



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
April 1, 2014**

The Zoning & Platting Commission convened in a regular meeting on April 1, 2014 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:02 p.m.

Board Members in Attendance:

Betty Baker – Chair

Cynthia Banks

Sean Compton

Rahm McDaniel

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 March 18, 2014.

The motion to approve the minutes from March 18, 2014 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on the consent agenda; motion passed on a vote of 4-0-2; Commissioner Gabriel Rojas and Sean Compton abstained from the minutes.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2013-0113 - Lamar Center**
Location: 11421 & 11423 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Rundberg Square, LLC (Son Thai)
Request: LR to GR
Staff Rec.: **Recommendation of GR-CO, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to postpone to May 20, 2014 by request of the applicant was approved by Commissioner Gabriel Rojas, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

- 2. Rezoning: C14-2014-0008 - All Saints Episcopal Church Annex**
Location: 209-1/2 West 27th Street, Waller Creek Watershed
Owner/Applicant: Protestant Episcopal Church Council of the Diocese of Texas (Mike McChesney)
Agent: Winstead P.C. (John Philip Donisi)
Request: MF-5-H to CS-MU
Staff Rec.: **Recommendation of CS-MU-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning & Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of CS-MU-CO district zoning with a 25-foot setback for structures along the north property line as recommended by the Historic Landmark Commission was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

- 3. Rezoning: C14-2014-0009 - All Saints Episcopal Church**
Location: 209 West 27th Street, Waller Creek Watershed
Owner/Applicant: Protestant Episcopal Church Council of the Diocese of Texas (Mike McChesney)
Agent: Winstead P.C. (John Philip Donisi)
Request: MF-5 to CS-MU
Staff Rec.: **Recommendation of CS-MU-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning & Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of CS-MU-CO district zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

4. **Site Plan - Variance Only:** **SP-2013-0343D - Vineyard Business Center, 620 Office Warehouse Complex, Phase III**
Location: 2009 North FM 620, Running Deer Creek Watershed
Owner/Applicant: Vineyard Business Center Ltd. (Vinson J. Wood)
Agent: Vigil & Associates (Hermann Vigil)
Request: 1) To allow the construction of buildings and parking within the 40% downstream buffer [LDC 25-8-454(D)(2)], and 2) to allow 49.6% impervious cover [LDC 25-8-454(D)(1)(a)].

Staff Rec.: **Not recommended**
Staff: Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov; Michael Simmons-Smith, (512) 974-1225, Michael.simmons-smith@austintexas.gov; Planning & Development Review Department

The motion to postpone to May 6, 2014 by request of the applicant was approved by Commission Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

5. **Final Plat w/Preliminary:** **C8J-2008-0056.5A - Pearson Place Section Three**
Location: 13115 Avery Ranch Boulevard, Lake Creek Watershed
Owner/Applicant: Pearson Place at Avery Ranch (Gary L. Newman)
Agent: CSF Civil Group (Christine Potts)
Request: Approval of Pearson Place Section Three composed of 121 lots on 34.30 acres.

Staff Rec.: **Recommended**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Pearson Place Section Three was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

- 6. Final Plat- Resubdivision: C8J-2014-0048.0A - St. Alban's Addition; Resubdivision**
- Location: 11819 South IH 35 Service Road Northbound, Onion Creek Watershed
- Owner/Applicant: Protestant Episcopal Church Council of the Diocese of Texas
- Agent: Winkley Engineering Inc (Tom Winkley)
- Request: Approval of the St. Alban's Addition; Resubdivision composed of 2 lots on 9.36 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

Public hearing closed.

The motion to disapprove Item #6 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Jason Meeker was absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 6:13 p.m.