



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
December 17, 2013**

**The Zoning & Platting Commission convened in a regular meeting on December 17, 2013 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701**

**Chair Betty Baker called the Board Meeting to order at 6:07 p.m.**

**Board Members in Attendance:**

**Cynthia Banks**

**Jason Meeker**

**Gabriel Rojas**

**Patricia Seeger – Vice-Chair**

**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**

Richard Suttle – Addressed the Commission regarding McCormick Ranch on Lake Austin (C8J-2013-0089), that was reviewed on November 19, 2013; Chair Betty Baker and Commissioner Patricia Seeger moved to place this item as a rescind and reconsider item on the December 17, 2013 agenda and for action.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from December 3, 2013.

The motion to approve the minutes from December 3, 2013 was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Chair Betty Baker, Commissioners Sean Compton and Rahm McDaniel were absent.

## C. PUBLIC HEARINGS

1. **Zoning:** **C14-2013-0146 - Volente Business Park**  
Location: 11901 Anderson Mill Road, Lake Travis Watershed  
Owner/Applicant: Johnson Four Corners, Ltd. (Brent Johnson)  
Agent: McLean & Howard, LLP (Jeffrey S. Howard)  
Request: I-RR to GR for Tract 1 and CS-1 for Tract 2  
Staff Rec.: **Recommendation of GR-CO for Tract 1 and CS-1-CO for Tract 2**  
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 GR-CO for Tract 1 and CS-1-CO for Tract 2 was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Chair Betty Baker, Commissioners Sean Compton and Rahm McDaniel were absent.

2. **Rezoning:** **C14-2013-0143 - 3105 West Slaughter Lane**  
Location: 3103 and 3105 West Slaughter Lane, Slaughter Creek Watershed-Barton Springs Zone  
Owner/Applicant: Philip and Mary Ellen Doak  
Agent: McLean & Howard, LLP (Jeffrey S. Howard)  
Request: SF-2 to LO-CO, as amended  
Staff Rec.: **Recommendation of LO-MU-CO**  
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 LO-CO with the conditional overlay permitting medical office uses (5,000 square feet), hospital services (limited) as a conditional use in LO zoning, all permitted uses in NO district zoning; establishing day care services (commercial, general and limited types) as conditional uses; and limiting the number of driveways on West Slaughter Lane to one; this motion was approved by Commissioner Jason Meeker, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Chair Betty Baker, Commissioners Sean Compton and Rahm McDaniel were absent.

- 3. Zoning: C14-2013-0145 - Cardinal 1.03**  
 Location: 2475 East State Highway 71 Westbound and 2416 Cardinal Loop, Colorado River Watershed  
 Owner/Applicant: KAF II Development Company (Ford Smith, Jr.)  
 Agent: Jim Bennett Consulting (Jim Bennett)  
 Request: I-SF-2 to CS  
 Staff Rec.: **Recommendation of CS-CO, with conditions**  
 Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department

The motion to postpone to January 7, 2014 by the request of the applicant was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Chair Betty Baker, Commissioners Sean Compton and Rahm McDaniel were absent.

- 4. Environmental Variance: SP-2013-0058CT - Austin Oaks Restaurant**  
 Location: 7601 Wood Hollow Drive, Shoal Creek Watershed  
 Owner/Applicant: Twelve Lakes, LLC (Jon Ruff)  
 Agent: Jones & Carter, Inc. (James Schissler)  
 Request: Request approval to construct a restaurant within a 150 ft. Critical Environmental Feature buffer.  
 Staff Rec.: **Recommended**  
 Staff: Amanda Couch, 512-974-2881, [amanda.couch@austintexas.gov](mailto:amanda.couch@austintexas.gov); Planning and Development Review Department

The motion to postpone to January 7, 2014 by the request of the Zoning and Platting Commission was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Chair Betty Baker, Commissioners Sean Compton and Rahm McDaniel were absent.

- 5. Site Plan: SP-2013-0110D - 15101 Debba Dr.**  
 Location: 15101 Debba Drive, Running Deer Creek Watershed  
 Owner/Applicant: Marc Pate Construction (John Pate)  
 Agent: Prossner & Associates Inc. (Kurt Prossner)  
 Request: Approve an environmental variance for fill in excess of 4 feet  
 Staff Rec.: **Not Recommended**  
 Staff: Amanda Couch, 512-974-2881, [amanda.couch@austintexas.gov](mailto:amanda.couch@austintexas.gov); Planning and Development Review Department

The motion to postpone to January 7, 2014 by the request of the applicant was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Chair Betty Baker, Commissioners Sean Compton and Rahm McDaniel were absent.

- 6. Site Plan - Hill Country Roadway: SP-2013-0039C - Lost Creek Views**
- Location: 1142 Lost Creek Blvd., Eanes Creek Watershed  
 Owner/Applicant: LippinCott Capital Ltd. (Tommy Walker)  
 Agent: LOC Consultants, LLP (Sergio Lozano)  
 Request: Approve a site plan to construct residential condominiums and associated improvements within the Hill Country Roadway Corridor.
- Staff Rec.: **Recommended**  
 Staff: Michael Simmons-Smith, 512-974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov);  
 Planning and Development Review Department

Public Hearing closed.

The motion to approve staff’s recommendation for a site plan within the Hill Country Roadway Corridor was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Chair Betty Baker, Commissioners Sean Compton and Rahm McDaniel were absent.

- 7. Site Plan Variance: SP-2013-0092D - Lakeside Villas**
- Location: 4300 Mansfield Dam Road, Lake Austin Watershed  
 Owner/Applicant: Mark Collins Builder (Mark Collins)  
 Agent: Garrett-Ihnen Civil Engineering (Jevon Poston)  
 Request: Variances requested: 1) to allow cut to exceed 4 feet [LDC 25-8-341(A)], 2) to allow fill to exceed 4 feet [LDC 25-8-342(A)], and 3) to allow construction of a building on slopes in excess of 25% but less than 35% [LDC 25-8-302(A)].
- Staff Rec.: **Recommended**  
 Staff: Michael Simmons-Smith, 512-974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov);  
 Planning and Development Review Department

Public Hearing closed.

The motion to approve staff’s recommendation for Site Plan Variances for LDC 25-8-341(A), LDC 25-8-342(A) and LDC 25-8-302(A); was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Chair Betty Baker, Commissioners Sean Compton and Rahm McDaniel were absent.



- 10. 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 the 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

The motion to postpone to January 7, 2014 by the request of the applicant was approved by Commissioner Gabriel Rojas' motion, Commissioner Jason Meeker seconded the motion on a vote of 4-0; Chair Betty Baker, Commissioners Sean Compton and Rahm McDaniel were absent.

- 11. Final Plat- C8-2013-0100.0A - SPM, Block A, Lots 29; Resubdivision**  
**Resubdivision:**  
 Location: 301 West Slaughter Lane, Slaughter Creek Watershed  
 Owner/Applicant: SP Meadows West, LTD (Daniel Frey)  
 Agent: Cunningham-Allen, Inc. (Garbiel Hovdey)  
 Request: Approval of the SPM, Block A, Lots 29; Resubdivision composed of 2 lots on 8.242 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 approve staff's recommendation for approval of the SPM, Block A, Lots 29 Resubdivision was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Chair Betty Baker, Commissioners Sean Compton and Rahm McDaniel were absent.

- 12. Final Plat C8-92-0064.2A - Barton Creek Section N West William Cannon**  
**w/Preliminary: Right-of-Way**  
 Location: 7416 West William Cannon Drive, Barton Creek Watershed-Barton Springs Zone  
 Owner/Applicant: David Ruehlman  
 Agent: Murfee Engineering Co. (Ronee Gilbert)  
 Request: Approval of the Barton Creek Section N West William Cannon Right-of-Way composed of 0 lots on 6.387 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 approve staff's recommendation for approval of the Barton Creek Section N West William Cannon Right-of-Way was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Chair Betty Baker, Commissioners Sean Compton and Rahm McDaniel were absent.

- 13. Final Plat: C8J-06-0232.01.1A - Bellingham Meadows Section 1**  
 Location: Farmhaven Road at Parmer Lane, Gilleland Creek, Harris Branch Watersheds  
 Owner/Applicant: First Continental Investment (Joe DiQuinzio)  
 Agent: Carlson, Brigance & Doering (Brett Pasquarella)  
 Request: Approval of the Bellingham Meadows Section 1 consisting of 146 lots on 61.532 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

Public Hearing closed.

The motion to approve staff’s recommendation for approval of the Bellingham Meadows Section 1 was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Chair Betty Baker, Commissioners Sean Compton and Rahm McDaniel were absent.

- 14. Preliminary Plan: C8-2013-0092 - Revised Springfield Sections 2, 3, 4, 5, 10 & 11**  
 Location: E. William Cannon Dr @ McKinney Falls Pkwy, Cottonmouth, Onion & Marble Creek Watershed  
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)  
 Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)  
 Request: Approve a preliminary subdivision plan for 474 lots on 151.04 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, [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 Revised Springfield Sections 2, 3, 4, 5, 10 and 11 was approved by Commissioner Cynthia Banks’ motion, Commissioner Jason Meeker seconded the motion on a vote of 4-0; Chair Betty Baker, Commissioners Sean Compton and Rahm McDaniel were absent.

- 15. Preliminary Plan: C8-2013-0221 - Ross Complex**  
 Location: 5501-1/2 Ross Road, Dry Creek East Watershed  
 Owner/Applicant: Equinox Power Systems, Inc. (Daniel Wang)  
 Agent: Cuatro Consultants, Ltd. (James Massaro)  
 Request: Approval of the Ross Complex composed of 4 lots on 16.761 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 16. Final Plat; Replat: C8-92-0128.02.7A - Deerfield at Brodie Subdivision Section II, Replat**  
 Location: Brodie Lane, Williamson Creek Watershed-Barton Springs Zone  
 Owner/Applicant: WW Deerfield Ltd. (William Walters)  
 Agent: LJA Engineering & Surveying, Inc. (Dan Brown)  
 Request: Approval of the Deerfield at Brodie Subdivision Section II, Replat composed of 3 lots on 6.587 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 17. Final Plat; Amended Plat: C8-2013-0223.0A - Barton Springs Heights Lots 4-6; Amended**  
 Location: 608 Cliff Drive, Lady Bird Lake Watershed  
 Owner/Applicant: Robert Steven Corbin & Herbert Gideon  
 Agent: Land Answers, Inc. (Jim Wittliff)  
 Request: Approval of Barton Springs Heights Lots 4-6; Amended composed of 3 lots on 0.472 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 18. Final Plat; Resubdivision: C8-2013-0214.0A - Prosperity Bank Research Subdivision**  
 Location: 11545 Research Blvd Northbound, Walnut Creek Watershed  
 Owner/Applicant: Prosperity Bank (Justin Westmoreland)  
 Agent: KBGE (Jennifer Garcia)  
 Request: Approval of the Prosperity Bank Research Subdivision composed of 1 lot on 1.13 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 19. Preliminary Plan: C8J-2013-0222 - Easton Park Section 1 Preliminary Plan**  
 Location: 6975 McKinney Falls Parkway, Cottonmouth Creek Watershed  
 Owner/Applicant: Carma Easton, LLC (Scott Rogers)  
 Agent: Peloton Land Solutions (Jonathan Fleming)  
 Request: Approval of the Easton Park Section 1 Preliminary Plan composed of 205 lots on 54.8 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 20. Final Plat w/Preliminary: C8J-2013-0220.0A.01.1A - Bratton Hills**  
 Location: 3212-1/2 Grand Ave Parkway, Gilleland Creek Watershed  
 Owner/Applicant: BLD Bratton Hill, LLC (James Dorney)  
 Agent: Tre & Assoc. Inc. (Marc Dickey)  
 Request: Approval of Bratton Hills composed of 56 lots on 9.4590 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 21. Preliminary Plan: C8-95-0193.01 - Bratton Hills**  
 Location: 3212-1/2 Grand Ave Parkway, Gilleland Creek Watershed  
 Owner/Applicant: BLD Bratton Hill, LLC (James Dorney)  
 Agent: Tre & Assoc. Inc. (Marc Dickey)  
 Request: Approval of the Bratton Hills composed of 56 lots on 9.4590 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 22. Final Plat; Resubdivision: C8J-2013-0218.0A - Lots 87 A & 87 B St Tropez PUD; Resub**  
 Location: Harbor Village Trail, Lake Austin Watershed  
 Owner/Applicant: Graham Mortgage Corp (Dean Castelhana)  
 Agent: Conley Engineering (Carl Conley)  
 Request: Approval of lots 87 A & 87 B St Tropez PUD; Resubdivision composed of 1 lot on 3.039 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 23. Final Plat w/Preliminary: C8J-2012-0161.2A - Addison- Section 2**  
 Location: South US 183 Highway, Onion Creek, Cottonmouth Creek Watersheds  
 Owner/Applicant: Carma Properties Westport, LLC (Chad Matheson)  
 Agent: Peloton Land Solutions (Jeremy Cheatham)  
 Request: Approval of the Addison-Section 2 composed of 131 lots on 30.22 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 24. Final Plat: C8-2013-0215.0A - High Seas Subdivision**  
 Location: 4845 Spicewood Springs Road, Bull Creek Watershed  
 Owner/Applicant: Oars Investments (Erick Huchzermeyer)  
 Agent: Thrower Design (Ron Thrower)  
 Request: Approval of the High Seas Subdivision composed of 1 lot on 0.426 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 25. Final Plat w/Preliminary: C8-2011-0154.4A.SH - Thornbury II, Section Five**  
 Location: Blue Goose Road, Decker Creek Watershed  
 Owner/Applicant: Travis Blue Goose (Brian Saathoff)  
 Agent: Lakeside Engineers (Christopher Ruiz, P.E.)  
 Request: Approval of Thornbury II, Section Five composed 70 lots on 13.525 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 26. Final Plat: C8-2013-0216.0A - Fort Dessau Condos**  
 Location: 13700-1/2 Dessau Road, Harris Branch Watershed  
 Owner/Applicant: Continental Homes of Texas (Devin Pape)  
 Agent: Gray Engineering (Steve J. Bertke, P.E.)  
 Request: Approval of Fort Dessau Condos composed of 3 lots on 37.44 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 27. Final Plat w/Preliminary: C8-2011-0154.5A.SH - Thornbury II, Section Six**  
 Location: Blue Goose Road, Decker Creek Watershed  
 Owner/Applicant: Travis Blue Goose (Brian Saathoff)  
 Agent: Lakeside Engineers (Christopher Ruiz, P.E.)  
 Request: Approval of the Thornbury II - Section Six composed of 64 lots on 10.192 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #15-27;

Public Hearing closed.

The motion to disapprove Items #15-27 was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Chair Betty Baker, Commissioners Sean Compton and Rahm McDaniel were absent.

## **D. NEW BUSINESS**

### **1. Rescind and Reconsider**

#### **Action:**

Request: Discussion and Action to rescind and reconsider action taken on November 19, 2013 on case number C8J-2013-0089 - McCormick Ranch on Lake Austin on Selma Hughes Park Road.

The motion to rescind and reconsider action taken on November 19, 2013 was made by Commissioner Cynthia Banks, Commissioner Gabriel Rojas seconded the motion on a vote of 4-0; Chair Betty Baker, Commissioners Sean Compton and Rahm McDaniel were absent.

## **E. ADJOURN**

**Vice-Chair Patricia Seeger adjourned the meeting without objection at 7:05 p.m.**