



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
March 4, 2014**

The Zoning & Platting Commission convened in a regular meeting on March 4, 2014 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:15 p.m.

Board Members in Attendance:

Betty Baker – Chair

Cynthia Banks

Sean Compton

Rahm McDaniel

Gabriel Rojas

**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 18, 2014.

The motion to postpone to March 18, 2014 by request of staff was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioner Jason Meeker and Patricia Seeger were absent.

## 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

Public hearing closed.

The motion to approve staff's recommendation for LO-CO district zoning was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioner Jason Meeker and Patricia Seeger were absent.

2. **Site Plan -** **SP-2013-0343D - Vineyard Business Center, 620 Office Warehouse**  
**Variance Only:** **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

The motion to postpone to April 1, 2014 by the request of the applicant was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Jason Meeker and Patricia Seeger were absent.

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

Public hearing closed.

The motion to approve staff's recommendation for approval of the Briarcreek Subdivision was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Gabriel Rojas seconded the motion on a vote of 4-0-1; Commissioner Jason Meeker and Patricia Seeger were absent, Commissioner Sean Compton abstained.

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

Public hearing closed.

The motion to approve staff's recommendation for approval of Stoney Ridge Final Plat was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioner Jason Meeker and Patricia Seeger were absent.

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

Public hearing closed.

The motion to approve staff's recommendation for approval of the Ridgeview Phase II Final Plat was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioner Jason Meeker and Patricia Seeger were absent.

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

Items #6-7;

Public hearing closed.

The motion to disapprove Items #6 & 7 was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioner Jason Meeker and Patricia Seeger were absent.

**D. NEW BUSINESS**

**E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 6:21 p.m.**