



**REGULAR MEETING  
MINUTES**

**ZONING & PLATTING COMMISSION  
March 17, 2015**

**The Zoning & Platting Commission convened in a regular meeting on March 17, 2015 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701**

**Chair Betty Baker called the Commission Meeting to order at 6:02 p.m.**

**Board Members in Attendance:**

**Betty Baker - Chair  
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 March 3, 2015.

The motion to approve the minutes from March 3, 2015 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Gabriel Rojas was absent, Commissioner Jackie Goodman arrived after the approval of the consent agenda.

## C. PUBLIC HEARINGS

### 1. Briefing, Discussion and possible action:

Request: Briefing, discussion and possible action on rules and environmental regulations relative to boat docks, landings, trams and bulkheads on Lake Austin.

Staff: Liz Johnston, 512-974-2619, [Liz.Johnston@austintexas.gov](mailto:Liz.Johnston@austintexas.gov);  
Chris Johnston, 512-974-2840, [Chris.Herrington@AustinTexas.gov](mailto:Chris.Herrington@AustinTexas.gov);  
Watershed Protection Department

Briefing given by City Staff Liz Johnston;

Motion made to accept staff's report was made by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

### 2. Rezoning: **C14-2014-0096 - Wildhorse Commercial Tract 1- (125.570 acres), District 1**

Location: 9701 East Parmer Lane, Gilleland Creek  
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.: **Recommended with conditions**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation with conditions for CH for Tract 1, PUD (no changes) for Tract 2 and CH for Tract 3 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Jackie Goodman arrived after the consent agenda, Commissioner Gabriel Rojas was absent.

### 3. Rezoning: **C14-2014-0136 - Cameron Apartments, District 1**

Location: 9201 Cameron Road, Little Walnut Creek  
Owner/Applicant: FSI Cameron Crossing LP (Philip Capron)  
Agent: Husch Blackwell, LLP (Nikelle Meade)  
Request: LI to MF-5  
Staff Rec.: **Withdrawn from agenda-- Posting error.**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
Planning and Development Review Department

This item was pulled from the agenda, no action was required.

- 4. Rezoning: C14-2015-0011 - Westover Hills Club, Inc., District 7**  
 Location: 8706 Westover Drive, Bull Creek  
 Owner/Applicant: President of Westover Hills Club, Inc. (Evan Rowe)  
 Agent: Metcalfe Wolff Stuart & Williams (Michele R. Lynch)  
 Request: SF-3 to CR-CO  
 Staff Rec.: **Recommendation of CR-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 for CR-CO as read into the record was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 4-0-1; Commissioner Sean Compton recused himself from this item, Commissioner Jackie Goodman arrived after approval of the consent agenda, Commissioner Gabriel Rojas was absent.

- 5. Final Plat out of Approved Preliminary Plan: C8J-2013-0236.1A - Prado Ranch Ph. 1 A Small Lot Subdivision**  
 Location: FM 973 near Thyone Drive, Colorado River  
 Owner/Applicant: AHV-RS Hornsby Glen, LLC (Mark Wolf)  
 Agent: Gray Engineering, Inc. (David Peek)  
 Request: Approval of the Prado Ranch Ph 1 A Small Lot Subdivision Final Plat consisting of 148 lots on 28.541 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sarah Sumner, 512-854-7687, [sarah.sumner@traviscountytexas.gov](mailto:sarah.sumner@traviscountytexas.gov);  
 Single Office

Public hearing closed.

The motion to approve staff's recommendation for approval of the Prado Ranch Phase 1 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Jackie Goodman arrived after approval of the consent agenda, Commissioner Gabriel Rojas was absent.

- 6. Preliminary Plan: C8-2014-0103 - Autum Wood Preliminary Plan, District 5**  
 Location: 2600 Drew Ln, Slaughter Creek  
 Owner/Applicant: Geryl McIntosh Winterowd & J Brian Winterowd  
 Agent: Vigil & Associates (Hermann Vigil) & Doug Harris  
 Request: Approval of the Autum Wood preliminary plan composed of 21 lots on 3.79 acres  
 Staff Rec.: **Recommended.**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Autum Wood Preliminary Plan was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Jackie Goodman arrived after approval of the consent agenda, Commissioner Gabriel Rojas was absent.

- 7. Final Plat with Preliminary: C8J-2013-0148.1A - Tipco Subdivision Final Plat**  
 Location: 1750 Far Gallant Drive, Bee Creek  
 Owner/Applicant: Steven J Dell Trust (Mark Sikora)  
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)  
 Request: Approval of the Tipco Subdivision composed of 24 lots on 85.27 acres  
 Staff Rec.: **Recommended.**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Tipco Subdivision was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Jackie Goodman arrived after approval of the consent agenda, Commissioner Gabriel Rojas was absent.

- 8. Final Plat w/o Prelim: C8J-2015-0035.0A - Patterson Court**  
 Location: Patterson Rd, Barton Creek  
 Owner/Applicant: David Weekley Homes (Ian Dietrich)  
 Agent: Jacobs (Richard Grayum)  
 Request: Approval of the Patterson Court composed of 1 lot on 9.373 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

9. **Final Plat with Preliminary:** **C8-2014-0127.1A - Circle C Ranch Tract 8C, District 8**  
 Location: LA CROSSE AVE, Slaughter Creek  
 Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)  
 Agent: LJA Engineering & Surveying Inc Austin Office (John Clark)  
 Request: Approval of the Circle C Ranch Tract 8C composed of 14 lots on 14.227 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
10. **Final Plat with Preliminary:** **C8-2015-0208.1A - Pearson Place Section Six**  
 Location: Iveans Way, Lake Creek  
 Owner/Applicant: Centruy Land Holdings (Devin Fleming)  
 Agent: CSF Civil Group (Christine Potts)  
 Request: The approval of the Pearson Place Section Six composed of 56 lots on 35.62 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
11. **Final Plat - previously unplatted:** **C8-2015-0039.01 - 969 Express Mart Subdivison**  
 Location: 8602 FM 969 Road, Harris Branch  
 Owner/Applicant: C.W. Chick Ltd. (John Greenwood)  
 Agent: B-Squared Engineering (Brian Baird, P.E.)  
 Request: The approval of the 969 Express Mart Subdivision composed of 1 lot on 1.085 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
12. **Final Plat - Resubdivision:** **C8J-2015-0032.0A - The Hills of lost Creek, Sec. 4 PhA, Lot 19, Block Q**  
 Location: 6637 Whitmarsh Valley Walk, Barton Creek  
 Owner/Applicant: (Adrianun J. Van Der Steur)  
 Agent: ATS Engineers Inspectors and Surveyors (Andrew Evans P.E)  
 Request: Approval of the The Hills of lost Creek, Sec. 4 PhA, Lot 19, Block Q composed of 2 lots on 1.2845 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 13. Final Plat- Amended Plat:** **C8J-2015-0040.0A - Emerald Point Lots 1 and 2 Block A; Amended Plat**  
 Location: 5921 Hi Line Rd, Lake Travis  
 Owner/Applicant: MRG15 Hiline, LP (Casey Zook)  
 Agent: Malone/Wheeler (Richard Malone)  
 Request: Approval of the Emerald Point Lots 1 and 2 Block A; Amended Plat composed of 2 lots on 14.836 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 14. Final Plat- Resub:** **C8-2015-0043.0A - Angus Valley No 2**  
 Location: 5201 Bull Run, Walnut Creek  
 Owner/Applicant: Jaramillo Homes (Miguel Jaramillo)  
 Agent: Lenworth Consulting LLC (Nash Gonzales)  
 Request: Approval of the Angus Valley No 2 composed of 4 lots on 1.137 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 15. Final Plat - Resubdivision:** **C8-2015-0044.0A - Goleman Subdivision**  
 Location: 3607 Pinnacle Rd., Eanes Creek  
 Owner/Applicant: (Kinnan Golemon)  
 Agent: Urban Design Group (Don Sansom)  
 Request: The approval of the Golemon Subdivision composed of 2 lots on 3.5 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 16. Final Plat- Resub:** **C8J-2015-0046.0A - Hudson Bend Colony Section 3; Resub of Part of Lot 13**  
 Location: 16200 E Lake Shore Dr, Lake Travis  
 Owner/Applicant: Fairport Asset Management (Michael McCarthy)  
 Agent: Ramsey Land Surveying (Bill Ramsey)  
 Request: Approval of the Hudson Bend Colony Section 3; Resub of Part of Lot 13 composed of 2 lots on 4.869 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 17. Final Plat: C8J-2015-0037.0A - Dollar General**  
 Location: 13903 FM 812 Rd, Maha Creek  
 Owner/Applicant: Elroykktc, JV (Karl Koebel)  
 Agent: Cuatro Consultants, Ltd (Hugo Elizondo)  
 Request: Approval of the Dollar General composed of 1 lot on 1.265 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 18. C8J-2015-0041.0A: C8J-2015-0041.0A - Dessau Phase II**  
 Location: 13601 Desau Rd., Harris Branch  
 Owner/Applicant: Hampton Falls Storage Partners (Daniel Elefante)  
 Agent: Thompson Land Engineering (Mark Roeder)  
 Request: The approval of the Dessau Phase II composed of 2 lots on 5.3528 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 19. Final Plat - Resubdivision: C8J-2015-0034.0A - Edelmon Estates**  
 Location: 11778 Rim Rock Trail, Slaughter Creek/Bear Creek  
 Owner/Applicant: (Gerald Gardner)  
 Agent: Vickery & Associated (Don Sansom)  
 Request: The approval of the Edelmon Estates compsoed of 2 lots on 7.048 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #8-19

Public hearing closed.

The motion to disapprove Items #8-19 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Jackie Goodman arrived after approval of the consent agenda, Commissioner Gabriel Rojas was absent.

**D. NEW BUSINESS**

**E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 6:40 p.m.**