



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
September 2, 2014**

The Zoning & Platting Commission convened in a regular meeting on September 2, 2014 @ 505 Barton Springs Road, Austin, Texas 78704

Chair Betty Baker called the Board Meeting to order at 6:06 p.m.

Board Members in Attendance:

Betty Baker

Cynthia Banks

Jackie Goodman

Rahm McDaniel

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 August 19, 2014.

The motion to approve the minutes from August 19, 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 Cynthia Banks abstained, Commissioner Sean Compton was absent

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2014-0114 - 11712 North Lamar Rezoning**
Location: 11712 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Sheahan Business Center (Dennis W. Sheahan)
Agent: Thrower Design (A. Ron Thrower)
Request: LO to CS
Staff Rec.: **Recommendation of GR-CO zoning for Tract 1 and LO-CO zoning for Tract 2, with conditions.**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to postpone to October 7, 2014 by request of the applicant was approved by Commissioner Cynthia Banks, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 2. Rezoning: C14-2014-0122 - LeBoeuf Rezoning**
Location: 7900 Wynne Lane, South Boggy Creek Watershed
Owner/Applicant: Edward David LeBoeuf
Agent: Bart Koonse
Request: MH to SF-1
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 SF-1 district zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 3. Rezoning: C14-2014-0101 - 13010 Harris Branch Parkway**
Location: 13010 Harris Branch Parkway, Gilleland Creek Watershed
Owner/Applicant: Bobby Wayne Richie and Vickie Lee
Agent: Jackson Walker, LLP (James Nias)
Request: DR to CS
Staff Rec.: **Recommendation of CS-CO, with conditions**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for CS-CO with additional condition to prohibit adult-oriented uses was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 4. Appeal of Site Plan Extension of Application** **SP-2013-0437C - Charles Maund Volkswagen**
Deadline:
 Location: 6840 Burnet Road, Shoal Creek Watershed
 Owner/Applicant: Erik Maund, KBGE (Jennifer Garcia)
 Appellant: Robert Vinson and Richard Mackin
 Request: Appeal of the staff extension of 180 days to review a site plan application.
 Staff Rec.: **Not Recommended**
 Staff: Brad Jackson, 512-974-3410, brad.jackson@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to deny the request for an appeal was made by Commissioner Rahm McDaniel, Commissioner Gabriel Rojas seconded the motion on a vote of 4-1-1; Commissioner Jackie Goodman abstained, Commissioner Patricia Seeger voted against the motion (nay); Commissioner Sean Compton was absent.

- 5. Site Plan - Boat Dock Variances:** **SP-2013-0441D - Pedestrian Incline Elevator for 3961 Westlake Drive**
 Location: 3961 Westlake Drive, Lake Austin Watershed
 Owner/Applicant: Rod Roberts
 Agent: Aupperle Company (Carolyn Aupperle)
 Request: 1) To allow construction of a tram downslope of and at a distance less than 150 feet from a Critical Environmental Feature buffer, 25-8-281(C)(1)(a); and 2) To allow construction of a second boat dock access within a Critical Water Quality Zone, not allowed per 25-8-261(C)(1)
 Staff Rec.: **Request postponement to 9/16 hearing - applicant**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov; Planning and Development Review Department

The motion to postpone to October 7, 2014 by request of the applicant was approved by Commissioner Cynthia Banks, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 6. Resubdivision:** **C8-2013-0132.0A - Resubdivision of Lots 1 and 4, Wells Branch Technology Park**
 Location: 4616 West Howard Lane, Walnut Creek Watershed
 Owner/Applicant: Northtech Seven, Eight and Nine, LLC (Andy Thomas)
 Agent: Hanrahan-Pritchard Engineering, Inc. (Ron Pritchard)
 Request: Approve the resubdivision of 2 lots into 3 lots on 19.669 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department

This item was pulled from the agenda due to notice error; no action required.

- 7. Final out of Approved Preliminary: C8J-2010-0139.3A - Greyrock Ridge Phase 3**
- Location: South Mopac Expressway Southbound, Bear Creek/Slaughter Creek Watersheds-Barton Springs Zone
- Owner/Applicant: HM Grey Rock Ridge Development, Inc (Blake Magee) and Stella's Grove, LLC
- Agent: LJA Engineering, Inc. (Dan Ryan)
- Request: Approve the final plat out of an approved preliminary for 89 lots on 64.487 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 521-974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation to approve Greyrock Ridge Phase 3 was approved by Commissioner Jackie Goodman, Commissioner Patricia Seeger seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 8. 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.: **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 Retreat at Tech Ridge, Section Two was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 9. Preliminary Plan: C8J-2013-0222 - Easton Park Section 1A Preliminary Plan**
- Location: 6975 McKinney Falls Parkway, Cottonmouth Creek Watershed
- Owner/Applicant: Carma Easton, LLC (Scott Rogers)
- Agent: Peloton Land Solutions (Jonathan Fleming)
- Request: Approval of a preliminary plan consisting of 194 total lots on 54.9 acres.
- Staff Rec.: **Recommended**
- Staff: Michael Hettenhausen, 512-854-7563, michael.hettenhausen@co.travis.tx.us; Single Office: Travis County/COA

The motion to postpone to September 16, 2014 by request of staff was approved by Commissioner Cynthia Banks, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 10. Final Plat with Preliminary:** **C8J-2014-0059.1A - Heritage Oaks at Pearson Ranch West**
 Location: 7900-8525 Pearson Ranch Road, South Brushy Creek Watershed
 Owner/Applicant: Pulte Group, Central Texas Division (Stephen Ashlock)
 Agent: Big Red Dog Engineering (Nicholas Kehl)
 Request: Approval of the Heritage Oaks at Pearson Ranch West composed of 1 lot on 66.6 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Preliminary Plan:** **C8-2014-0161 - Goodnight Ranch Subdivision Phase 1 - Revised Preliminary**
 Location: East Slaughter Lane, Onion Creek Watershed
 Owner/Applicant: Austin Goodnight Ranch, GP, LLC (David Mahn)
 Agent: Civile LLC (Lawrence Hanrahan)
 Request: Approval of the Goodnight Ranch Subdivision Phase 1 Revised Preliminary composed of 434 lots on 264.91 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 12. Final Plat without Preliminary:** **C8J-2014-0160.0A - Resubdivision of Kellywood; Replat of Lot 2C**
 Location: 4020 Kellywood Drive, Slaughter Creek Watershed
 Owner/Applicant: Marshall Knepp
 Agent: Doucet & Associates (Ted McConaghy)
 Request: Approval of the Resubdivision of Kellywood; Replat of Lot 2C composed of 1 lot on 1 acre
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat with Preliminary:** **C8J-2013-0236.1A - Prado Ranch Phase 1**
 Location: South FM 973 Road, Colorado River Watershed
 Owner/Applicant: AHVRS Hornsby Glen LLC (Mark Wolf)
 Agent: Gray Engineering (Dave Peek)
 Request: Approval of the Prado Ranch Phase 1 composed of 191 lots on 20.204 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 14. Final Plat - Resubdivision: C8J-2014-0155.0A - Hudson Bend (Christica)**
 Location: 16100 Lake Travis Drive, Lake Travis Watershed
 Owner/Applicant: Randy Lacey
 Agent: Bowman Consulting Group (R Dave Irish)
 Request: Approval of the Hudson Bend (Christica) composed of 1 lot on 4.072 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Preliminary Plan C8J-2014-0157 - Creek's Edge**
 Location: 6813 Caudill Lane, Little Barton Creek Watershed
 Owner/Applicant: Creeks Edge LTD (Roger Aufieri)
 Agent: Creeks Edge LTD (Roger Aufieri)
 Request: Approval of Creek's Edge. The proposed plat is composed of 34 lots on 56.84 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat - Previously Unplatted: C8-2014-0159.0A - Parmer Center Subdivision**
 Location: 10081 East US 290 Highway Service Road, Gilleland Creek Watershed
 Owner/Applicant: Butler Family Partnership, Ltd. (William Harris)
 Agent: Bury + Partners, Inc. (Nicholas Brown)
 Request: Approval of the Parmer Center Subdivision. The proposed plat is composed of 1 lot on 121.294 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final Plat - Previously Unplatted: C8-2014-0153.0A - Restoration Temple Subdivision**
 Location: 6301 Moonglow Drive, Walnut Creek Watershed
 Owner/Applicant: Restoration Temple of Deliverance Ministries (Pastor John Horne)
 Agent: I.T. Gonzalez Engineers (Bill Graham)
 Request: Approval of the Restoration Temple Subdivision composed of 1 lot on 4.509 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 18. Final Plat with Preliminary: C8-97-0123.03.8A - Presidio East**
 Location: Lakeline Mall Drive, Lake Creek/Brushy Creek Watersheds
 Owner/Applicant: Sonmar of Phoenix LLC (Jordan Scott)
 Agent: Austin Civil Engineering, Inc. (Hunter Shadburne)
 Request: Approval of the Presidio East composed of 2 lots on 23 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 19. Final Plat Resubdivision: C8-2014-0158.0A - Cogbill Subdivision Resubdivision**
 Location: Lenora Street, South Boggy Creek Watershed
 Owner/Applicant: John E. Gross
 Agent: PSCE, Inc. (Diane Bernal)
 Request: Approval of the Cogbill Subdivision Resubdivision composed of 2 lots on 0.3639 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 20. Final Plat with Preliminary: C8-2009-0118.11A.SH - Bradshaw Crossing Section Eleven**
 Location: Ruby Hills Road, Rinard Creek Watershed
 Owner/Applicant: Lennar Buffington Zach Scott, LP (Ryan Mattox)
 Agent: Lakeside Engineers (Christopher M. Ruiz, P.E.)
 Request: Approval of Bradshaw Crossing Section Eleven composed of 91 lots on 20.61 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #10-20;

Public hearing closed.

The motion to disapprove Items #10-20 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks 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 7:57 p.m.