



**REGULAR MEETING
MINUTES**

**ZONING & PLATTING COMMISSION
February 3, 2015**

The Zoning & Platting Commission convened in a regular meeting on February 3, 2015 @ 301 W. 2nd Street, Austin, TX 78701

Vice-Chair Patricia Seeger called the Board Meeting to order at 6:05 p.m.

Board Members in Attendance:

**Cynthia Banks
Sean Compton
Jackie Goodman
Rahm McDaniel
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 January 20, 2015.

The motion to approve the minutes from January 20, 2015 was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Chair Betty Baker was absent, Commissioner Jackie Goodman was off the dais during the consent vote.

C. PUBLIC HEARINGS

1. **Rezoning:** **C14-2015-0004 – Mesa Plaza Ltd.**
Location: 8030 Mesa Drive, Shoal Creek Watershed
Owner/Applicant: Mesa Plaza Ltd.
Agent: Thrower Design (Ron Thrower)
Request: GR to CS-1
Staff Rec.: **Recommended**
Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of CS-1 district zoning was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Chair Betty Baker was absent, Commissioner Jackie Goodman was off the dais during the consent vote.

2. **Restrictive Covenant Amendment:** **C14-75-042(RCA3) – East Parke Residential**
Location: 5601 Durango Pass, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP, (Richard Maier)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: To amend a public restrictive covenant.
Staff Rec.: **Recommended**
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 to amend a public restrictive covenant was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 4-0-1; Chair Betty Baker was absent, Commissioner Sean Compton abstained, Commissioner Jackie Goodman was off the dais during the consent vote.

- 3. Restrictive Covenant Amendment: C14-76-083(RCA) – East Parke Residential**
- Location: 5601 Durango Pass, Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP, (Richard Maier)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: To amend a public restrictive covenant.
 Staff Rec.: **Recommended**
 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 to amend a public restrictive covenant was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 4-0-1; Chair Betty Baker was absent, Commissioner Sean Compton abstained, Commissioner Jackie Goodman and Sean Compton was off the dais during the consent vote.

- 4. Site Plan - Hill Country Roadway SPC-2014-0312C – Steiner Ranch MU 15**
- Approval:**
- Location: 5925 Steiner Ranch Blvd., Panther Hollow Watershed
 Owner/Applicant: MU 15 Investments, Ltd (Darrell R. Spalding)
 Agent: Texas Engineering Solutions (Stephen Delgado)
 Request: To construct four buildings on 14.4 acres with associated improvements in the FM 620 Moderate Intensity Hill Country Roadway
 Staff Rec.: **Recommended with conditions**
 Staff: Christine Barton-Holmes, 512-947-2788, christine.barton-holmes@austintexas.gov;
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for a Hill Country Roadway Site Plan Approval was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Chair Betty Baker was absent, Commissioner Jackie Goodman was off the dais during the consent vote.

- 5. Site Plan - Boat Dock Variance: SP-2014-0212DS – Iles Boat Dock**
- Location: 2415 Big Horn Drive, Lake Austin Watershed
 Owner/Applicant: Denise L. & Thomas E. Iles
 Agent: Advanced Consulting Engineers (Ash Tariq)
 Request: Approval of variance from 25-8-281(C)(2)(b) to allow construction of a boat dock within a rimrock critical environmental feature buffer.
- Staff Rec.: **Recommended**
 Staff: Liz Johnston, 512-974-2669, liz.johnston@austintexas.gov;
 Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov;
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of a boat dock variance for Iles Boat Dock was approved by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Chair Betty Baker was absent.

- 6. Final Plat: C8-2014-0158.0A – Resubdivision of Lot 15, Cogbill Subdivision**
- Location: Southeast corner of Matthews Lane and Lenora Street, South Boggy Creek Watershed
 Owner/Applicant: John Gross
 Agent: PSCE, Inc. (Diane Bernal)
 Request: Divide one lot into two lots
 Staff Rec.: **Recommended**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov;
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation to divide one lot into two lots for Cogbill Subdivision was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Chair Betty Baker was absent, Commissioner Jackie Goodman was off the dais during the consent vote.

- 7. Final Plat:** **C8J-2014-0079.0A – Resubdivision of Lot 5, Silver Spur Ranchettes Section 3, and a portion of Lot 1, Silver Spur Ranchettes Section 1**
 Location: 12119 W. US 290 Hwy., Barton Creek/Bear Creek Watersheds-Barton Springs Zone
 Owner/Applicant: Robert L. & Dorothy S. Rotter
 Agent: Bury, Inc. (Jonathan R. Neslund)
 Request: Approval of a resubdivision namely, Resubdivision of Lot 5, Silver Spur Ranchettes Section 3, and a portion of Lot 1, Silver Spur Ranchettes Section 1 along with some unplatted land. The proposed plat is composed of 1 lot on 59.601 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 of CS-1 district zoning was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Chair Betty Baker was absent, Commissioner Jackie Goodman was off the dais during the consent vote.

- 8. Final Plat:** **C8-2015-0003.0A – Harris Branch Tract E-33**
 Location: East Parmer Lane, Harris Branch Watershed
 Owner/Applicant: Austin HB Residential Properties, Ltd. (John McCullough)
 Agent: CSF Civil Group LLC (Charles E. Steinman II)
 Request: Approval of the Harris Branch Tract E-33 composed of 2 lots on 42.4 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 9. Final Plat:** **C8J-2015-0002.0A – Mansions at Travesia**
 Location: 4301 Grand Avenue Parkway, Rattan Creek/Gilleland Creek Watersheds
 Owner/Applicant: Western Rim Investors 2014-8 LP (Matthew J. Hines)
 Agent: MBC Engineers (Roger W. Gunderman, P.E.)
 Request: Approval of the Mansions at Travesia composed of 1 lot on 25 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Final Plat with Preliminary:** **C8J-2014-0059.2A – Heritage Oaks at Pearson Ranch West – Section 2**
 Location: 16221 Avery Ranch Boulevard, South Brushy Creek Watershed
 Owner/Applicant: Joseph F. England
 Agent: Pulte Homes of Texas, LP (Steve Ashlock)
 Request: Approval of the Heritage Oaks at Pearson Ranch West-Section 2 composed of 78 lots on 24.89 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

11. Final Plat with Preliminary: **C8-2014-0231.1A – Loma Verde Subdivision Phase I**
 Location: 6400 Colton Bluff Springs Road, Marble Creek/Cottonmouth Creek Watersheds
 Owner/Applicant: Colton Bluff, LLC (Grady Collins)
 Agent: Continental Homes (Tom Anker)
 Request: Approval of the Loma Verde Subdivision Phase I composed of 87 lots on 23.25 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

12. Final Plat - Amended Plat: **C8-2015-0004.0A – Lots 1-3, PARK 35 II; Amended Plat**
 Location: 12101 North Lamar Boulevard, Walnut Creek Watershed
 Owner/Applicant: Brock Spavinaw Partnership (Vaughn Brock); Crestmont Office Center (Debra Bush); American Bank of Commerce
 Agent: Civile LLC (Larry Hanrahan)
 Request: Approval of the Lots 1-3, PARK 35 II; Amended Plat composed of 3 lots on 19.915 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #8-12;

Public hearing closed.

The motion to disapprove Items #8-12 was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Chair Betty Baker was absent, Commissioner Jackie Goodman was off the dais during the consent vote.

D. NEW BUSINESS

E. ADJOURN

Vice-Chair Patricia Seeger adjourned the meeting without objection at 6:37 p.m.