



## ZONING & PLATTING COMMISSION

### REGULAR MEETING MINUTES

November 4, 2014

The Zoning & Platting Commission convened in a regular meeting on November 4, 2014 @ 505 Barton Springs Road, Austin, Texas 78704

Chair Betty Baker called the Board Meeting to order at 6:04 p.m.

Board Members in Attendance:

Betty Baker  
Cynthia Banks  
Sean Compton  
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 October 21, 2014.

The motion to approve the minutes from October 21, 2014 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0-2; Commissioners Patricia Seeger and Rahm McDaniel abstained from the minutes but approved the consent cases.

## C. PUBLIC HEARINGS

- 1. Rezoning: C14-2014-0128 - The Vistas of Western Hills**  
Location: 2910 West William Cannon Drive, Williamson Creek Watershed-Barton Springs Zone Watershed  
Owner/Applicant: Umstatt Investments (James Umstatt)  
Agent: Garrett-Ihnen Civil Engineers, Inc. (Norma Raven Divine)  
Request: SF-2 to MF-2  
Staff Rec.: **Recommendation of MF-2-CO, with conditions**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of MF-2-CO with conditions was approved by Commissioner Sean Compton, Commissioner Rahm McDaniel seconded the motion on a vote of 5-2; Commissioners Betty Baker and Jackie Goodman voted against the motion (nay).

- 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](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of SF-6-CO zoning was approved by Commissioner Gabriel Rojas, Commissioners Rahm McDaniel seconded the motion on a vote of 7-0.

- 3. Zoning: C14-2014-0153 - The Enclave at Oak Parke**  
Location: 10301 - 10317 Salmon Drive, Slaughter Creek Watershed-Barton Springs Zone Watershed  
Owner/Applicant: Mark Alan Cunningham  
Agent: Frie Planning, Development & Construction, LLC (Ross Frie)  
Request: I-RR; I-SF-2 to SF-2  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of SF-2-CO district zoning with condition requiring the extension of Salmon Drive to the north property line to the adjacent property, also including the transportation reviewers comments was approved by Commissioner Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 6-1; Commissioner Sean Compton voted against the motion (nay).

- 4. Rezoning: C814-2012-0085.01 - Estancia Hill Country Planned Unit Development**
- Location: 12814 Interstate Highway 35 South, FM 1327 (Puryear Road) at South IH 35 Southbound Service Road, Onion Creek Watershed
- Owner/Applicant: Sevensgreen 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**
- Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of PUD to change a condition of zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 5. Rezoning: C14-2014-0136 - Cameron Apartments**
- Location: 9201 Cameron Road, Little Walnut Creek Watershed
- Owner/Applicant: FSI Cameron Crossing LP
- Agent: Bill Faust
- Request: LI to MF-5
- Staff Rec.: **Not Recommended; Postponement request by Staff to November 18, 2014**
- Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

The motion to postpone to November 18, 2014 by request of staff was approved by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 6. Site Plan Extension: SP-2010-0027C(XT2) - AE Medical & Retail**
- Location: 13642 North US Hwy. 183 SB, Lake Creek Watershed  
 Owner/Applicant: Austintatious Enterprises, LLC (David Jeng)  
 Agent: Thrower Design (Ron Thrower)  
 Request: The applicant is requesting a ten-year extension to an approved site plan.  
 Staff Rec.: **Alternate recommendation of a five-year extension.**  
 Staff: Michael Simmons-Smith, (512) 974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov);  
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for a five-year extension for AE Medical & Retail was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 7. Appeal of Site Plan Extension of Application Deadline: SP-2014-0126D - Circle K - Convenience Store**
- Location: 2609 W Pecan St, Gilleland Creek Watershed  
 Owner/Applicant: American Bank of Texas (Jerry Griffin)  
 Agent: Mercury Permits (David Steele)  
 Request: Appeal of the staff extension of 180 days to review time for site plan application.  
 Staff Rec.: **Not Recommended**  
 Staff: Rosemary Avila, 512-974-2784, [rosemary.avila@austintexas.gov](mailto:rosemary.avila@austintexas.gov);  
 Planning and Development Review Department

Public hearing closed.

The motion to deny request for appeal was made by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 7-0.

**8. 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 allow  
 Staff Rec.: **Not Recommended**  
 Staff: Christine Barton-Holmes, 512-974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov);  
 Planning and Development Review Department

Motion made to continue to December 2, 2014 by request of the Zoning & Platting Commission was made by Commissioner Gabriel Rojas, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

**9. Final With Preliminary Plan:** **C8J-2012-0095.2A - Hills of Bear Creek, Section 2**  
 Location: 2101 West FM 1626, Bear Creek; Little Creek Watershed  
 Owner/Applicant: Johnson 2012 LLC (Steve Walkup)  
 Agent: Gray Engineering Inc. ( Steve Bertke)  
 Request: Approval of a final plat consisting of 63 lots on 33.698 acres.  
 Staff Rec.: **Recommended**  
 Staff: Jose Luis Arriaga, 512-854-7562, [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us);  
 Single Office: Travis County/City of Austin

Public hearing closed.

The motion to approve staff's recommendation for approval of Hills of Bear Creek, Section 2 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

**10. Final Plat with Preliminary Plan:** **C8J-2010-0036.5A - Raceway Single Family Subdivision Section Five (A Small Lot Subdivision) Final Plat**  
 Location: 4505 1/2 Grand Avenue Parkway, Gilleland Creek; Rattan Creek Watershed  
 Owner/Applicant: Pulte Homes of Texas, L.P. (Stephen Ashlock)  
 Agent: CSF Civil Group (Christine Potts)  
 Request: Approval of a final plat consisting of 94 total lots on 14.52 acres.  
 Staff Rec.: **Recommended**  
 Staff: Michael Hettenhausen, 512-854-7563, [Michael.Hettenhausen@traviscountytexas.gov](mailto:Michael.Hettenhausen@traviscountytexas.gov);  
 Single Office: Travis County/City of Austin

Public hearing closed.

The motion to approve staff’s recommendation for approval of Raceway Single Family Subdivision Section Five was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

**11. Final Plat:** **C8J-2014-0102.0A - Picadilly Corner Subdivision**  
 Location: 16509-1/2 North IH 35 Service Road, Gilleland Creek Watershed  
 Owner/Applicant: John Meadows  
 Agent: Jennifer Garcia  
 Request: Approval of Picadilly Corner consisting of 2 Commercial lots on 7.9 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sarah Sumner, 512-854-7687, [sarah.sumner@traviscountytexas.gov](mailto:sarah.sumner@traviscountytexas.gov);  
 Single Office: Travis County/City of Austin

Public hearing closed.

The motion to approve staff’s recommendation for approval of Picadilly Corner Subdivision was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

**12. Final Plat - Resubdivision:** **C8-2013-0175.0A - Valley View Subdivision**  
 Location: 3809 Valley View Road, West Bouldin Creek Watershed  
 Owner/Applicant: Group Investments Holdings (Randy Dozeman)  
 Agent: Site Specifics (John Hussey)  
 Request: Approval of the Valley View Subdivision composed of 13 lots on 1.64 acres  
 Staff Rec.: **Postponement request by Staff to November 18, 2014.**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
 Planning and Development Review Department

This item was pulled from the agenda due to notice error.

- 13. Final Plat - Resubdivision:** **C8-2014-0117.0A - Resubdivision of Lot 1, Block Y, Circle C Ranch Phase B, Section 19**  
 Location: 5401 La Crosse Avenue, Slaughter Creek Watershed-Barton Springs Zone Watershed  
 Owner/Applicant: La Crosse Partners, LP (Clay Sammis)  
 Agent: Bury (Nick Brown)  
 Request: Approval of the Resubdivision of Lot 1, Block Y, Circle C Ranch Phase B, Section 19 composed of 2 lots on 27.738 acres.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Re-subdivision of Lot 1, Block Y, Circle C Ranch Phase B, Section 19 was approved by Commissioner Gabriel Rojas, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 14. Preliminary Plan:** **C8-2014-0089 - Pioneer Crossing West 11 Preliminary Plan**  
 Location: 2500 E. Braker Lane, Walnut Creek Watershed  
 Owner/Applicant: Pioneer Crossing Development LP (Ralph E. Reed)  
 Agent: Longaro & Clarke, Inc. (Walter Hoysa)  
 Request: Approval of the Pioneer Crossing West 11 Preliminary Plan composed of 72 lots on 43.3 acres.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Pioneer Crossing West 11, Preliminary Plan was approved by Commissioner Gabriel Rojas, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 15. Final Plat:** **C8-2014-0196.0A - Brighton, Amended Plat of Lot 2**  
 Location: Spicewood Springs Road Eastbound, Shoal Creek Watershed  
 Owner/Applicant: Bluebonnet Land Investment Partnership. LTD. (Randall Kemper)  
 Agent: Texas Engineering Solutions (James Hagen)  
 Request: Approval of the Brighton, Amended Plat of Lot 2 composed of 2 lots on 1.99 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 16. Final Plat:** **C8J-2014-0201.0A - Vista Green Estates**  
 Location: 14325 South Turnersville Road, Maha Creek Watershed  
 Owner/Applicant: Vista Green Properties, LLC (John Booth)  
 Agent: Cuatro Consultants, Ltd (Hugo Elizondo)  
 Request: Approval of the Vista Green Estates composed of 4 lots on 34.494 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 17. Final Plat - Amended:** **C8-2014-0198.0A - Glencoe Subdivision**  
 Location: Harris Branch Parkway, Harris Branch Watershed  
 Owner/Applicant: Ashton Woods  
 Agent: CSF Civil Group (Christine Potts)  
 Request: Approval of the Glencoe Subdivision composed of 71 lots on 22.659 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 18. Final Plat with Preliminary Plan:** **C8J-2013-0162.1A - Elpampero**  
 Location: 14115 Gregg Manor Road, Gilleland Creek; Wilbarger Creek Watershed  
 Owner/Applicant: Daniel Larocca & Elpampero LLC  
 Agent: Carlson, Brigance & Doering, Inc (Geoff Guerrero)  
 Request: Approval of the Elpampero composed of 2 lots on 28.84 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 19. Final Plat - Previously Unplatted:** **C8J-2014-0192.0A - Stokes Ranch Subdivision**  
 Location: 11900 Buckner Road, Lake Travis Watershed  
 Owner/Applicant: Robert H Stokes  
 Agent: Martha Mangum  
 Request: Approval of the Stokes Ranch Subdivision composed of 3 lots on 25.798 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Public hearing closed.

Items #15-19;

The motion to disapprove Items #15-19 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.



**D. NEW BUSINESS**

**1. New Business:**

Request: Discussion and action on approving the 2015 Zoning & Platting Commission schedule.

The motion to approve the 2015 Zoning & Platting Commission Schedule was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

**E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 9:30 p.m.**