



**REGULAR MEETING
MINUTES**

**ZONING & PLATTING COMMISSION
April 7, 2015**

The Zoning & Platting Commission convened in a regular meeting on April 7, 2015 @ 301 W. 2nd Street, Austin, TX 78701

Vice-Chair Patricia Seeger called the Commission Meeting to order at 6:10 p.m.

Board Members in Attendance:
Patricia Seeger -Vice - Chair
Cynthia Banks
Jackie Goodman
Rahm McDaniel
Gabriel Rojas

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 17, 2015.

The motion to approve the minutes from March 17, 2015 was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Commissioner Gabriel Rojas was off the dais, Commissioner Sean Compton and Chair Betty Baker were absent.

C. PUBLIC HEARINGS

1. **Briefing on the status of:** **C814-2014-0120 - Austin Oaks PUD; District 10**
Location: 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, 3737 Executive Center Drive; 7601, 7718 and 7719 Wood Hollow Drive, Shoal Creek Watershed
Owner/Applicant: Twelve Lakes, LLC (Jon Ruff)
Agent: Drenner Group (Amanda Swor)
Request: LR, GR, LO, SF-3 to PUD
Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov; Planning and Zoning Department

Update will be given by the Applicant on May 5, 2015

2. **Zoning:** **C14-2015-0016 - Thaxton Road; District 2**
Location: 7864 Thaxton Road; 6218 Bumpstead Drive, Onion Creek Watershed
Owner/Applicant: Laurie Crisp
Agent: Eric Crisp
Request: I-RR to SF-3
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department

Public hearing closed.

The motion to approve SF-2 district zoning was approved by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Sean Compton was absent.

3. **Final Plat - Resubdivision:** **C8-2014-0184.0A - Parmer Crossing, a Resubdivision of Lot 1, A/P 620 LTD, Section Two; District 6**
Location: 13910 North FM 620 Road, Lake Creek Watershed
Owner/Applicant: Liberty Bankers, Life Insurance Division (Bradford Phillips, CEO)
Agent: Pulte Group, Central TX (Stephen Ashlock)
Request: Approval of Parmer Crossing, composed of 2 lots on 33.99 acres.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Parmer Crossing was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Commissioner Gabriel Rojas was off the dais, Chair Betty Baker and Commissioner Sean Compton were absent.

- 4. Preliminary Plan: C8-2014-0180 - Burleson Industrial Park; District 2**
 Location: 7103 Burleson Road, Onion Creek Watershed
 Owner/Applicant: Burleson Parks Holdings, GP (Ron W Mills)
 Agent: KLOVE Engineering (Jaime Noriega)
 Request: Approval of a preliminary plan for Burleson Industrial Park, containing 7 lots on 27.52 acres
 Staff Rec.: **Recommended**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Burleson Industrial Park was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Commissioner Gabriel Rojas was off the dais, Chair Betty Baker and Commissioner Sean Compton were absent.

- 5. Preliminary Plan: C8J-2013-0226 - Ring Tract**
 Location: South FM 1626 at Bob Johnson Road, Little Bear Creek Watershed
 Owner/Applicant: Randolph Company
 Agent: Gray Engineering Inc. (Steve Bertke)
 Request: Approval of a preliminary plan for the Ring Tract, containing 231 single family lots on 87.04 acres
 Staff Rec.: **Recommended**
 Staff: Joe L. Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov; Single-Office: Travis County/City of Austin

Public hearing closed.

The motion to approve staff's recommendation for approval of Ring Tract was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Commissioner Gabriel Rojas was off the dais, Chair Betty Baker and Commissioner Sean Compton were absent.

- 6. Partial Plat Vacation: C8J-2010-0016.0A(VAC) - Partial Vacation of the Resubdivision of Lot 2, Kellywood Estates Section Two**
 Location: 4020 Kellywood Drive, Slaughter Creek Watershed
 Owner/Applicant: Marshall & Casey Knepp
 Agent: Doucet & Assoc. (Ted McConaghy)
 Request: Approve the partial plat vacation of the Resubdivision of Lot 2, Kellywood Estates Section Two.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for partial vacation of the resubdivision of Lot 2, Kellywood Estates Section Two was approved by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Sean Compton were absent.

7. **Final Plat - Resubdivision:** **C8J-2014-0160.0A - Second Resubdivision of Lot 2C, Block A, Kellywood Estates**
 Location: 4020 Kellywood Drive, Slaughter Creek Watershed
 Owner/Applicant: Marshall & Casey Knepp
 Agent: Doucet & Assoc. (Ted McConaghy)
 Request: Approve the second resubdivision of Lot 2C, Block A, Kellywood Estates; one lot to one lot on 1 acre.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation to approve the second resubdivision of Lot 2C, Block A, Kellywood Estates was approved by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Sean Compton were absent.

8. **Final Plat out of an approved Preliminary Plan:** **C8-85-086.02.10A - Springfield Section 7; District 2**
 Location: McKinney Falls Parkway (at Janes Ranch Rd.), Onion Creek/Marble Creek Watersheds
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
 Agent: Pape-Dawson Engineers (Dustin Goss)
 Request: Approve a final plat out of an approved preliminary for 107 lots on 31.884 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Development Services Department

The motion to postpone to June 2, 2015 by request of the applicant was approved by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 4-0; Commissioner Gabriel Rojas was off the dais, Chair Betty Baker and Commissioner Sean Compton were absent.

- 9. Preliminary Plan: C8-2014-0136 - Beaver Creek Preliminary Plan; District 7**
 Location: 801 E. Wells Branch Parkway, Harris Branch Watershed
 Owner/Applicant: Sealy Heatherwilde, L.P. (Michael Sealy)
 Agent: Garrett-Inhen Civil Engineers (Steve Inhen)
 Request: Approval of the Beaver Creek Preliminary Plan composed of 188 lots on 59.25 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of the Beaver Creek Preliminary Plan was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Commissioner Gabriel Rojas was off the dais, Chair Betty Baker and Commissioner Sean Compton were absent.

- 10. Final Plat with Preliminary: C8-2013-0032.3A - Retreat at Tech Ridge, Section Three; District 7**
 Location: 12422 Dessau Road, Harris Branch Watershed
 Owner/Applicant: KB Home
 Agent: KB Home (Laurie Lara)
 Request: Approval of the Retreat at Tech Ridge, Section Three composed of 76 lots on 12.741 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 11. Final Plat - Resubdivision: C8-2015-0052.0A - Old Tarlton Center Lot 1; Resubdivision; District 8**
 Location: 3211 Bee Caves Road, Eanes Creek Watershed
 Owner/Applicant: Velocis West Woods LP (Jim Yoder)
 Agent: Bury Inc. (Megan Meyer)
 Request: Approval of the Old Tarlton Center Lot 1; Resubdivision composed of 1 lot on 13.684 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 12. Preliminary Plan: C8J-2015-0047 - MKM Subdivision**
 Location: 3010 East Howard Lane, Gilleland Creek Watershed
 Owner/Applicant: Mohammad Minhas
 Agent: Cuatro Consultants (Hugo Elizondo)
 Request: Approval of the MKM Subdivision composed of 115 lots on 29.09 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

13. Final Plat - Amended Plat: C8-2015-0051.0A - Scarbrough Subdivision, Replat; District 7
 Location: 2121 Scarbrough Drive, Gilleland Creek Watershed
 Owner/Applicant: LIT Industrial Texas Limited Partnership, a Delaware limited partnership (John M. Clinton)
 Agent: Dynamic Engineering Consultants, PC (Josh Edge)
 Request: Approval of the Scarbrough Subdivision; Replat composed of 1 lot on 6.382 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

14. Final Plat with Preliminary: C8J-2013-0236.2A - Prado Ranch Phase 2
 Location: South FM 973 Road, Colorado River Watershed
 Owner/Applicant: AHV-RS (Doug Goss)
 Agent: Gray Engineering Inc. (Dave Peek)
 Request: Approval of the Prado Ranch Phase 2 composed of 154 lots on 32.59 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Items #10-14;
 Public hearing closed.

The motion to disapprove Items #10-14 was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 4-0; Commissioner Gabriel Rojas was off the dais, Chair Betty Baker and Commissioner Sean Compton were absent.

15. Encroachment of Right-of-Way: F#9466-1412;
 Request: Encroachment of West Dean Keaton Street Right-of-Way by a pedestrian bridge
 Staff Rec.: **Recommended**
 Staff: Eric Hammack, 512-974-7079, Eric.Hammack@AustinTexas.gov; Office of Real Estate Services

Public hearing closed.

The motion to approve staff’s recommendation for encroachment of West Dean Keaton Street right-of-way was approved by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Chair Betty Baker and Commissioner Sean Compton were absent.

D. NEW BUSINESS

E. ADJOURN

Vice-Chair Patricia Seeger adjourned the meeting without objection at 7:42 p.m.