



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
February 4, 2014**

The Zoning & Platting Commission convened in a regular meeting on February 4, 2014 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:05 p.m.

Board Members in Attendance:

Betty Baker – Chair

Cynthia Banks

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 January 21, 2014.

The motion to approve the minutes from January 21, 2014 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 4-0-2; Commissioners Patricia Seeger and Jason Meeker abstained from approval of minutes. (Commissioner Seeger approved the consent agenda and abstained from the minutes).

C. PUBLIC HEARINGS

1. **Zoning:** **C14-2013-0155 – Pond Springs Challenger School**
Location: 13015 Pond Springs Road, Rattan Creek Watershed
Owner/Applicant: Budget Leasing, Inc. (David S. Stein)
Agent: Jones & Carter, Inc. (Shawn Graham, P.E.)
Request: I-RR to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of GR-CO district zoning with condition to prohibit pawnshops, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

2. **Rezoning:** **C14-2013-0157 – Rezoning of 7200, 7202 and 7204 South Congress**
Location: 7200, 7202 and 7204 South Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: The Lloyd Earl Hunt Trust (Lloyd Earl Hunt)
Agent: Texas Design Interests, LLC (Jeff Shindler)
Request: LO to LO-MU
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of GR-CO district zoning with condition to prohibit pawnshops, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

3. **Site Plan - Conditional Use Permit:** **SPC-2012-0414C – Davis WTP Treated Water Discharge System and Power Distribution Upgrades**
Location: 3500 W. 35th Street, Taylor Slough North Watershed
Owner/Applicant: COA, Public Works Dept. (Imane Mrini)
Agent: AECOM (Allison Kennaugh)
Request: Request approval of a conditional use permit because the improvements are greater than 1 acre in size, and the site is zoned P, Public. [LDC Section 25-2-625(D)(2)]
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of a conditional use permit was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 4. Final Plat w/Preliminary:** **C8-2012-0019.01.1A – Reserve at SPM II Phase 2A/3A**
 Location: South 1st Street, Slaughter Creek Watershed
 Owner/Applicant: PH SMP2B, LP (Chris Fields)
 Agent: Cunningham-Allen Inc. (Jana Rice)
 Request: Approval of the Reserve at SPM II Phase 2A/3A composed of 76 lots on 13.223 acres
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of Reserve at SPM II Phase 2A/3A, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 5. Preliminary Plan:** **C8-2013-0015 – DK Ranch Subdivision Preliminary Plan**
 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.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of the DK Ranch Subdivision Preliminary Plan, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 6. Final Plat with Preliminary:** **C8J-2013-0089.1A – McCormick Ranch, Phase 1**
 Location: Selma Hughes Park Road, Lake Austin Watershed
 Owner/Applicant: TR Vista Preserve, LLC (Chris Thompson)
 Agent: Texas Engineering Solutions (Connor J. Overby)
 Request: Approval of McCormick Ranch, Phase 1 composed of 21 lots on 41.42 acres
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of McCormick Ranch, Phase 1, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 7. Final Plat with Preliminary: C8J-2013-0089.2A – McCormick Ranch on Lake Austin Phase 2**
- Location: Selma Hughes Park Road, Lake Austin Watershed
 Owner/Applicant: TR Vista Preserve, LLC (Chris Thompson)
 Agent: Texas Engineering Solutions (Connor Overby)
 Request: Approval of McCormick Ranch on Lake Austin Phase 2 composed of 89 lots on 54.59 acres
- Staff Rec.: **Recommended.**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of the McCormick Ranch on Lake Austin Phase 2, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 8. Resubdivision: C8-2013-0095.0A – Paloma Ridge Subdivision**
- Location: 13610 & 13628 FM 620, Lake Creek Watershed
 Owner/Applicant: Koontz/McCombs, LTD & The Remington, LTD (Cynthia H. Stevens)
 Agent: Bury (Jonathan Neslund)
 Request: Approval of the resubdivision of two lots into a four lot subdivision.
 Staff Rec.: **The case is pulled from the agenda due to a notification error. Case to be placed on the next available agenda.**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Planning and Development Review Department

Pulled; no action required.

- 9. Final Plat with Preliminary: C8-2009-0026.6A – Avery Ranch Far West Phase Three Section Six**
- Location: Avery Ranch Boulevard, South Brushy Creek Watershed
 Owner/Applicant: Continental Homes of Texas (Tom Moody)
 Agent: Randall Jonea & Associates Engineering (R. Brent Jones)
 Request: Approval of the Avery Ranch Far West Phase Three Section Six composed of 28 lots on a 8.007 acres.
- Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Public hearing closed.

The motion to disapprove Item #9 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 5-0-1; Commissioner Sean Compton abstained.

- 10. Final Plat without a Preliminary: C8-2014-0011.0A – Ellis Oaks**
 Location: 7208 Cooper Lane, South Boggy Creek Watershed
 Owner/Applicant: Tom Ellis
 Agent: Jim Bennett Consulting (Hector Avila)
 Request: Approval of the Ellis Oaks composed of 2 lots on 3.212 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Final Plat; Resubdivision: C8-2014-0012.0A – Austin Korean Presbyterian Church**
 Location: 12311 Natures Bend, Walnut Creek Watershed
 Owner/Applicant: Austin Korean Presbyterian Church (Roy Kim)
 Agent: ADR Designs LLC (Anil K. Ram)
 Request: Approval of the Austin Korean Presbyterian Church composed of 1 lot on 6.3 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 12. Final Plat without a Preliminary: C8-2014-0017.0A – Heritage Oaks**
 Location: 8922 Manchaca Road, Slaughter Creek Watershed
 Owner/Applicant: Mitchell L. Schwartz
 Agent: Texas Engineering Solutions (James Hagen)
 Request: Approval of Heritage Oaks composed of 1 lot on 5.306 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat; Resubdivision: C8-2014-0013.0A – Kuykendall Heights**
 Location: 1912 Paramount Avenue, Lady Bird Lake Watershed
 Owner/Applicant: The Magpie Group, LLC (Lynn Currie)
 Agent: McClendon & Associates Development Consulting LLC (Carl McClendon)
 Request: Approval of Kuykendall Heights composed of 3 lots on 0.685 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 14. Final Plat; Amended Plat:** **C8-2014-0016.0A – Enfield D Amended Plat of Lot 39A1 & 39A2 of the Resubdivision of Lots 38A & 39A**
 Location: 1507 Rainbow Bend, Johnson Creek Watershed
 Owner/Applicant: Rainbow Bend Properties (Martin Dies) & Pradeep Kumar
 Agent: Hector Avila
 Request: Approval of the Enfield D Amended Plat of Lot 39A1 & 39A2 of the Resubdivision of Lots 38A & 39A composed of 2 lots on 0.502 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Public hearing closed.

Items #9-14;

The motion to disapprove Items #9-14 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 15. Final Plat:** **C8-2014-0014.0A – Avery Ranch Far West Phase Three Section Six A**
 Location: Reading Way, South Brushy Creek Watershed
 Owner/Applicant: Continental Homes of Texas (Tom Moody)
 Agent: Randall Jones & Associates Engineering (Keith Collins, P.E.)
 Request: Approval of Avery Ranch Far West Phase Three Section Six A composed of 4 lots on 1.184 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Public hearing closed.

The motion to disapprove Item #15 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 5-0-1; Commissioner Sean Compton abstained.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 6:17 p.m.