



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
November 20, 2012**

The Zoning & Platting Commission convened in a regular meeting on November 20, 2012 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:07 p.m.

Board Members in Attendance:

Betty Baker – Chair
Cynthia Banks
Sean Compton
Rahm McDaniel
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 November 6, 2012.

The motion to approve the minutes from November 6, 2012, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 6-0-1; Commissioner Gabriel Rojas abstained.

C. PUBLIC HEARINGS

1. **Replat with Variance (For Action Only):** **C8-2012-0094.0A - Creekside Homes**

Location: 5606 S. 1st Street, Williamson Creek Watershed
Owner/Applicant: Creekside Homes, LP (Ryan Diependbrock)
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approve variance to 25-4-151 (LDC) to not extend existing Leisure Run Road and Cynthia Drive into area of replat. Then to approve the replat of Creekside Homes, a subdivision of 2 lots on 8.073 acres.

Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov;
Shilpa Bhadsavle, 974-6421, shilpa.bhadsavle@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation with emergency, pedestrian and bike access between Leisure Road and this development, was approved by Commissioner Sean Compton's motion, Commissioner Patricia Seeger seconded the motion on a vote of 4-3; Commissioners Cynthia Banks, Betty Baker and Rahm McDaniel voted against the motion.

2. **Rezoning:** **C14-2012-0121 - Tech Ridge Center Phase III Apartments**

Location: 12504-12630 McCallen Pass, Walnut Creek Watershed
Owner/Applicant: Tech Ridge Phase III, LP (Paul M. Juarez)
Agent: Tech Ridge Management, LLC (Gina Diehl)
Request: LI, GR, RR to MF-4
Staff Rec.: **Recommendation of MF-4 with conditions**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for MF-4 district zoning with conditions, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

** The right-of-way dedication was lifted and no longer part of the conditions.

3. **Rezoning:** **C14-2012-0127 - Govalle Tunnel Centralized Odor Control Facility**

Location: 818-824 Patton Avenue, Carson Creek Watershed
Owner/Applicant: City of Austin
Agent: Public Works Department (Jonathan Thompson)
Request: P to CS
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for CS district zoning, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

- 4. Rezoning: C14-2012-0129 - Public Storage**
Location: 13685 North U.S. Highway 183, Lake Creek Watershed
Owner/Applicant: Laurmic (Michael T. Pokorny)
Agent: Jackson, Walker, L.L.P. (Katherine P. Loayaza)
Request: GR-CO to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to postpone to December 18, 2012 by the request of the applicant, was approved by Commissioner Garbriel Rojas' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 5. Zoning: C14-2012-0108 - Ross Road Center**
Location: 5501 1/2 Ross Road, Dry Creek East Watershed
Owner/Applicant: Equinox Power Systems. Inc. (Daniel Wang)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: I-SF-2 to GR-MU-CO for Tract 1; LR-MU-CO for Tract 2
Staff Rec.: **Recommendation of LR-MU-CO for Tracts 1 and 2**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to approve the applicant's request for GR-MU-CO (Tract 1) & LR-MU-CO (Tract 2) with conditions for 2,000 trips, prohibit drive-thru facilities as an accessory to a restaurant (general) or restaurant (limited) use, automotive repair services, automotive sales, bail bond services, commercial off-street parking, pawn shop services, residential treatment, and service station, and additional conditions of right-of-way on Ross Road. Note: Spiers Way must be extended through the property; was approved by Commissioner Gabriel Rojas' motion, Commissioner Jason Meeker seconded the motion on a vote of 7-0.

- 6. Appeal of Site Plan Denial: SP-2011-0177DS - Boat Dock for 5 Humboldt Lane**
Location: 5 Humboldt Lane, Lake Austin Watershed
Owner/Applicant: Maureen Alexander
Agent: Braun & Gresham (David Braun)
Request: The applicant wishes to appeal the denial of a site plan to construct a residential boat dock.
Staff Rec.: **Not recommended**
Staff: Michael Simmons-Smith, 974-1225, michael.simmons-smith@austintexas.gov;
Planning and Development Review Department

The motion to indefinitely postpone by the request of the staff, was approved by Commissioner Gabriel Rojas' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

7. **Final Plat:** **C8J-06-0124.02.1A - The Hollow at Slaughter Creek Section 2**
Location: Genoa Drive, Slaughter Creek Watershed
Owner/Applicant: Centex Homes (Brent Baker)
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of The Hollow at Slaughter Creek Section 2 Final Plat composed of 79 lots on 11.924 acres
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 974-3404, cesar.zavala@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for approval of The Hollow at Slaughter Creek Section 2 Final Plat, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

8. **Final Plat w/out a Preliminary:** **C8J-2012-0160.0A - J.L. Red Estate Plat**
Location: 9120 S FM 973 Road, South Fork Brushy Creek Watershed
Owner/Applicant: Joe Thyssen
Agent: Coombs Environmental Engineering (David Coombs)
Request: Approval of the J.L. Red Estate Plat composed of 3 lots on 10 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

9. **Preliminary Plan:** **C8J-2012-0161 - Addison**
Location: South U.S. 183 Highway, Onion Creek/Cottonmouth Creek Watershed
Owner/Applicant: Chad Matheson, Gary Viktorin
Agent: Jacobs (Jarred Corbell)
Request: Approval of the Addison Preliminary Plan composed of 512 lots on 145.30 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

10. **Final Plat w/Preliminary:** **C8J-2010-0139.2A - Greyrock Ridge Phase 2-Final Plat**
Location: South Mopac Expressway Southbound, Bear Creek/Slaughter Creek Watershed
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 71 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

11. Final Plat: **C8J-2012-0159.0A - Three Points North Subdivision**
Location: Grand Avenue Parkway, Gilleland Creek Watershed
Owner/Applicant: Coshena, Ltd., a TX Limited Partnership (Larry Niemann)
Agent: Cunningham-Allen Inc. (Jana Rice)
Request: Approval of the Three Points North Subdivision composed of 2 lots on 5.110 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #8-11;

The motion to disapprove Items #8-11 was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

D. NEW BUSINESS

1. New Business

Request: Discussion and action on approving the Zoning & Platting Commission's 2013 meeting schedule.

The motion to postpone to December 4, 2012 by the request of staff was approved by Commissioner Gabriel Rojas' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:30 p.m.