



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
February 18, 2014**

The Zoning & Platting Commission convened in a regular meeting on February 18, 2014 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:05 p.m.

Board Members in Attendance:

Betty Baker – Chair

Cynthia Banks

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 February 4, 2014.

The motion to approve the minutes from February 4, 2014 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0-1; Commissioner Rahm McDaniel abstained, Commissioner Sean Compton was absent.

C. PUBLIC HEARINGS

- 1. 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; Zaguan 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 (Wendy Rhoades)
- Request: PUD to PUD, to change a condition of zoning
- Staff Rec.: **Recommended; Request for Postponement**
- Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

The motion to postpone to April 15, 2014 by request of staff was approved by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 2. Rezoning: C14-2014-0002 - HMAP Development, Ltd.**
- Location: 10701 Manchaca Road, Slaughter Creek Watershed
- Owner/Applicant: HMAP Development, Ltd. (Mark Musemeche)
- Agent: RGB Enterprises, LLC (Henry C. Ross)
- Request: LR-MU-CO to GR-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 GR-MU-CO district zoning was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 3. Appeal of Site Plan Extension: SPC-2013-0214C - Canyons at Rob Roy**
- Location: 800 North Capital of Texas Highway Southbound, Bee Creek Watershed
 Owner/Applicant: Brandywine Acquisitions Partners LP (Leon Shadowen)
 Agent: Hanrahan-Pritchard Engineering (Stephen Jamison P.E.)
 Request: Appellant: William Frank King - An appeal to an administrative extension of an update deadline. [LDC Section 25-1-88]
- Staff Rec.: **Not Recommended**
 Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov;
 Planning and Development Review Department

The motion to postpone to March 18, 2014 by request of the applicant was approved by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 4. Final Plat - Resubdivision: C8-2013-0015.1A - DK Ranch Subdivision**
- Location: 10811 DK Ranch Road, Bull Creek Watershed
 Owner/Applicant: Nasruddin Mahesania
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: Approval of the DK Ranch Subdivision composed of 9 lots on 1.581 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 DK Ranch Subdivision was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 5. Resubdivision: C8-2013-0114.0A - Lot 14, Block D, Meadows @ Double Creek; Resubdivision of**
- Location: South 1st Street, Onion Creek Watershed
 Owner/Applicant: Ford Smith, Jr.
 Agent: Cartex Engineering Services Inc. (Gary Jones)
 Request: Approval of the Lot 14, Block D, Meadows @ Double Creek; Resubdivision composed of 2 lots on 3.072 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 Meadows at Double Creek was approved by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 5-1; Commissioner Jason Meeker voted against the motion (nay), Commissioner Sean Compton was absent.

- 6. Final with Preliminary Plan: C8J-05-0236.01.3A - Cantarra, Section IIB-1**
- Location: Cantarra Drive, Harris Branch and Gilleland Creeks Watersheds
 Owner/Applicant: Cantarra Ventures, LTD (I. Karanouh)
 Agent: Carlson, Brigance & Doering, Inc. (Charles Brigance)
 Request: Approval of a final plat consisting of 31 total lots on 6.16 acres.
 Staff Rec.: **Recommended**
 Staff: Joe L. 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 Cantarra, Section IIB-1 was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 7. Resubdivision: C8-2013-0095.0A - Paloma Ridge Subdivision**
- Location: 13610 and 13638 FM 620, Lake Creek Watershed
 Owner/Applicant: Koontz/McCombs, LTD & The Remington, LTD (Cynthia H. Stevens)
 Agent: Bury (Jonathan Neslund)
 Request: Approval of the Paloma Ridge Subdivision composed of 4 lots on 36.053 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov;
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of the Paloma Ridge Subdivision was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 8. Final with Preliminary Plan: C8J-05-0236.01.4A - Cantarra, Section IIB-2**
- Location: Ortman Drive Drive, Harris Branch and Gilleland Creeks Watersheds
 Owner/Applicant: Cantarra Ventures, LTD (I. Karanouh)
 Agent: Carlson, Brigance & Doering, Inc. (Charles Brigance)
 Request: Approval of a final plat consisting of 33 total lots on 6.04 acres.
 Staff Rec.: **Recommended**
 Staff: Joe L. 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 Cantarra, Section IIB-2 was approved on the consent agenda by Commissioner Patricia Seeger’s motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 9. Final Plat with Preliminary:** **C8J-2012-0114.1A - Avana Phase 3 Final Plat**
 Location: Escarpment Boulevard, Bear Creek Watershed-Barton Springs Zone
 Owner/Applicant: Standard Pacific Homes (Jay Byler)
 Agent: LJA Engineering & Surveying, Inc. (John A Clark)
 Request: Approval of the Avana Phase 3 Final Plat composed of 25 lots on 36.94 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 approval of Avana Phase 3 Final Plat was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 10. Revised Preliminary Plan:** **C8J-2014-0031 - First Amendment to Eastern Heights Preliminary Plan**
 Location: Karling Drive, Walnut Creek Watershed
 Owner/Applicant: JB 290 LTD (Edward S Butler)
 Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)
 Request: Approval of the First Amendment to Eastern Heights Preliminary Plan composed of 12 lots on 42.25 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 11. Final Plat with a Preliminary:** **C8-85-104.1A - Scofield Ridge Phase 3, Sec 2**
 Location: 13108 ½ Wingate Way, Walnut Creek Watershed
 Owner/Applicant: James E. McCam
 Agent: HPE Engineering (Stephen Jamison)
 Request: Approval of the Scofield Ridge Phase 3, Section 2 composed of 59 lots on 10.079 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 12. Final Plat without a Preliminary:** **C8-2014-0023.0A - Railside Subdivision**
 Location: 10511 ½ Lakeline Boulevard, Lake Creek Watershed
 Owner/Applicant: SV-ONA Lakeline Land, LP (Steve Freche)
 Agent: Big Red Dog Engineering (Nicholas G. Kehl)
 Request: Approval of the Railside Subdivision composed of 1 lot on 13.2 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 13. Final Plat with a Preliminary:** **C8J-2013-0222.1A - Easton Park Section 1A Final Plat**
 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 1A Final Plat composed of 205 lots on 54.8 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat Resubdivision:** **C8J-2014-0029.0A - Ramos Subdivision**
 Location: 20218 Lockwood Road, Wilbarger Creek and Lockwood Creek Watersheds
 Owner/Applicant: Alejandro Ramos & Edgar Ramos
 Agent: Vigil & Associates (Hermann Vigil)
 Request: Approval of the Ramos Subdivision composed of 7 lots on 12.50 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat - Amended Plat:** **C8J-2014-0019.0A - Seven Oaks Section 3, Phase 1**
 Location: 8701 FM 2244 Road, Barton Creek Watershed-Barton Springs Zone
 Owner/Applicant: Bee Caves Oaks Development (Philip D. Gully)
 Agent: Land Stratagies (Paul Linehan)
 Request: Approval of the Seven Oaks Section 3, Phase 1 composed of 1 lot on 27.51 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat with Preliminary:** **C8-97-0123.03.5A - Presidio Section One**
 Location: Lakeline Mall Drive, Lake Creek and Brushy Creek Watersheds
 Owner/Applicant: Sonmar of Phoenix (Jordan Scott)
 Agent: Austin Civil Engineering (Hunter Shadburne)
 Request: Approval of the Presidio Section One composed of 1 lot on 128 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

17. Final Plat with Replat: C8J-2014-0020.0A - Patterson Court
Location: 1024 Patterson Road, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: John Walsh
Agent: Andy Dodson
Request: Approval of the Patterson Court composed of 1 lot on 9.373 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

18. Final Plat with Preliminary: C8J-00-2251.01.7A - Forest Bluff Section 6
Location: Delta Post Drive, Decker Creek Watershed
Owner/Applicant: JB DI Development (John Lloyd)
Agent: Randall Jones Engineering (Keith Collins)
Request: Approval of the Forest Bluff Section 6 composed of 115 lots on 21.28 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #10-18;

Public hearing closed.

The motion to disapprove Items #10-18 was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 6:30 p.m.