



**ZONING & PLATTING COMMISSION  
MINUTES**

**REGULAR MEETING  
August 20, 2013**

The Zoning & Platting Commission convened in a regular meeting on August 20, 2013 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:03 p.m.

**Board Members in Attendance:**

Betty Baker - Chair  
Sean Compton  
Jason Meeker  
Gabriel Rojas  
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 August 6, 2013.

The motion to approve the minutes from August 6, 2013, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 4-0-1; Chair Betty Baker abstained; Commissioners Cynthia Banks and Rahm McDaniel were absent.

## C. PUBLIC HEARINGS

### 1. **Briefing:** **Drinking Water Protection Zone (DWPZ)**

#### **Discussion and possible Action:**

Request: Briefing possible discussion and action on Austin Water Utility presentation and update on new Drinking Water Protection Zone (DWPZ) Capital Improvement Projects (CIP).

Staff: Kristi Fenton, 512-972-0178, [kristi.fenton@austintexas.gov](mailto:kristi.fenton@austintexas.gov);  
Brian Long, 512-972-0177, [Brian.Long@austintexas.gov](mailto:Brian.Long@austintexas.gov);  
Austin Water Utility

Public hearing closed.

The motion to approve staff's recommendation and forward to City Council was approved by Commissioner Jason Meeker, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

### 2. **Rezoning:** **C14-2013-0082 - Ellis Oaks**

Location: 7208 Cooper Lane, South Boggy Creek Watershed

Owner/Applicant: Thomas Ellis

Agent: Jim Bennett Consulting (Jim Bennett)

Request: DR to SF-3

Staff Rec.: **Recommended**

Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for SF-3 district zoning was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioner Cynthia Banks and Rahm McDaniel were absent.

### 3. **Zoning:** **C14-2013-0061 - Simpson Tract**

Location: South Chisholm Trail, 4,800 feet south of its intersection with West Slaughter Lane, Slaughter Creek Watershed

Owner/Applicant: Floyd Earl Simpson, Sr.; Calvin Wesley Simpson, Sr. (Sandra Simpson)

Agent: McLean & Howard, LLP (Jeffrey S. Howard)

Request: I-RR to SF-6

Staff Rec.: **Pending**

Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to September 3, 2013 by the request of staff was approved by Commissioner Jason Meeker's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

- 4. PUD Amendment: C814-00-2063.04 - Wildhorse PUD Amendment**  
Location: 10001 E. US 290 Highway EB, Gilleland Creek Watershed  
Owner/Applicant: BFI Waste Services of North America (Lee Kuhn)  
Agent: Winstead PC (John Donisi)  
Request: Indefinite Postponement request by the Applicant  
Staff Rec.: **Pending**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
Planning and Development Review Department

The motion for indefinite postponement by the request of the applicant was approved by Commissioner Jason Meeker's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

- 5. Zoning: C14-2013-0015 - Republic Services Operations Center**  
Location: 10001 E. US 290 Highway EB, Decker Lake and Gilleland Creek Watersheds  
Owner/Applicant: BFI Waste Services of North America (Lee Kuhn)  
Agent: Winstead PC (John Donisi)  
Request: Indefinite Postponement request by the Applicant  
Staff Rec.: **Pending**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
Planning and Development Review Department

The motion for indefinite postponement by the request of the applicant was approved by Commissioner Jason Meeker's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

- 6. Rezoning: C14-2013-0076 - Rogers Juice Bar**  
Location: 5201 Rogers Lane, Walnut Creek Watershed  
Owner/Applicant: Auspicious Investments, LLC. (Jason Jagoda)  
Request: SF-2 to LR  
Staff Rec.: **Recommendation of LR-MU-CO**  
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 the added condition of no drive-thru services as an accessory use, was approved by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 4-1; Commissioner Sean Compton voted against the motion (nay), Commissioners Cynthia Banks and Rahm McDaniel were absent.

7. **Env. Variances Only:** **SP-2013-0018C - Spicewood Springs Plaza Office Project**
- Location: 4714 Spicewood Springs Road, Bull Creek Watershed
- Owner/Applicant: Brueckl Norman E.J., Trustee of the Brueckl Trust
- Agent: Longaro and Clarke
- Request: To allow construction of a driveway on slopes in excess of 15% [LDC 25-8-301(A)], To allow construction of a building on slopes in excess of 25% [LDC 25-8-302(A)(1)], To allow construction of 0.14 acres of a building on slopes from 15 to 25% [LDC 25-8-302(B)(1)], To allow cut to exceed 4 feet [LDC 25-8-341(A)], To allow fill to exceed 4 feet [LDC 25-8-342(A)], To reduce a CEF setback [LDC 25-8-281(C)(1)(a)].
- Staff Rec.: **Recommended with Conditions; Postponement request by the Staff to September 3, 2013**
- Staff: Mike McDougal, EV Reviewer, 512-974-6380, [mike.mcdougal@austintexas.gov](mailto:mike.mcdougal@austintexas.gov);  
Brad Jackson, Case Manager, 512-974-3410, [brad.jackson@austintexas.gov](mailto:brad.jackson@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to September 3, 2013 by the request of staff was approved by Commissioner Jason Meeker's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

8. **Site Plan - Extension:** **SP-93-0419D(XT2) - Westlake Bible Church**
- Location: 9300 FM 2244 Road, Lake Austin Watershed
- Owner/Applicant: Coats, Rose, Yale, Ryman & Lee (John M. Joseph)
- Agent: Urban Design Group (Don Sansom)
- Request: 25-year extension to a previously approved site plan to continue construction of a religious assembly complex
- Staff Rec.: **Recommended with Conditions**
- Staff: Christine Barton-Holmes, 512-974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation with a 20-year extension, was approved by Commissioner Jason Meeker's motion, Commissioner Patricia Seeger seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

- 9. Preliminary Plan: C8-2013-0032 - Retreat at Tech Ridge**  
Location: 12422 Dessau Road, Harris Branch, Walnut Creek Watersheds  
Owner/Applicant: Oertli Family Partnership (Robin Elaine Oertli Heine, Brenda Lee Oertli, Joy Lyn Offield, Linda Oertli)  
Agent: KB Homes Lone Star, LP (John Zinsmeyer)  
Request: Approval of the Retreat at Tech Ridge composed of 461 lots on 68.61 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 Retreat at Tech Ridge, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

- 10. Preliminary Plan: C8-2013-0022 - Circle C Ranch Tract 8A**  
Location: SH 45 Eastbound, Slaughter Creek Watershed-Barton Springs Zone  
Owner/Applicant: Standard Pacific Homes (Jay Byler)  
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)  
Request: Approval of the Circle C Ranch Tract 8A Preliminary Plan composed of 38 lots on 18.335 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 Circle C Ranch Tract 8A preliminary plan, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

- 11. Final Plat w/Preliminary:** **C8-2013-0022.1A - Circle C Ranch Tract 8A**  
Location: SH 45 Eastbound, Slaughter Creek Watershed-Barton Springs Zone  
Owner/Applicant: Standard Pacific Homes (Jay Byler)  
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)  
Request: Approval of the Circle C Ranch Tract 8A Final Plat composed of 38 lots on 18.335 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 Circle C Ranch Tract 8A final plat, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

- 12. Restrictive Covenant Termination:** **C8F-79-067(RCT) - Rob Roy Phase 2 Restrictive Covenant Termination**  
Location: 5 Humboldt Lane, Lake Austin Watershed  
Owner/Applicant: Maureen Alexander  
Agent: Braum & Gresham, PLLC (David Braun)  
Request: To approve the termination of a restrictive covenant C8F-79-067 associated with the Rob Roy Phase 2 subdivision.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov)  
Liz Johnston, Environmental Review, 512-974-1218, [Liz.Johnston@austintexas.gov](mailto:Liz.Johnston@austintexas.gov); Planning and Development Review Department

The motion to postpone to September 17, 2013 by the request of the neighborhood was approved by Commissioner Jason Meeker's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

- 13. Final Plat Resubdivision:** **C8-2013-0064.0A - Walden Park; Resubdivision**  
Location: SH 45 Eastbound, Lake Creek Watershed  
Owner/Applicant: CBL Walden Park, LLC (Kenneth Wittler)  
Agent: Bury & Partners, Inc. (Jonathan Neslund)  
Request: The approval of the Walden Park; Resubdivision composed of 6 lots on 47.415 acres.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Walden Park Resubdivision, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

- 14. Plat Vacation:** **C8-05-0201.0A(VAC) - The Arnold Subdivision at Walden Park A Portion Being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Sec 1**  
Location: SH 45 Eastbound, Lake Creek Watershed  
Owner/Applicant: CBL Walden Park, LLC (Kenneth Wittler)  
Agent: Bury & Partners, Inc. (Jonathan Neslund)  
Request: Approval of a partial vacation which would vacate Lot 1  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of a partial vacation, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

- 15. Final Plat w/Preliminary:** **C8J-2010-0058.2AX - Pearson Ranch Section Two Final Plat**  
Location: Pearson Ranch Road and Neenah Avenue, South Brushy Creek, Lake Creek Watersheds  
Owner/Applicant: Round Rock I.S.D.  
Agent: Cunningham, Coneway & Allen  
Request: Approval of Pearson Ranch Section Two Final Plat composed of 1 lot and R.O.W on 89.968 acres.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Pearson Ranch Section Two final plat, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

- 16. Final Plat w/Preliminary:** **C8-2009-0118.10A.SH - Bradshaw Crossing Section Seven**  
Location: Zachary Scott Street, Rinnard Creek Watershed  
Owner/Applicant: Lennar Buffington Zachary Scott, L.P. (Ryan Mattox)  
Agent: Lakeside Engineering (Chris Ruiz)  
Request: Approve a final plat out of an approved preliminary composed of 76 lots on 14.051 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Bradshaw Crossing Section Seven final plat, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.



- 17. Final Plat**                      **C8-2013-0052.0A - Resubdivision of Stone Creek Ranch Section Two**  
**Resubdivision:**                      **Two**  
Location:                              515 E. Slaughter Lane, Onion Creek Watershed  
Owner/Applicant:                      Westwood Residential 48 LP (Jeff Lindsey)  
Agent:                                  Jones & Carter, Inc. (Shawn Graham)  
Request:                                Approve the resubdivision of one lot into two lots on 22.730 acres.  
Staff Rec.:                              **Recommended**  
Staff:                                    Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Stone Creek Ranch Section Two resubdivision, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

- 18. Plat Vacation:**                      **C8F-79-127(VAC) - Bluff Springs Estates**  
Location:                                Bluff Springs Road, South Boggy Creek Watershed  
Owner/Applicant:                      Kalogridis & Kalogridis Development (Mitchell Kalogridis)  
Agent:                                   Urban Design Group (J Segura)  
Request:                                Approval of the Total Vacation of Bluff Springs Estates consisting of 11 lots on 13.03 acres originally approved on the 12th of December 1979.  
Staff Rec.:                              **Recommended**  
Staff:                                    Sarah Sumner, 512-854-7687, [sarah.sumner@co.travis.tx.us](mailto:sarah.sumner@co.travis.tx.us);  
Single-Office: Travis County/City of Austin

Public hearing closed.

The motion to approve staff's recommendation for approval of the total vacation of Bluff Springs Estates, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

- 19. Preliminary Plan:**                      **C8-2013-0134 - 3710 Cima Serena**  
Location:                                3710 Cima Serena, Shoal Creek Watershed  
Owner/Applicant:                      PSW Real Estate (Ryan Diepenbrock)  
Agent:                                   PSW HOMES LLC (Jarred Corbell)  
Request:                                Approval of 3710 Cima Serena composed of 9 lots on 2.48 acres.  
Staff Rec.:                              **Disapproval**  
Staff:                                    Planning and Development Review Department

- 20. Final Plat**                      **C8-2013-0130.0A - Resubdivision; Shoalmont Addition**  
**Resubdivision:**  
Location: 5415 Woodview Avenue, Shoal Creek Watershed  
Owner/Applicant: Robert May  
Agent: Madison Homes (Brian Peschke)  
Request: Approval of the Resubdivision; Shoalmont Addition composed of 2 lots on 0.460 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 21. Final Plat;**                      **C8-2013-0132.0A - Wells Branch Technology Park, Lots 1 & 4;**  
**Resubdivision:**                      **Resubdivision**  
Location: 4616 West Howard Lane, Walnut Creek Watershed  
Owner/Applicant: NorthTech 7 & 8, LP & Northtech Nine LP (Andy Thomas)  
Agent: Hanrahan Pritchard Engineering Inc. (Ron Pritchard)  
Request: Approval of the Wells Branch Technology Park, Lots 1 & 4; Resubdivision composed of 3 lots on 19.67 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Public hearing closed.

Items #19-21;

The motion to disapprove items #19-21; was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

#### **D. NEW BUSINESS**

#### **E. ADJOURN**

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