



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
February 19, 2013**

The Zoning & Platting Commission convened in a regular meeting on February 19, 2013 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:00 p.m.

Board Members in Attendance:

Betty Baker – Chair
Cynthia Banks
Sean Compton
Rahm McDaniel
Jason Meeker
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 February 5, 2013.

The motion to approve the minutes from February 5, 2013, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Cynthia Banks seconded the motion on a vote of 5-0-1; Commissioner Patricia Seeger was absent, Commissioner Sean Compton abstained.

C. PUBLIC HEARINGS

1. **Hill Country Roadway Site Plan & Waiver:** **SPC-2011-0329C - Mad Tillman Therapy**

Location: 11007 FM 2222 Road, Bull Creek/Panther Hollow Watersheds
Owner/Applicant: Tillman Physical Therapy & Sports (Michael Tillman)
Agent: LOC Consultants (Sergio Lozano P.E.)
Request: Request approval of a Hill Country Roadway Site Plan. Waivers: 1) LDC Section 25-2-1067(G)(1) To permit a parking area within 25 feet of a lot that is in an SF-5 or more restrictive zoning district. 2) LDC Section 25-2-1063(B)(1) to permit construction of a structure within 25 feet of a lot that is in an SF-5 or more restrictive zoning district.

Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for approval of a Hill Country Roadway Site Plan & Waiver, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

2. **Final Plat w/Preliminary:** **C8J-2010-0139.2A - Greyrock Ridge Phase 2-Final Plat**

Location: South Mopac Expressway Southbound, Bear Creek/Slaughter Creek Watersheds-Barton Springs Zone
Owner/Applicant: HM Grey Rock Ridge Development Inc. (Blake Magee)
Agent: LJA Engineering & Surveying, Inc. (Dan Ryan P.E.)
Request: Approval of the Greyrock Ridge Phase 2 Final Plat composed of 71 lots on 22.7 acres

Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for approval of the Greyrock Ridge Phase 2 final plat, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

3. **Partial Plat Vacation:** **C8-84-107.1(VAC) - Milwood Section 20**
Location: Parmer Lane and Riata Vista Circle, Walnut Creek Watershed
Owner/Applicant: Apple Inc.
Agent: Garza Bury (John Pelham)
Request: Approval of a partial vacation of Lots 1-6, Block A and Lots 1-4 Block C of the Milwood Section 20 Subdivision.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for approval of a partial vacation of Lots 1-6, Block A and Lots 1-4 Block C of the Milwood Section 20 Subdivision, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

4. **Final Plat/ Amended Plat:** **C8J-2013-0012.0A - Apache Shores; Amended Plat**
Location: 13905 Hunters Pass, Lake Austin Watershed
Owner/Applicant: Michael A. Rende
Agent: Michael A. Rende
Request: Approval of the Apache Shores; Amended Plat composed of 2 lots on 2.8 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

5. **Final Plat Resubdivision:** **C8-2013-0015.1A - DK Ranch Subdivision**
Location: 10811 DK Ranch Road, Bull Creek Watershed
Owner/Applicant: Nasruddin Mahesania
Agent: Jim Bennett Consulting (Jim Bennett)
Request: Approval of the DK Ranch Subdivision composed of 9 lots on 1.581 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

6. **Final Plat w/Preliminary:** **C8-07-0043.02.2A - Avery Station, Section 1A Phase 2**
Location: North Lakeline Boulevard, South Brushy Creek Watershed
Owner/Applicant: Northwoods Avery Ranch LLC (Gary L. Newman)
Agent: Bury + Partners (David Miller)
Request: Approval of Avery Station, Section 1A Phase 2 composed of 62 lots on 21.208 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 7. Final Plat w/Preliminary:** **C8-2011-0154.SH.3A - Thornbury II (SMART Housing)**
 Location: Blue Goose Road, Decker Creek Watershed
 Owner/Applicant: Travis Blue Goose, LTD. (Brian Saathoff)
 Agent: Lakeside Engineers (Christopher Ruiz)
 Request: Approval of Thornbury II (SMART Housing) composed of 78 lots on 11.765 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 8. Preliminary Plan:** **C8-2013-0015 - DK Ranch Subdivision**
 Location: 10811 DK Ranch Road, Bull Creek Watershed
 Owner/Applicant: Nasruddin Mahesania
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: Approval of the DK Ranch Subdivision composed of 9 lots on 1.581 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 9. Final Plat w/Preliminary:** **C8J-2013-0011.1A - Sunshine RV Park Final Plat, Section One**
 Location: 9301 Hog Eye Road, Elm Creek Watershed
 Owner/Applicant: JD Equity, LP (Alan Graham)
 Agent: Bury + Partners (Bryant Bell)
 Request: Approval of the Sunshine RV Park Final Plat, Section One composed of 1 lot on 23.960 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Preliminary Plan:** **C8J-2013-0011 - Sunshine RV Park Preliminary Plan**
 Location: 9301 Hog Eye Road, Elm Creek Watershed
 Owner/Applicant: JD Equity, LP (Alan Graham)
 Agent: Bury + Partners, Inc. (Bryan Bell)
 Request: Approval of the Sunshine RV Park Preliminary Plan composed of 12 lots on 25.88 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Final Plat w/Preliminary:** **C8-2011-0154.SH.2A - Thornbury II Section Three (SMART Housing)**
 Location: Blue Goose Road, Decker Creek Watershed
 Owner/Applicant: Travis Blue Goose, LTD. (Brian Saathoff)
 Agent: Lakeside Engineers (Christopher Ruiz)
 Request: Approval of the Thornbury II Section Three (SMART Housing) composed of 132 lots on 11.929 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #4-11;

The motion to disapprove Items #4-11 was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 6:05 p.m.