



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
May 6, 2014**

The Zoning & Platting Commission convened in a regular meeting on May 6, 2014 @ 301 W. 2nd Street, Austin, Texas 78701

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

Board Members in Attendance:

Betty Baker

Cynthia Banks

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 March 4, 2014.

The motion to approve the minutes from March 4, 2014 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0-2; Commissioners Betty Baker and Jason Meeker abstained from the minutes.

2. Approval of minutes from April 15, 2014.

The motion to approve the minutes from April 15, 2014 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0-2; Commissioners Betty Baker and Rahm McDaniel abstained from the minutes.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2013-0118 - Cooper Commercial**
Location: 7200 Cooper Lane, South Boggy Creek Watershed
Owner/Applicant: 38 1/2 Street LC (Guy Oliver)
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: SF-2 to GR
Staff Rec.: **Recommendation Pending; Request for Postponement by Applicant and Staff to June 3, 2014**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to postpone to June 3, 2014 by request of the applicant and staff was approved by Commissioner Gabriel Rojas; Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 2. Zoning: C14-2014-0027 - Ace Discount Glass**
Location: 6308 Spicewood Springs Road, Bull Creek Watershed
Owner/Applicant: ACE Discount Glass, Inc., ACE Auto Salvage (Roy Cavanaugh)
Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen, P.E.)
Request: I-RR to CS-MU for Tract 1 and CR for Tract 2
Staff Rec.: **Recommendation of SF-6-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to postpone to June 17, 2014 by request of the applicant was approved by Commissioner Gabriel Rojas; Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 3. Rezoning: C14-2014-0040 - Hunt Tract**
Location: 4311 City Park Road, Lake Austin Watershed
Owner/Applicant: JN & H Associates, LLC (Neal Heffron)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: DR to RR
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for RR zoning was approved by Commissioner Patricia Seeger; Commissioner Sean Compton seconded the motion on a vote of 7-0.

4. **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: Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov
Michael Simmons-Smith, (512) 974-1225, Michael.simmons-smith@austintexas.gov
Planning & Development Review Department

This item was withdrawn by the applicant; no action was required by the Commission.

5. **Resubdivision:** **C8-2013-0059.0A - Resubdivision of Lot 3, Block D, Balcones Oaks Section 2**
Location: 7305 Kapok Lane, Bull Creek Watershed
Owner/Applicant: Roy Whitaker
Agent: ATS Engineers (Andrew Evans)
Request: Approve the resubdivision of one lot into 2 lots on 0.5556 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approve a re-subdivision of lot 3, Block D, Balcones Oaks Section 2, was approved by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 6-1; Commissioner Jason Meeker voted against the motion (nay).

6. **Final Plat out of a Preliminary:** **C8-2011-0154.4A.SH - Thornbury II, Section Five**
Location: Blue Goose Road, Decker Creek Watershed
Owner/Applicant: Travis Blue Goose, Ltd. (Brian Saathoff)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approve the final plat out of an approved preliminary for 68 lots on 13.525 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Thornbury II, Section Five was approved on consent by Commissioner Patricia Seeger; Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 7. Resubdivision: C8J-2013-0178.0A - Ridge at Slaughter Final Plat (A Resubdivision of Stonecreek Ranch Section 1 Lot 1 Block A)**
Location: 516 East Slaughter Lane, Onion Creek Watershed
Owner/Applicant: Continental Homes of Texas, L.P. (Tom Moody)
Agent: Gray Engineering, Inc. (Steve Bertke)
Request: Approval of the addition of unplatted adjacent property into one lot for a total of 17.93 acres.
Staff Rec.: **Recommended**
Staff: Michael Hettenhausen, (512) 854-7563,
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 Ridge at Slaughter Final Plat was approved on consent by Commissioner Patricia Seeger; Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 8. Final Plat out of a Preliminary: C8-2011-0154.5A.SH - Thornbury II, Section Six**
Location: Blue Goose Road, Decker Creek Watershed
Owner/Applicant: Travis Blue Goose, Ltd. (Brian Saathoff)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approve a final plat out of an approved preliminary plan consisting of 64 lots on 10.192 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Planning & Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Thornbury II, Section Six was approved on consent by Commissioner Patricia Seeger; Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 9. Final Plat without Preliminary: C8-2012-0049.1A - Pioneer Hill Section 1-Final Plat**
Location: Dessau Road, Walnut Creek Watershed
Owner/Applicant: DR Horton-Texas, Ltd. (Kevin Pape)
Agent: Randall Jones & Associates Engineering (Keith Collins)
Request: Approval of the Pioneer Hill Section 1-Final Plat composed of 86 lots on 19.63 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Pioneer Hill Section 1-Final Plat was approved on consent by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0-1; Commissioner Sean Compton abstained.

- 10. Plat Vacation: C8-04-0031.1A(vac) - Pioneer Hill Section 1**
Location: Dessau Road, Walnut Creek Watershed
Owner/Applicant: DR Horton-Texas, Ltd. (Kevin Pape)
Agent: Randall Jones & Associates Engineering (Keith Collins)
Request: The applicant requests approval of a total vacation of Pioneer Hill Section 1.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Pioneer Hill Section 1 was approved on consent by Commissioner Patricia Seeger; Commissioner Sean Compton seconded the motion on a vote of 7-0.

- 11. Preliminary Plan: C8J-2014-0059 - Heritage Oaks at Pearson Ranch West**
Location: Pearson Ranch Road, South Brushy Creek Watershed
Owner/Applicant: Joseph F. England
Agent: Pulte Group, Central Texas Division (Brent Baker)
Request: Approval of Heritage Oaks at Pearson Ranch West composed of 1 lot on 66.600 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 12. Preliminary Plan: C8J-2014-0058 - Heritage Oaks at Pearson Ranch East**
Location: Pearson Ranch Road, South Brushy Creek Watershed
Owner/Applicant: Joseph F. England
Agent: Pulte Group, Central Texas Division (Brent Baker)
Request: Approval of Heritage Oaks at Pearson Ranch East composed of 1 lot on 40.85 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 13. Final Plat w/Preliminary: C8-2014-0063 - Harrisglenn Drive Extension**
Location: 13826 Dessau Road, Harris Branch Watershed
Owner/Applicant: Continental Homes of Texas, LP (Kevin Pape)
Agent: Gray Engineering, Inc. (Steve J. Bertke, P.E.)
Request: Approval of the Harrisglenn Drive Extension composed of 1 lot on 0.9657 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 14. Final Plat:** **C8J-2014-0071.0A - Mendieta Sudivision**
 Location: 19515 Hog Eye Road, Dry Creek NE Watershed
 Owner/Applicant: Travis County ESD #12 (Ronald Fowler)
 Agent: Vaughn & Associates (Rick Vaughn)
 Request: Approval of the Mendieta Sudivision composed of 1 on 1.74 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat w/Preliminary:** **C8-2009-0026.7A - Harpster Bend**
 Location: Avery Ranch Boulevard, South Brushy Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
 Agent: Randall Jones Engineering (Keith Collins, P.E.)
 Request: Approval of Harpster Bend composed of 11 lots on 2.202 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat w/Preliminary:** **C8-2009-0026 - Avery Ranch Far West Phase 3 Section 7**
 Location: Avery Ranch Boulevard, South Brushy Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
 Agent: Randall Jones Engineering (Keith Collins, P.E.)
 Request: Approval of Avery Ranch Far West Phase 3 Section 7 composed of 32 lots on a 15.49 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final Plat w/Preliminary:** **C8-2014-0063.1A - Harrisglen Drive Extension**
 Location: 13826 Dessau Road, Harris Branch Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Kevin Pape)
 Agent: Gray Engineering, Inc. (Steve J. Bertke, P.E.)
 Request: Approval of the Harrisglen Drive Extension composed of 1 lot on 0.9657 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 18. Final Plat:** **C8-2014-0069.0A - Linger Lane Waste Facility No. 1**
Location: 800 Linger Lane, Colorado River Watershed
Owner/Applicant: Wastewater Residuals (Cary Juby)
Agent: Jim Bennett Consulting (Hector Avila)
Request: Approval of the Linger Lane Waste Facility No. 1 composed of 2 lots on 7.23 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 19. Final Plat:** **C8-2014-0070.0A - Marshall Ford Overlook, Block A, Lot 2, Block A Lots 3 & 4, Block A, Lots 1, 3 & 4**
Location: 4900 North FM 620 Road, Bear Creek West Watershed
Owner/Applicant: Marshall Ford Baptist Church (Kim Edlund)
Agent: LJA Engineering and Surveying (Danny Miller P.E.)
Request: Approval of Marshall Ford Overlook, Block A, Lot 2, Block A, Lots 3 & 4, Block A, Lots 1, 3 & 4 composed of 3 lots on 14.118 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 20. Final Plat:** **C8-2014-0073.0A - Austin Shared Logistics Resubdivision of Lot 1, Block A, Central Austin Business Park Section 1**
Location: 8601 Tuscany Way, Walnut Creek Watershed
Owner/Applicant: Austin Shared Logistics (Lance Farrell)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Approval of the Austin Shared Logistics Resubdivision of Lot 1, Block A, Central Austin Business Park Section 1 composed of 3 lots on 24.2850 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 21. Final Plat:** **C8-2014-0066.0A - Overlook at Spicewood Springs**
Location: 4920 Spicewood Springs Road, Bull Creek Watershed
Owner/Applicant: R. Haberman TR.
Agent: Civile LLC (Larry Hanrahan)
Request: Approval of the Overlook at Spicewood Springs composed of 2 lots 24.348 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 22. Final Plat; Resubdivision: C8J-2014-0067.0A - Vista Alvarez**
 Location: 14957 Swiss Drive, Maha Creek Watershed
 Owner/Applicant: Sylvia Alvares
 Agent: KBGE (Armando Portillo)
 Request: Approval of Vista Alvarez composed of 3 lots on 1.127 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 23. Final Plat w/Preliminary: C8J-2011-0065.3A - Avana Phase 1, Section 4**
 Location: Escarpment Boulevard, Bear Creek/Slaughter Creek Watersheds-Barton Springs Zone
 Owner/Applicant: Standard Pacific of Texas Inc. (John Bohnen)
 Agent: LJA Engineering and Surveying (John Clark)
 Request: Approval of the Avana Phase 1, Section 4 composed of 62 lots on 0.78 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 24. Preliminary Plan: C8J-2014-0060 - Silveredge Creek Subdivision**
 Location: Dessau Road, Walnut Creek Watershed
 Owner/Applicant: Charles Holbrook
 Agent: Cuatro Consultants, Ltd. (Hugo Elizondo)
 Request: Approval of the Silveredge Creek Subdivision composed of 23 lots on 8.038 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 25. Final Plat- Resubdivision: C8J-2014-0061.0A - Westview on Lake Austin Phase B PUD Block A Lot 13; Resubdivision**
 Location: 4620 Toreador Drive, Lake Austin Watershed
 Owner/Applicant: Elizabeth Milburn
 Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of Westview on Lake Austin Phase B PUD Block A Lot 13; Resubdivision composed of 2 lots on 4.905 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #11-25;

Public hearing closed.

The motion to disapprove Items #11-25 was approved on consent by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 26. Street Vacation: #9325-1401**
Request: Partial vacation of the alley between West 26th and West 27th Streets and between Whitis Avenue and University Avenue (Adjacent to: 209 West 27th Street).
Staff Rec.: **Recommended**
Staff: Eric Hammack, 512-974-7079, eric.hammack@austintexas.gov; Office of Real Estate Services

Public hearing closed.

The motion to approve a partial vacation of the alley between West 26th and West 27th Streets and between Whitis Avenue and University Avenue was approved on consent by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

D. NEW BUSINESS

**1. 2013 Annual
Report and 2014
Work Plan:**

Request: Discussion and action on approving the 2013 Annual Report and 2014 Work Plan.

Public hearing closed.

The motion to approve the 2013 Annual Report and 2014 Work Plan was approved on consent by Commissioner Patricia Seeger; Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:00 p.m.