



ZONING & PLATTING COMMISSION

REGULAR MEETING MINUTES

December 2, 2014

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

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

Board Members in Attendance:

Betty Baker

Cynthia Banks

Sean Compton

Jackie Goodman

Rahm McDaniel

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 November 18, 2014.

The motion to approve the minutes from November 18, 2014 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2014-0170 - Hidden Valley, Section 1: Montview Harebor**
Location: 3411 Blue Jay Lane & 13918 Hummingbird Lane @ Echo Lane, Bear Creek West and Lake Austin Watersheds
Owner/Applicant: Mary Ann Baker & Eric Hoffmaster
Agent: Mary Ann Baker
Request: Tract 1: LA to SF-1, Tract 2: LA; DR to LA
Staff Rec.: **Recommended**
Staff: Tori Haase, 5152-974-7691, tori.haase@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of SF-1 for TRACT 1 and LA for TRACT 2 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 2. Zoning Site Plan Revision and Variance:** **C14-83-224(R1) - The Pinnacle at Great Hills**
Location: 5717 Lost Horizon Drive, Bull Creek Watershed
Owner/Applicant: CMST Development LLC (Mike Wilson)
Agent: Garrett-Ihnen Engineering (Steve Ihnen)
Request: Revision of a zoning site plan and variance to allow driveway construction on a slope greater than 25 percent to areas of slope not less than 25 percent. Lake Austin Watershed Ordinance Section 29-55.3(a)(1).
Staff Rec.: **Recommended**
Staff: Jim Dymkowski, 512-974-2707, james.dymkowski@austinTexas.gov;
Michael Simmons-Smith, 974-1225, michael.simmons-smith@austintexas.gov;
Planning and Development Review Department

The motion to postpone to January 6, 2015 by request of staff was approved by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 3. Rezoning: C14-2014-0164 - DSHZ .46**
Location: 1208 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: DSHZ, Ltd. / Dawn Rush Dotson Mortgage Team (Zachary Dotson)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: SF-2 to GO-MU
Staff Rec.: **Pending; Postponement request by Staff to 12-16-2014**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

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

- 4. Zoning: C14-2014-0174 - Thomas Cook Roofing**
Location: 502 Thompson Lane, Carson Creek Watershed
Owner/Applicant: Thomas Lynn Cook; Jana Marie Cook
Agent: Enable Design (DeVon Wood)
Request: I-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

The motion to Continue to January 6, 2015 by request of the Zoning & Platting Commission was approved by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 5. Zoning: C14-2014-0184 - Austin [re]Manufacturing Hub and Closed FM 812 Landfill**
Location: 10108 FM 812 Road, Onion Creek; Cottonmouth Creek; North Fork Dry Creek Watersheds
Owner/Applicant: City of Austin-Austin Resource Recovery (Bob Gedert)
Agent: City of Austin-Austin Resource Recovery (Natalie Betts)
Request: Unzoned (I-RR upon annexation) to LI
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 LI zoning was approved by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 6. Rezoning: C14-2014-0096 - Wildhorse Commercial Tract 1- (125.570 acres)**
 Location: 9701 East Parmer Lane, Gilleland Creek Watershed
 Owner/Applicant: Butler Family Partnership (Edward A. Butler)
 Agent: Drenner Group (Amanda Swor)
 Request: Tract 1: I-RR to CH, Tract 2: PUD to PUD [no changes], Tract 3: I-RR to CH
 Staff Rec.: **Postponement request by Staff to December 16, 2014**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

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

- 7. 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.: **Not Recommended**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for Site Plan Boat Dock Variances was approved by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 4-2; Commissioner Sean Compton and Rahm McDaniel voted against the motion, Commissioner Gabriel Rojas was absent.

- 8. Preliminary Plan: C8J-2013-0236 - Prado Ranch Preliminary Plan**
 Location: South FM 973 Road and Thyone Drive, Colorado River Watershed
 Owner/Applicant: AHV-RS Hornsby Glen (Mark Wolf)
 Agent: Gray Engineering (David Peek)
 Request: Approval of the Prado Ranch Preliminary Plan A Small Lot Subdivision consisting of 404 lots on 73.84 acres
 Staff Rec.: **Recommended**
 Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov; Single Office

Public hearing closed.

The motion to approve staff's recommendation for approval of the Prado Ranch Preliminary Plan was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

9. Final Plat without Preliminary - Variances Only: C8-2013-0177.0A - Tabrizi Subdivision

Location: 4316 Far West Blvd., Bull Creek Watershed
Owner/Applicant: Ali Tabrizi
Agent: Bennett Consulting (Jim Bennett)
Request: Approve Variances: (1) LDC 25-8-302(A)(1) – To allow the construction of a building on a slope greater than 25%. (2) LDC 25-8-301 – To allow the construction of a driveway on a slope greater than 15%. (3) LDC 25-8-281(C)(1)(a) – To allow for the reduction of the buffer zone established around a critical environmental feature from the code required 150 feet to the following: CEF(Seep) to 75 feet. (4) LDC 25-8-423(B)(1) – To allow impervious cover greater than 30% of the net site area (.0072 acres/313 square feet) allowed in a Water Supply Suburban watershed not to exceed 293% (.0702 acres/3,058 square feet).
Staff Rec.: **Not Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Jim Dymkowski, 512-974-28975, james.dymkowski@austintexas.gov Planning and Development Review Department

The motion to postpone to February 17, 2015 by request of the applicant was approved by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

10. Final Plat - Previously Unplatted: C8J-2014-0215.0A - Witt Subdivision

Location: 19320 Hog Eye Road, Lockwood Creek Watershed
Owner/Applicant: Jan Witt
Agent: Steve Wenzel
Request: Approval of the Witt Subdivision composed of 5 lots on 9.9 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

11. Final Plat - Previously Unplatted: C8-2014-0217.0A - Hunt Subidvision

Location: 1100 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: Wilson Rogers
Agent: PSCE (Diane Bernal)
Request: Approval of the Hunt Subdivision composed of 1 lot on 0.84 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 12. Final Plat - Amended Plat:** **C8-2014-0216.0A - Terrace Section 5 of Lots 1 & 2 Block A, Terrace Section 7 Lots 1 & 2 Block B; Amended Plat**
 Location: 3000 Via Fortuna, Barton Creek Watershed-Barton Springs Zone
 Owner/Applicant: Rodger Arend
 Agent: Malone/Wheeler (Pete Malone)
 Request: Approval of the Terrace Section 5 of Lots 1 & 2 Block A, Terrace Section 7 Lots 1 & 2 Block B; Amended Plat composed of 4 lots on 42.5047 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat - Amended Plat:** **C8J-2014-0218.0A - Edelman Estates**
 Location: 11778 Rim Rock Trail, Slaughter Creek Watershed
 Owner/Applicant: Gerald & Nancy Garner
 Agent: Gerald & Nancy Garner
 Request: Approval of the Edelman Estates composed of 2 lots on 7 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat - Resubdivision:** **C8-2014-0227.0A - CST Austin 1570**
 Location: 11206 South IH 35 Service Road Southbound, Onion Creek Watershed
 Owner/Applicant: Haviland Lake Partners, LP (Jeff Drinkard)
 Agent: Mercury Permits Inc (Denise Reid)
 Request: Approval of the CST Austin 1570 composed of 3 lots on 17.229 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat with Preliminary:** **C8J-2012-0095.3A - The Hills of Bear Creek, Section Three**
 Location: 2101 West FM 1626 Road, Bear Creek Watershed
 Owner/Applicant: Johnson 2012, LLC (Steve Walkup)
 Agent: Gray Engineering (Steve Bertke)
 Request: Approval of The Hills of Bear Creek, Section Three composed of 67 lots on 12.682 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

16. Final Plat - Resubdivision: **C8J-2014-0219.0A - The Hills of Lost Creek, Section 4 Phase A, Lot 19, Block Q**
Location: 6637 Whitemarsh Valley Walk, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Adrianun J. Van Der Steur
Agent: ATS Engineers Inspectors and Surveyors (Andrew Evans)
Request: Approval of The Hills of Lost Creek, Section 4 Phase A, Lot 19, Block Q composed of 2 lots on 1.2845 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

17. Preliminary Plan - Revised Preliminary: **C8-2014-0224.02 - Estancia Hill Country**
Location: Puryear Road, Onion Creek Watershed
Owner/Applicant: SLF III-Onion Creek, L.P. (Ocie Vest)
Agent: Stephanie Stanford
Request: Approval of the Estancia Hill Country composed of 29 lots on 600 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #10-17;

Public hearing closed.

The motion to disapprove Items #10-17 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:25 p.m.