



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
November 19, 2013**

**The Zoning & Platting Commission convened in a regular meeting on November 19, 2013 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701**

**Chair Betty Baker called the Board Meeting to order at 6:10 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 November 5, 2013.

The motion to approve the minutes from November 5, 2013 was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

## C. PUBLIC HEARINGS

1. **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](mailto:clark.patterson@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of GR-CO zoning with added condition of prohibited uses as read into the record by staff, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

2. **Rezoning:** **C814-88-0001.10 - Canyons @ Rob Roy Rezoning**  
Location: 800 North 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](mailto:clark.patterson@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to December 3, 2013 by the request of staff was approved by Commissioner Gabriel Rojas, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

3. **Restrictive Covenant Amendment:** **C814-88-0001(RCA) - Canyons @ Rob Roy Rezoning**  
Location: 800 North 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](mailto:clark.patterson@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to December 3, 2013 by the request of staff was approved by Commissioner Gabriel Rojas, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

**4. 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.: **Recommended**  
Staff: Christine Barton-Holmes, 974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to December 3, 2013 by the request of staff was approved by Commissioner Gabriel Rojas, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

**5. Site Plan - Environmental Variance only: SP-2013-0301D - APAC Texas-Buck**

Location: 4220 Buck Lane, Colorado River Watershed  
Owner/Applicant: APAC Texas Inc. (Troy Carter)  
Agent: Murfee Engineering (Ronee Gilbert)  
Request: Approval of a variance to LDC Section 25-8-392, to allow construction in the Critical Water Quality Zone (CWQZ).  
Staff Rec.: **Recommended**  
Staff: James Dymkowski, 512-974-2707, [james.dymkowski@austintexas.gov](mailto:james.dymkowski@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of a variance to LDC Section 25-8-392, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 6. Conditional Use Permit: SP-2013-0154C - Avana Amenity Center**  
 Location: 6610 Trissino Drive, Slaughter Creek Watershed-Barton Springs Zone  
 Owner/Applicant: Standard Pacific of Texas, Inc. (Jay Byler)  
 Agent: LJA Engineering & Surveying, Inc. (John Clark)  
 Request: Approve a conditional use permit for a community recreation (private) use in SF-2 district zoning  
 Staff Rec.: **Recommended**  
 Staff: Amanda Couch, 512-974-2881, [amanda.couch@austintexas.gov](mailto:amanda.couch@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 Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 7. Preliminary Plan: C8-2013-0058 - Fort Dessau Preliminary Plan**  
 Location: 13826 Dessau Road, Harris Branch Watershed  
 Owner/Applicant: John Fish  
 Agent: DR Horton (Kevin Pape)  
 Request: The proposed preliminary plan is a request to subdivide 167 lots from a 145.42 acre tract.  
 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 for Fort Dessau Preliminary Plan, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 8. Preliminary Plan: C8J-2013-0089 - McCormick Ranch on Lake Austin**  
 Location: Selma Hughes Park Road, Lake Austin Watershed  
 Owner/Applicant: TR Vista Preserve, LLC (Chris Thompson)  
 Agent: Texas Engineering Solutions (Connor Overby)  
 Request: Approval of McCormick Ranch on Lake Austin composed of 148 lots on 211.58 acres.  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to deny staff’s recommendation for approval of McCormick Ranch Preliminary Plan was approved by Commissioner Patricia Seeger’s motion, Commissioner Jason Meeker seconded the motion on a vote of 4-3; Commissioners Gabriel Rojas, Sean Compton and Rahm McDaniel voted against the motion (nay).

**9. Final Plat; Previously Unplatted: C8J-2013-0199.0A - Pecan Settlement**  
Location: 9515 Hergotz Lane, Colorado River Watershed  
Owner/Applicant: Brenton Johnson  
Agent: Hector Avila  
Request: Approval of the Pecan Settlement composed of 4 lots on 4.31 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**10. Final Plat; Resubdivision: C8-2013-0193.0A - SPM Block A Lot 28; Resubdivision**  
Location: 801 Taft Lane, Slaughter Creek Watershed  
Owner/Applicant: SP Meadows West, Ltd (Daniel Frey)  
Agent: Cunningham-Allen, Inc. (Rafael Beckmann)  
Request: Approval of the SPM Block A Lot 28; Resubdivision composed of 2 lots on 14.942 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #9-10;  
The motion to disapprove Items #9 -10, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

**D. NEW BUSINESS**

**E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 7:20 p.m.**