



**Zoning & Platting Commission  
March 4, 2014 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701**

**AGENDA**

Betty Baker – Chair  
Cynthia Banks – Secretary  
Sean Compton  
Rahm McDaniel

Jason Meeker – Assist. Secretary  
Gabriel Rojas - Parliamentarian  
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**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from February 18, 2014.

## C. PUBLIC HEARINGS

- 1. Zoning:** **C14-2014-0010 - BET-EL**  
Location: 11031 Manchaca Road, Slaughter Creek Watershed  
Owner/Applicant: Iglesia Cristiana BET-EL Austin (Isaias Galan)  
Agent: John Zerr  
Request: I-RR to LO  
Staff Rec.: **Recommendation of LO-CO**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning & Development Review Department
- 2. Site Plan - Variance Only:** **SP-2013-0343D - Vineyard Business Center, 620 Office Warehouse Complex, Phase III**  
Location: 2009 North FM 620, Running Deer Creek Watershed  
Owner/Applicant: Vineyard Business Center Ltd. (Vinson J. Wood)  
Agent: Vigil & Associates (Hermann Vigil)  
Request: 1) To allow the construction of buildings and parking within the 40% downstream buffer [LDC 25-8-454(D)(2)], and 2) to allow 49.6% impervious cover [LDC 25-8-454(D)(1)(a)].  
Staff Rec.: **Not recommended**  
Staff: Michael Simmons-Smith, 512-974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov);  
Mike McDougal, 512-974-6380, [mike.mcdougal@austintexas.gov](mailto:mike.mcdougal@austintexas.gov);  
Planning & Development Review Department
- 3. Final Plat with Preliminary:** **C8J-00-2074.01.6A - Briarcreek Subdivision Section 6A Final Plat**  
Location: Blake Manor Road, Wilbarger Creek Watershed  
Owner/Applicant: Continental Homes of Texas, L.P. (Richard Maier)  
Agent: Hanrahan Pritchard Engineering, Inc. (Steve Jamison)  
Request: Approval of the Briarcreek Subdivision Section 6A Final Plat composed of 59 lots on 11.4 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

4. **Final Plat with Preliminary Plan:** **C8J-2007-0135.01.4A - Stoney Ridge Phase C, Section 1**  
Location: Ross Road, Dry Creek Watershed  
Owner/Applicant: SR Development Inc. (Bill Gurasich)  
Agent: Doucet and Associates Inc. (Davood Salek)  
Request: Approval of a final plat out of a preliminary plan composed of 72 single family lots on 15.87 acres.  
Staff Rec.: **Recommended**  
Staff: Joe L. Arriaga, 512-854-7562, [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us); Travis County/City of Austin Single Office
5. **Final Plat with Preliminary Plan:** **C8J-06-0141.2A - Ridgeview Phase II**  
Location: South View Road, Slaughter Creek/Williamson Creek Watersheds  
Owner/Applicant: Ashton Austin Residential, LLC (Keith Pearson)  
Agent: LJA Engineering & Surveying, Inc. (Dan Ryan)  
Request: Approval of the Ridgeview Phase II composed of 78 lots on 31.857 acres  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department
6. **Final Plat with Preliminary:** **C8-84-047.2A - Seven Oaks Section 3 Phase 2**  
Location: 8701 FM 2244 Road, Barton Creek Watershed-Barton Springs Zone; Lake Austin Watershed  
Owner/Applicant: Bee Caves Oaks Development (Philip D. Gully)  
Agent: Land Strategies (Paul W. Linehan)  
Request: Approval of the Seven Oaks Section 3 Phase 2 composed of 2 lots on 8.59 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning & Development Review Department
7. **Final Plat without a Preliminary:** **C8-2014-0033.0A - Harris Branch Tract E-33**  
Location: East Parmer Lane, Harris Branch Watershed  
Owner/Applicant: Austin HB Residential Properties, Ltd. (John McCullough)  
Agent: CSF Civil Group LLC (Charles E. Steinman II)  
Request: Approval of the Harris Branch Tract E-33 composed of 2 lots on 42.97 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning & Development Review Department

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

#### **E. ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 512-974-2104, for additional information; TTY users route through Relay Texas at 711.