



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
March 18, 2014**

The Zoning & Platting Commission convened in a regular meeting on March 18, 2014 @ 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

Rahm McDaniel

Jason Meeker

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 February 18, 2014.

The motion to postpone to April 1, 2014 by request of the Zoning & Platting Commission was approved by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Commissioner Sean Compton and Gabriel Rojas were absent.

2. Approval of minutes from March 4, 2014.

The motion to postpone to April 1, 2014 by request of the Zoning & Platting Commission was approved by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Commissioner Sean Compton and Gabriel Rojas were absent.

C. PUBLIC HEARINGS

- 1. Appeal of Site Plan Extension: SPC-2013-0214C - Canyons at Rob Roy**
Location: 800 North Capital of Texas Highway Southbound, Bee Creek Watershed
Owner/Applicant: Brandywine Acquisitions Partners LP (Leon Shadowen)
Agent: Hanrahan-Pritchard Engineering (Stephen Jamison P.E.)
Request: Appellant: William Frank King - An appeal to an administrative extension of an update deadline. [LDC Section 25-1-88]
Staff Rec.: **Not Recommended**
Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov; Planning and Development Review Department

This case was withdrawn by the applicant; no action required.

- 2. Rezoning: C14-2013-0118 - Cooper Commercial**
Location: 7200 Cooper Lane, South Boggy Creek Watershed
Owner/Applicant: 38 1/2 Street LC (Guy Oliver)
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: SF-2 to GR
Staff Rec.: **Recommendation Pending; Postponement request by the Applicant to May 6, 2014**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

The motion to postpone to May 6, 2014 by request of the applicant was approved by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Commissioner Sean Compton and Gabriel Rojas were absent.

- 3. Rezoning: C14-2014-0007 - Drew Lane Zoning**
Location: 2507 Mitchell Lane, Slaughter Creek Watershed
Owner/Applicant: Geryl Werner Winterowd; Brian Winterowd
Agent: Site Specifics (John Hussey)
Request: SF-2-CO to SF-3
Staff Rec.: **Recommendation of SF-3-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to deny staff's recommendation of SF-3-CO district zoning and to grant SF-2-CO district zoning, changing the CO from a maximum of 1 unit per acre to a maximum of 16 lots total was approved by Commissioner Patricia Seeger's motion, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Commissioners Sean Compton and Gabriel Rojas were absent.

- 4. Zoning: C14-2014-0021 - Town & Country Village Addition, Section 1**
Location: 12845 North U.S. Highway 183, Rattan Creek Watershed
Owner/Applicant: Town & Country Village Park, Ltd. (Darcy Shorman)
Agent: Cunningham-Allen, Inc. (Jana Rice)
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 for GR-CO district zoning was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Sean Compton and Gabriel Rojas were absent.

- 5. Zoning: C14-2014-0022 - 7800 Old Manor Road**
Location: 7800 Old Manor Road, Walnut Creek Watershed
Owner/Applicant: Travis County (Roger El Khoury)
Request: I-RR to P
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

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

- 6. Final Plat with Preliminary: C8-2013-0099.1A - Glencoe Subdivision**
Location: Harris Branch Parkway, Harris Branch Watershed
Owner/Applicant: CSF TRG Holdings, LLC (J.M. Cook)
Agent: CSF TRG Holdings, LLC (James M. Cook)
Request: Approval of the Glencoe Subdivision final plat composed of 71 lots on 22.66 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

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

7. **Final Plat:** **C8J-2014-0043.0A - Lost Creek MUD Amended**
 Location: 1327 Lost Creek Boulevard, Barton Creek Watershed-Barton Springs Zone
 Owner/Applicant: Lost Creek MUD (Tom Clark)
 Agent: Baker-Aicklen (Margaret Nolan)
 Request: Approval of Lost Creek MUD Amended composed of 2 lots on 0.97 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
8. **Final Plat with Preliminary:** **C8-85-086.02.10A - Springfield Section 7**
 Location: McKinney Falls Parkway, Onion Creek/Marble Creek Watersheds
 Owner/Applicant: RKS Texas Investments (Rick Sheldon)
 Agent: Pape-Dawson Engineers (Dustin Goss)
 Request: Approval of Springfield Section 7 composed of 108 lots on a 32.76 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
9. **Final Plat with Preliminary:** **C8J-2013-0224.1A - Whisper Valley, Village 1**
 Location: North FM 973 Road, Gilleland Creek Watershed
 Owner/Applicant: Club Deal 120 Whisper Valley (Douglas Gilliland)
 Agent: Bury & Partners (Marcelo Salce)
 Request: Approval of the Whisper Valley, Village 1 composed of 239 lots on 80 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
10. **Final Plat-Amended Plat:** **C8-2014-0039.0A - Avery Ranch Far West, Ph 3, Section 5 & 5A Lots 12, 16, 13 & 15**
 Location: Sewickley Court, South Brushy Creek Watershed
 Owner/Applicant: Continental Homes of Texas (Tom Moody)
 Agent: Randall Jones Engineering (Keith Collins)
 Request: Approval of Avery Ranch Far West, Phase 3, Section 5 & 5A Lots 12, 16, 13 & 15, composed of 4 lots on 1 acre.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 11. Final Plat with Preliminary:** **C8J-2010-0036.5A - Raceway Single Family Subdivision Section Five**
Location: 4505-1/2 Grand Avenue Parkway, Gilleland Creek Watershed
Owner/Applicant: Pulte Homes of Texas (Steve Ashlock)
Agent: CSF Civil Group (Christine Potts)
Request: Approval of the Raceway Single Family Subdivision Section Five composed of 92 lots on 14.52 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 12. Final Plat-Resubdivision:** **C8J-2014-0036.0A - Resubdivision of Lot 10 Bluebell Ridge**
Location: 7701 Coulver Road, Marble Creek Watershed
Owner/Applicant: Lloyd Earl Hunt
Agent: Texas Design Interests (Jeff Shindler, P.E.)
Request: Approval of the Resubdivision of Lot 10 Bluebell Ridge composed of 4 lots on 9.59 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 13. Preliminary Plan:** **C8-2014-0037 - Presidio Phase 1 Block A Lot 1**
Location: 13535 Lyndhurst Street, Lake Creek Watershed
Owner/Applicant: Sonmar of Phoenix (Jordan Scott)
Agent: Bury & Partners (Megan Wanek)
Request: Approval of the Presidio Phase 1 Block A Lot 1 composed of 1 lot on 14.1 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Final Plat-Resubdivision:** **C8-2014-0034.0A - Kincheon Subdivision, Section II**
Location: 3300 Elija Street, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: Carl Morris
Agent: Professional Strucivil (Mirza Baig)
Request: Approval of the Kincheon Subdivision, Section II composed of 8 lots on 0.627 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 15. Final Plat-Amended Plat:** **C8-2014-0046.0A - Harris Parmer Crossing Lots 1-4; Amended Plat**
Location: 12408 Harris Branch Parkway, Harris Branch Watershed
Owner/Applicant: Lock Away Harris Branch, LLC (Don Clausen)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Approval of the Harris Parmer Crossing Lots 1-4; Amended Plat composed of 2 lots on 24.992 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 16. Final Plat-Resubdivision:** **C8-2014-0044.0A - Park at Aspen Lake, Lot 3, Block "A" Resubdivision**
Location: 10205 Pecan Park Boulevard, Lake Creek Watershed
Owner/Applicant: CREF Aspen Lake II, LLC (Michael Nicholls)
Agent: Bury-Aus, Inc. (Megan Meyer)
Request: Approval of the Park at Aspen Lake, Lot 3, Block "A" Resubdivision composed of 2 lots on 21.557 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 17. Final Plat-Resubdivision:** **C8J-2014-0040.0A - Lot 11 Seven Oaks Section Four; Resubdivision**
Location: 150 River Hills Road, Cuernavaca Creek Watershed
Owner/Applicant: Killian Custom Homes LLC (Randy Ponce)
Agent: McMinn Land Surveying Co. (Mike McMinn)
Request: Approval of Lot 11 Seven Oaks Section Four; Resubdivision of composed of 2 lots on 5.472 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 18. Final Plat with Preliminary:** **C8J-05-0236.02.1A - Cantarra IIA-1**
Location: Gregg Lane, Gilleland Creek/Harris Branch Watersheds
Owner/Applicant: Cantarra Ventures Ltd by Intermandeco GP, LLC (Brett Corwin)
Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
Request: Approval of the Cantarra II A-1 composed of 57 lots on 10.81 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #7-18;

Public hearing closed.

The motion to disapprove Items #7-18 was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Sean Compton and Gabriel Rojas were absent.

D. NEW BUSINESS

E. ADJOURN

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