



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
June 17, 2014**

The Zoning & Platting Commission convened in a regular meeting on June 17, 2014 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701

**Chair Betty Baker called the Board Meeting to order at 6:12 p.m.**

**Board Members in Attendance:**

**Betty Baker**

**Sean Compton**

**Rahm McDaniel**

**Jason Meeker**

**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**

Karen Sironi – Spicewood Spring Road, reconsider action taken.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from June 3, 2014.

The motion to approve the minutes from June 3, 2014 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

## C. PUBLIC HEARINGS

- 1. Resubdivision: C8-2013-0159.0A - Resubdivision of Lot 5, Block X, Highland Park West**  
Location: 5109 Crestway Drive, Taylor Slough North Watershed  
Owner/Applicant: Grayland LLC  
Agent: Lisa Gray  
Request: Approve the resubdivision of one lot into 2 lots on 0.399 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-97-2767, sylvia.limon@austintexas.gov  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for a Re-subdivision of Lot 5, Block X, Highland Park West was approved by Commissioner Gabriel Rojas, Commissioner Patricia Seeger seconded the motion on a vote of 5-1; Commissioner Jason Meeker voted against the motion (nay); Commissioner Cynthia Banks was absent.

- 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 up to 120 days by request of the Zoning & Platting Commission, with a re-notification by the City so that concerns can be worked out between the applicant and the neighborhood; was approved by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 3. Rezoning: C14-2014-0037 - The Sealy**  
Location: 801 West Wells Branch Parkway, Harris Branch Watershed  
Owner/Applicant: Sealy & Company (Michael Sealy)  
Agent: Garrett-Ihnen Civil Engineers, Inc. (Steve Ihnen, P.E.)  
Request: IP-CO, GR-CO to GR  
Staff Rec.: **Recommendation Pending**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department

The motion to postpone to July 15, 2014 by request of staff was approved by Commissioner Gabriel Rojas, Commissioner Jason Meeker seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 4. Rezoning: C14-2014-0038 - The Hopper**  
 Location: 801 West Wells Branch Parkway, Harris Branch Watershed  
 Owner/Applicant: Sealy & Company (Michael Sealy)  
 Agent: Garrett-Ihnen Civil Engineers, Inc. (Steve Ihnen, P.E.)  
 Request: IP-CO to SF-4A for Tract 1 and RR for Tract 2  
 Staff Rec.: **Recommendation of SF-4A-CO for Tract 1 and RR-CO for Tract 2**  
 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 of SF-4A-CO for tract 1 and RR-CO for tract 2 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 5. Zoning and Rezoning: C14-2014-0071 - Congress Avenue Commercial Tract**  
 Location: 8832-1/2 South IH-35 Service Road, Onion Creek Watershed  
 Owner/Applicant: HEB Grocery Company, LP (Todd Piland)  
 Agent: Bury, Inc. (Melissa Neslund)  
 Request: Unzoned; DR; SF-2 to CS  
 Staff Rec.: **Recommendation of CS-CO**  
 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 of CS-CO zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 6. Final Plat with Preliminary: C8-2012-0071.2A - Legends Way Section 2**  
 Location: Bradshaw Road, Onion Creek/Rinard Creek Watersheds  
 Owner/Applicant: RG Onion Creek LLC (Spencer Rinker)  
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)  
 Request: Approval of Legends Way Section 2 composed of 36 lots on 10.689 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 Legends Way Section 2 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 7. Preliminary Plan: C8-2013-0134 - 3710 Cima Serena**  
 Location: 3710 Cima Serena, Shoal Creek Watershed  
 Owner/Applicant: 16 Cima Serena (Ryan Diepenbrock)  
 Agent: PSW Homes, LLC (Jarred Corbell)  
 Request: Approval of the 3710 Cima Serena preliminary plan composed of 17 lots on 2.701 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 Cima Serena was approved by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-1; Commissioner Jason Meeker voted against the motion (nay), Commissioner Cynthia Banks was absent.

\*\* Request made for staff to initiate a code amendment to Planning Commission regarding crowded schools.

- 8. Final Plat with Preliminary: C8-2013-0134.1A - Cima Homes**  
 Location: 3710 Cima Serena, Shoal Creek Watershed  
 Owner/Applicant: 16 Cima Serena (Ryan Diepenbrock)  
 Agent: PSW Homes, LLC (Jarred Corbell)  
 Request: Approval of the Cima Homes final plat composed of 17 lots on 2.701 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 Cima Homes was approved by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-1; Commissioner Jason Meeker voted against the motion (nay), Commissioner Cynthia Banks was absent.

- 9. Subdivision**                    **C8-92-0128.02.4A(VAC) - Deerfield at Brodie Subdivision Section II**  
**Vacation:**                        **Plat Vacation**  
Location:                            8906 Brodie Lane, Williamson Creek Watershed-Barton Springs Zone  
Owner/Applicant:                WW Deerfield, LTD. (William Walters)  
Agent:                                LJA Engineering & Surveying (Dan Brown)  
Request:                            Approval of the Deerfield at Brodie Subdivision Section II total plat  
vacation composed of 1 lot on 6.840 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 Deerfield at Brodie Subdivision Section II Plat Vacation was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 10. Replat:**                        **C8-2013-0230.0A - Replat of Deerfield at Brodie Subdivision Section II**  
Location:                            8906 Brodie Lane, Williamson Creek Watershed-Barton Springs Zone  
Owner/Applicant:                WW Deerfield, LTD. (William Walters)  
Agent:                                LJA Engineering & Surveying (Dan Brown)  
Request:                            Approval of the Replat of Deerfield at Brodie Subdivision Section II  
composed of 3 lots on 6.584 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 Deefield at Brodie Subdivision Section II was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Cynthia Banks was absent.

- 11. Revised**                        **C8-98-015.010 - Pioneer Crossing Preliminary Plan Revision #10**  
**Preliminary Plan:**  
Location:                            2500 East Braker Lane, Walnut Creek Watershed  
Owner/Applicant:                Pioneer Austin Development Ltd (Ralph Reed)  
Agent:                                Pioneer Austin Development Ltd (Ralph Reed)  
Request:                            Approval of the Pioneer Crossing Preliminary Plan Revision #10  
composed of 70 lots on 43.3 acres.  
Staff Rec.:                         **Disapproval**  
Staff:                                Planning and Development Review Department

- 12. Final Plat with Preliminary: C8J-2008-0056 - Pearson Place Neenah Avenue**  
 Location: 13115 Avery Ranch Boulevard, Lake Creek Watershed  
 Owner/Applicant: Northwoods Avery Ranch Owner's Association (Gary Newman)  
 Agent: CSF Civil Group (Christine Potts)  
 Request: Approval of the Pearson Place Neenah Avenue composed of 3 lots on 3.37 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 13. Final Plat - Amended Plat: C8J-2014-0096.0A - Comanche Canyon Ranch Lot 72 & 73 Block A; Amended Plat**  
 Location: 13221 Villa Montana Way, Lake Travis Watershed  
 Owner/Applicant: Montana Builders (B.E. Quinn III)  
 Agent: Hector Avila  
 Request: Approval of the Comanche Canyon Ranch Lot 72 & 73 Block A; Amended Plat composed of 2 lots on 0.285 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 14. Final Plat with Preliminary: C8-07-0043 - Avery Station Cluster III**  
 Location: North Lakeline Boulevard, South Brushy Creek Watershed  
 Owner/Applicant: Northwoods Avery Ranch Owner's Association (Gary Newman)  
 Agent: Bury + Partners (Joe Frias)  
 Request: Approval of Avery Station Cluster III composed of 49 lots on 7.385 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 15. Final Plat with Preliminary: C8-2013-0032.2A - The Retreat at Tech Ridge, Section Two**  
 Location: 12422 Dessau Road, Harris Branch/Walnut Creek Watersheds  
 Owner/Applicant: Oertli Family Partnership  
 Agent: KB Home Lone Star (John Zinsmeyer)  
 Request: Approval of The Retreat at Tech Ridge, Section Two composed of 75 lots on 14.373 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

**16. Final Plat: C8-2014-0091.0A - Circle C Ranch, Tract 101**  
Location: 7412 West Slaughter Lane, Williamson Creek Watershed-Barton Springs Zone  
Owner/Applicant: Circle C Land, LP (Ken Jones)  
Agent: LJA Engineering, Inc. (Paul Viktorin)  
Request: Approval of the Circle C Ranch, Tract 101 composed of 1 lot on 14.36 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #11-16;

The motion to disapprove Items #11-16 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas 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 9:15 p.m.**