



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
January 7, 2014**

**The Zoning & Platting Commission convened in a regular meeting on January 7, 2014 @ 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**

**Sean Compton**

**Rahm McDaniel**

**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**

No speakers.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from December 17, 2013.

The motion to approve the minutes from December 17, 2013 with amendment that the McCormick case was postponed by applicant, not ZAP was made by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the consent agenda but abstained from approving the minutes on a vote of 5-0-1; Commissioner Compton abstained, Commissioner Banks was absent.

## C. PUBLIC HEARINGS

- 1. 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

Public hearing closed.

The motion to approve staff's recommendation for approval of the McCormick Ranch on Lake Austin Preliminary Plan was approved by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Banks was absent.

- 2. 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

Public hearing closed.

The motion to approve staff's recommendation for approval of CS-CO with the added condition to prohibit adult oriented businesses was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 3. Rezoning: C814-2012-0085.01 - Estancia Hill Country Planned Unit Development**
- Location: 12814 Interstate Highway 35 South, FM 1327 (Puryear Road) at South 1H 35 Southbound Service Road, Onion Creek Watershed
- Owner/Applicant: Sevengreen One LTD; Quartersage II LTD; Reverde Three LTD; IV Capitol Pointe LTD; Stone Pointe Five LTD; Saladia VI LTD; Paol Grande Seven, LTD; High Point Green VIII LTD; Golondrina Nine LTD; X Cordoniz LTD; Ciero Eleven LTD; Zagan XII LTD; Thirteen Canard LTD; Ruissea XIV, LTD; Dindon Fifteen LTD; Bois de Chene XVI, LTD; Etourneau Seventeen LTD; Moineau XVIII LTD; SLF III - Onion Creek LP (The Stratford Company-Ocie Vest); Lennar Homes of Texas Land and Construction LTD (Ryan Mattox)
- Agent: City of Austin-Planning and Development Review Department
- Request: PUD to PUD, to change a condition of zoning
- Staff Rec.: **Postponement request by Staff to January 21, 2014**
- 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 21, 2014 by the request of staff was approved by Commissioner Gabriel Rojas' motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was 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

Public hearing closed.

The motion to approve staff's recommendation for approval of Austin Oaks Restaurant Environmental Variance was approved by Commissioner Sean Compton's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 3-3; Commissioners Patricia Seeger, Betty Baker and Jason Meeker voted against the motion (nay); Commissioner Cynthia Banks was absent. **MOTION FAILED.** Request for Variance not approved due to lack of quorum vote.

- 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: Environmental variance of 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

Public hearing closed.

The motion to approve staff's recommendation to deny the request for Site Plan Environment Variance on Debba Drive was by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 6. Site Plan - Hill Country Roadway and Environmental Variances: SPC-2013-0257C - Four Corners**  
 Location: 7300 N FM 620 Rd, Lake Travis Watershed  
 Owner/Applicant: GDF Realty, Ltd (R. James George Jr.)  
 Agent: Longaro & Clarke (Alex Clarke, P.E.)  
 Request: Approval of a Hill Country Roadway site plan in order to construct hotel and retail buildings and variances as follows: 1. To omit the roadway deduction from the calculation of allowable impervious cover on Tract 2 (LDC 25-8-65). 2. To allow impervious cover greater than 20% of the net site area allowed by code not to exceed 56.01% on Tract 2 (LDC 25-8-454(D)(1)(a)). 3. To allow fill greater than 4 feet, not to exceed 8 feet on Tract 2 (LDC 25-8-342). 4. To allow the 40% natural state buffer to be reduced to 17.6% and to not require that it receive overland flow from the development for Tract 2 [LDC 25-8-454(D)(2)]. 5. To allow construction of a roadway or driveway on a slope greater than 15% on Tract 2. (LDC 25-8-301(A)). 6. To allow a Roadway Vegetative Buffer from 55'-79' rather than 100' [LDC 25-2-1023(A)]. 7. To allow for construction on slopes in excess of 15% on Tract 2, including 1,479 sq. ft. on 15-25% slopes and 408 sq. ft. on 25-35% slopes [LDC 25-2-1123].  
 Staff Rec.: **Recommended**  
 Staff: Donna Galati, 512-974-2733, [donna.galati@austintexas.gov](mailto:donna.galati@austintexas.gov);  
 Jim 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 including Environmental Board's recommendations was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

**7. Site Plan - Hill Country Roadway and Environmental Variances: SPC-2012-0429C - Water Control and Improvement District No. 17 - Mansfield Water Treatment Plant**

Location: 4506 N FM 620 Rd, Lake Travis Watershed  
Owner/Applicant: Travis Country WC & ID #17 Special Assessments checking  
Agent: River City Engineering (David Kneuper)  
Request: Approval of a Hill Country Roadway site plan in order to construct a Water Treatment Plant and variances as follows: 1. To allow impervious cover greater than 20% of the net site area allowed by code not to exceed 36.93% [LDC 25-8-454(D)(1)(a)]. 2. To allow a waiver from the building height from 28' to 30; 10 ½". 3. To allow a waiver from the 40% natural area to 21%.  
Staff Rec.: **Recommended**  
Staff: Donna Galati, 512-974-2733, [donna.galati@austintexas.gov](mailto:donna.galati@austintexas.gov);  
Jim 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 the three Environmental Variances and Hill Country Roadway Site Plan was approved by Commissioner Patricia Seeger's motion, Commissioner Sean Compton seconded the motion on a vote of 5-1; Commissioner Gabriel Rojas voted against the motion (nay), Commissioner Cynthia Banks was absent.

**8. Final Plat- Resubdivision: C8-2012-0057.0A - Resubdivision of the Amended Plat of Lot 5, Block 12, Shoalmont Addition**

Location: 5111 Woodview Ave., Shoal Creek Watershed  
Owner/Applicant: Jules Caplan  
Agent: Perales Engineering LLC (Jerry Perales)  
Request: Approval of the Resubdivision of the Amended Plat of Lot 5, Block 12, Shoalmont Addition composed of 1 lot to be subdivided into 2 lots on 0.454 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 Continue to January 1, 2014 by the request of the Zoning & Platting Commission was approved by Commissioner Patricia Seeger's motion, Commissioner Jason Meeker seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

\*\*Request made by Commissioners to post as #1 on the next agenda.

- 9. Final Plat-Resubdivision:** **C8-2013-0106.0A - South Park Meadows Resubdivision of Lot 15-C Block A**  
 Location: 9806-1/2 South IH 35 Service Road, Slaughter Creek Watershed  
 Owner/Applicant: SP Meadows III, LTD (Will Marsh)  
 Agent: Cunningham-Allen, Inc. (Gabriel Hovdey)  
 Request: Approval of the SPM Lot 15-C Block A; Resubdivision composed of 5 lots on 12.539 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 South Park Meadows Re-subdivision was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 10. Final Plat with a Preliminary:** **C8J-2010-0036.4A - Raceway Single Family Subdivision Section Four (A Small Lot Subdivision) Final Plat**  
 Location: 4505 1/2 Grand Avenue Parkway, Gilleland and Rattan Creeks Watershed  
 Owner/Applicant: CRVI Raceway Holdings, L.P. (M. Timothy Clark)  
 Agent: CSF Civil Group (Christine Potts)  
 Request: Approval of the Raceway Single Family Subdivision Section Four (A Small Lot Subdivision) Final Plat (a resubdivision of lots 21 through 24) composed of 84 lots on 18.96 acres.  
 Staff Rec.: **Recommended**  
 Staff: Michael Hettenhausen, (512) 854-7563, [Michael.hettenhausen@co.travis.tx.us](mailto:Michael.hettenhausen@co.travis.tx.us); Travis County/City of Austin Single Office

Public hearing closed.

The motion to approve staff’s recommendation for approval of the Raceway Single Family Subdivision was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 11. Final Plat-Resubdivision: C8-2013-0111.0A - Summit Oaks, Block B, Lot C; Resubdivision**  
Location: 11720 Bell Ave., Walnut Creek Watershed  
Owner/Applicant: The Amouzandeh Family Trust (Ati Daniel)  
Agent: IT Gonzalez Engineers (Bill Graham)  
Request: Approval of the Summit Oaks, Block B, Lot C; Resubdivision composed of 2 lots on 0.3781 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 21, 2014 by the request of the neighborhood was approved by Commissioner Gabriel Rojas motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 12. Final Plat with a Preliminary: C8-2013-0134.1A - Cima Homes**  
Location: 3710 Cima Serena, Shoal Creek Watershed  
Owner/Applicant: 16 Cima Serena, LP (Ryan Diepenbrock)  
Agent: PSW HOMES LLC (Jarred Corbell)  
Request: Approval of the Cima Homes composed of 18 lots on 2.7 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 13. Preliminary Plan: C8J-2013-0226 - Ring Tract**  
Location: South FM 1626 Road, Little Bear Creek Watershed  
Owner/Applicant: The Randolph Company  
Agent: Gray Engineering, Inc. (Steve Bertke)  
Request: Approval of the Ring Tract composed of 256 lots on 87.035 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 14. Final Plat: C8-2013-0231.0A - Harris Branch Tract E-33**  
Location: East Parmer Lane, Harris Branch Watershed  
Owner/Applicant: Austin HB Residential Properties (John McCullough)  
Agent: CSF Civil Group (Charles E. Steinman II)  
Request: Approval of Harris Branch Tract E-33 composed of 2 lots on 42.97 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 15. Preliminary Plan: C8J-2013-0224 - Whisper Valley, Village 1**  
 Location: North FM 973 Road, Gilleland Creek Watershed  
 Owner/Applicant: Club Deal 120 Whipper Valley TX (Douglas Gilliland)  
 Agent: Bury + Partners (Paulo Misi, P.E.)  
 Request: Approval of Whisper Valley, Village 1 composed of 258 lots on a 80.15 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 16. Final Plat: C8J-2013-0235.0A - Springwoods Place**  
 Location: Robins Nest Lane, Lake Creek Watershed  
 Owner/Applicant: Vision 360 (Brian Birdwell)  
 Agent: Texas Engineering Solutions (James Hagen)  
 Request: Approval of Springwoods Place composed of 1 lot on 3.242 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 17. Final Plat/Amended Plat: C8-2013-0232.0A - R.F. Bearden Lots C and D; Amended Plat**  
 Location: FM 969 Road, Walnut Creek Watershed  
 Owner/Applicant: Trung Hoang LE (Trung Le)  
 Agent: Moncada Consulting (Phil Moncada)  
 Request: Approval of R.F. Bearden Lots C and D composed of 1 lot on 1.272 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 18. Final Plat w/Preliminary: C8-92-0064.3A - Barton Creek Section N Lot 4 Block B**  
 Location: 8212 Barton Club Drive, Barton Creek-Barton Springs Zone Watershed  
 Owner/Applicant: Stratus Properties (Dave Ruhlman)  
 Agent: LJA Engineering and Surveying (Danny Miller, P.E.)  
 Request: Approval of Barton Creek Section N Lot 4 Block B composed of 2 lots on 40.657 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department



- 19. Preliminary Plan: C8J-2013-0236 - Prado Ranch**  
Location: South FM 973 Road, Colorado River Watershed  
Owner/Applicant: AHVRS Hornsby Glen LLC (Mark Wolf, CEO)  
Agent: Gray Engineering (Jim Brewer)  
Request: Approval of Prado Ranch composed of 412 lots on 73.84 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #12-19;

Public hearing closed.

The motion to disapprove Items #12-19 was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

#### **D. NEW BUSINESS**

#### **E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 9:10 p.m.**