Big Red Express Car Wash**
 Location: 11213 FM 2222, Panther Hollow Watershed
 Owner/Applicant: Big Red Express Car Wash (Thomas Sesny)
 Agent: Frie Planning, Development & Construction (Ross Frie)
 Request: Request approval of a Hill Country Roadway Site Plan. Waiver: 1) LDC Section 25-2-1024 to permit a reduction in the Hill Country Roadway vegetative buffer requirements.
 Staff Rec.: **Postponement request until 11/19/2013**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
 Planning and Development Review Department

The motion to postpone to November 19, 2013 by the request of the staff was approved by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

16. Preliminary Plan: C8J-2012-0161 - Addison Preliminary Plan
Location: South US 183 Highway and Dee Collins Road, Onion
Creek/Cottonmouth Creek Watersheds
Owner/Applicant: Carma Properties Westport, LLC (Chad Matheson) (Gary Vitorin)
Agent: Peloton Land Solutions (Judd Willmann)
Request: Approval of the Addison Preliminary Plan composed of 619 lots on
194.41 acres.
Staff Rec.: **Recommended**
Staff: Joe Arriaga, 512-854-7562, joe.arriaga@co.travis.tx.us;
Single-Office:City of Austin/Travis County

Public hearing closed.

The motion to approve staff's recommendation for approval of the Addison Preliminary Plan was approved on the consent agenda by Commissioner Cynthia Banks' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

17. Final Plat with Preliminary Plan: C8J-2012-0161.1A - Addison, Section 1
Location: South US 183 Highway and Dee Collins Road, Onion
Creek/Cottonmouth Creek Watersheds
Owner/Applicant: Carma Properties Westport, LLC (Chad Matheson) (Gary Vitorin)
Agent: Peloton Land Solutions (Judd Willmann)
Request: Approval of a Final Plat for Addison, Section 1 composed of 140 lots on
60.13 acres.
Staff Rec.: **Recommended**
Staff: Joe Arriaga, 512-854-7562, joe.arriaga@co.travis.tx.us;
Single-Office:City of Austin/Travis County

Public hearing closed.

The motion to approve staff's recommendation for approval of a Final Plat for Addison Section 1 was approved on the consent agenda by Commissioner Cynthia Banks' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 18. Final Plat with Preliminary Plan: C8J-2012-0095.1A - Hills of Bear Creek, Section 1**
- Location: FM 1626 and Johnson Lane, Bear Creek, Little Bear Creek Watersheds
 Owner/Applicant: Johnson 2012 LLC (Garret Martin)
 Agent: Hanranhan Pritchard Inc. (Hence Distel)
 Request: Approval of a Final Plat for Hills of Bear Creek composed of 83 lots on 26.22 acres.
- Staff Rec.: **Recommended**
 Staff: Joe Arriaga, 512-854-7562, joe.arriaga@co.travis.tx.us;
 Single-Office:City of Austin/Travis County

Public hearing closed.

The motion to approve staff’s recommendation for approval of a Final Plat for Hills of Bear Creek was approved on the consent agenda by Commissioner Cynthia Banks’ motion, Commissioner Patricia Seeger seconded the motion on a vote of 6-0-1; Chair Betty Baker abstained.

- 19. Final Plat without Preliminary: C8-2013-0085.0A - Bull Creek PUD Final Plat**
- Location: 4909 FM 2222, Bull Creek Watershed
 Owner/Applicant: Booth Family Trust (David Booth)
 Agent: Atkins (Terry Reynolds)
 Request: Approval of the Bull Creek PUD composed of 6 lots on 71.931 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 Bull Creek PUD was approved on the consent agenda by Commissioner Cynthia Banks’ motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 20. C8s-66-012.0A(VAC) - Bull Creek Road Subdivision Total Vacation**
- Location: 4909 FM 2222, Bull Creek Watershed
 Owner/Applicant: Booth Family Trust (David Booth)
 Agent: Atkins (Terry Reynolds)
 Request: Approval of the Bull Creek Road Subdivision total vacation composed of two lots on 1.7 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 Bull Creek Road Subdivision was approved on the consent agenda by Commissioner Cynthia Banks’ motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 21. Final Plat; Resubdivision:** **C8J-2013-0178.0A - Ridge at Slaughter Amending Plat of Stonecreek Ranch Section 1**
 Location: 516 East Slaughter Lane, Onion Creek Watershed
 Owner/Applicant: Continental Homes of Texas, L.P. (Tom Moody)
 Agent: Gray Engineering, Inc. (Steve J. Bertke)
 Request: Approval of the Ridge at Slaughter Amending Plat of Stonecreek Ranch Section 1 composed of 1 lot on 18 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 22. Final Plat without Preliminary:** **C8J-2013-0186.0A - Rio Garfield**
 Location: 3620 Victorine Lane, Colorado River Watershed
 Owner/Applicant: Rio Colorado Land & Gravel (Latus Prikryl)
 Agent: Murfee Engineering (Ronee Gilbert)
 Request: Approval of Rio Garfield composed of 1 lot on 299.71 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 23. Preliminary Plan:** **C8J-2013-0192 - Braker Valley**
 Location: 11317 Cameron Road, Walnut Creek Watershed
 Owner/Applicant: Williams, Ltd. (Evan Williams)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of the Braker Valley composed of 422 lots on 164.05 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 24. Final Plat with Preliminary Plan:** **C8-2013-0099.1A - Glencoe Subdivision**
 Location: Harris Branch Parkway, Harris Branch Watershed
 Owner/Applicant: CSF TRG Holdings LLC. (J.M. Cook)
 Agent: CSF TRG Holdings LLC. (J.M. Cook)
 Request: Approval of the Glencoe Subdivision composed of 71 lots on 22.659 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 25. Preliminary Plan: C8-2013-0190 - South Congress Commercial Park**
 Location: 8900 South Congress Avenue, Onion Creek Watershed
 Owner/Applicant: Capital City Warehousing, LP (Bert Pence)
 Agent: RPS (Dale Gray)
 Request: Approval of the South Congress Commercial Park composed of 4 lots on 10.26 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 26. Final Plat Resubdivision: C8J-2013-0183.0A - Racetrack Partners Subdivision**
 Location: 12312 FM 812 Road, Dry Creek East Watershed
 Owner/Applicant: Austin Racetrack Partners (H.M. Pike Jr.)
 Agent: KBGE (Chad Kimbell)
 Request: Approval of the Racetrack Partners Subdivision composed of 1 lot on 29.48 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 27. Preliminary Plan: C8-2013-0181 - Great Hills Golf Course Two**
 Location: 5914 Lost Horizon Drive, Bull Creek Watershed
 Owner/Applicant: Great Hills Golf Club of Austin (Larry Harper)
 Agent: Garrett-Ihnen Civil Engineering (Steve Ihnen)
 Request: Approval of the Great Hills Golf Course Two composed of 7 lots on 55.76 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 28. Final Plat: C8-2013-0177.0A - Tabrizi Subdivision**
 Location: 4316 Far West Boulevard, Bull Creek Watershed
 Owner/Applicant: Ali Tabrizi
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: Approval of the Tabrizi Subdivision composed of 1 lot on 0.56 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 29. Final Plat: C8J-2013-0189.0A - WM Sand and Gravel**
 Location: 5505 Blue Goose Road, Walnut Creek Watershed
 Owner/Applicant: Waste Management of Texas, Inc (Steve Jacobs)
 Agent: Doucet & Assoc, Inc (Syndey Xinos)
 Request: Approval of the WM Sand and Gravel composed of 1 lot on 48.152 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 30. Final Plat w/Prelim: C8-2012-0071 - Legends Way Section 2**
 Location: Bradshaw Road, Onion Creek/Rinard Creek Watersheds
 Owner/Applicant: RG Onion Creek LLC (Spencer Rinker)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of Legends Way Section 2 composed of 36 lots on 10.689 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 31. Final Plat: C8J-2013-0187.0A - Trinity Creek**
 Location: Iowa Street, Running Deer Creek Watershed
 Owner/Applicant: Dennis & Cynthia Delaughter (Rachel & Jeff Bosworth)
 Agent: Texas Engineering Solutions (James Hagen)
 Request: Approval of Trinity Creek composed of 4 lots on 8.593 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 32. Final Plat w/Preliminary: C8J-2010-0139.3A - Greyrock Ridge Phase 3**
 Location: South MoPac Expressway Southbound, Bear Creek/Slaughter Creek Watersheds-Barton Springs Zone
 Owner/Applicant: Hanna/Magee LP #1 (Blake Magee)
 Agent: LJA Engineering & Surveying, Inc (Dan Ryan)
 Request: Approval of Greyrock Ridge Phase 3 composed of 89 lots on 64.487 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 33. Final Plat w/Preliminary: C8J-2007-0135.5A - Stoney Ridge Phase C- Section 2**
 Location: Ross Road, Dry Creek East Watershed
 Owner/Applicant: SR Development, Inc. (William Gurasich)
 Agent: Doucet & Assoc (Davood Salek)
 Request: Approval of the Stoney Ridge Phase C - Section 2 composed of 68 lots on 11.7169 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

34. Final Plat w/Replat: **C8J-2013-0180.0A - Steiner Ranch MU-14 Final Plat (Resub of C8J-2012-0068.0a)**
Location: 4807 North Quinlan Park Road, Lake Austin Watershed
Owner/Applicant: Taylor Woodrow/Steiner Ranch (Adib Khoury)
Agent: Armbrust & Brown, L.L.P. (Amanda Morrow)
Request: Approval of the Steiner Ranch MU-14 Final Plat (Resubdivision of C8J-2012-0068.0A) composed of 2 lots on 81.34 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #21-34;

The motion to disapprove Items #21-34 was approved on the consent agenda by Commissioner Cynthia Banks' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

D. NEW BUSINESS

1. New Business:

Discussion and action on approving the Zoning and Platting Commission 2014 meeting schedule.

The motion to postpone to November 19, 2013 by the request of staff was approved by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:00 p.m.