



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
April 15, 2014**

The Zoning & Platting Commission convened in a regular meeting on April 15, 2014 @ 301 W. 2nd Street, Austin, Texas 78701

Vice-Chair Patricia Seeger called the Board Meeting to order at 6:09 p.m.

Board Members in Attendance:

Cynthia Banks

Sean Compton

Jason Meeker

Gabriel Rojas

Patricia Seeger - Vice-Chair

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

John Keohane – Thank you for Thai Restaurant

Elaine Robers

B. APPROVAL OF MINUTES

1. Approval of minutes from February 18, 2014.

The motion to approve the minutes from February 18, 2014 was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Betty Baker and Rahm McDaniel were absent.

2. Approval of minutes from March 4, 2014.

The motion to postpone the minutes from March 4, 2014 by request of the Commission was approved by Commissioner Gabriel Rojas, Commissioner Jason Meeker seconded the motion on a vote of 5-0; Commissioners Betty Baker and Rahm McDaniel were absent.

3. Approval of minutes from April 1, 2014.

The motion to approve the minutes from April 1, 2014 was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 4-0-1; Commissioner Jason Meeker abstained, Commissioners Betty Baker and Rahm McDaniel were absent.

C. PUBLIC HEARINGS

1. **Rezoning:** **C814-2012-0085.01 - Estancia Hill Country Planned Unit Development**
- Location: 12814 Interstate Highway 35 South, FM 1327 (Puryear Road) at South IH 35 Southbound Service Road, Onion Creek Watershed
- Owner/Applicant: Sevensgreen One LTD; Quartersage II LTD; Reverde Three LTD; IV Capitol Pointe LTD; Stone Pointe Five LTD; Saladia VI LTD; Paol Grande Seven, LTD; High Point Green VIII LTD; Golondrina Nine LTD; X Cordoniz LTD; Ciero Eleven LTD; Zaguan XII LTD; Thirteen Canard LTD; Ruissea XIV, LTD; Dindon Fifteen LTD; Bois de Chene XVI, LTD; Etourneau Seventeen LTD; Moineau XVIII LTD; SLF III - Onion Creek LP (The Stratford Company, Ocie Vest); Lennar Homes of Texas Land and Construction, LTD (Ryan Mattox)
- Agent: City of Austin, Planning and Development Review Department (Wendy Rhoades)
- Request: PUD to PUD, to change a condition of zoning
- Staff Rec.: **Recommended; Postponement request by Staff.**
- Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

The motion to postpone to June 3, 2014 by request of staff was approved by Commissioner Gabriel Rojas, Commissioner Jason Meeker seconded the motion on a vote of 5-0; Commissioners Betty Baker and Rahm McDaniel were absent.

2. **Zoning:** **C14-2013-0134 - Dessau Road Commercial Center**
Location: 12401 Dessau Road, Harris Branch Watershed
Owner/Applicant: Dessau 21, Ltd. (Paul Joseph)
Agent: Urban Dessign Group (John Noell)
Request: I-RR to GR
Staff Rec.: **Recommendation Pending; Postponement request to May 20, 2014 by Staff.**
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 staff was approved by Commissioner Gabriel Rojas, Commissioner Jason Meeker seconded the motion on a vote of 5-0; Commissioners Betty Baker and Rahm McDaniel were absent.

3. **Rezoning:** **C14-2014-0012 - Merritt Lakeline Station**
Location: 9829 1/2 North Lake Creek Parkway, Lake Creek Watershed
Owner/Applicant: 620/183 Partnership/A/P 200 Land, Ltd. (Fred Thomas)
Request: LO, GR to MF-6
Staff Rec.: **Recommended**
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 MF-6 district zoning was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Betty Baker and Rahm McDaniel were absent.

4. **Rezoning:** **C14-2014-0037 - The Sealy**
Location: 801 West Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: Sealy & Company (Michael Sealy)
Agent: Garrett-Ihnen Civil Engineers, Inc. (Steve Ihnen, P.E.)
Request: IP-CO, GR-CO to GR
Staff Rec.: **Recommendation Pending; Postponement request by Staff to May 20, 2014.**
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 staff was approved by Commissioner Gabriel Rojas, Commissioner Jason Meeker seconded the motion on a vote of 5-0; Commissioners Betty Baker and Rahm McDaniel were absent.

5. **Rezoning:** **C14-2014-0038 - The Hopper**
Location: 801 West Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: Sealy & Company (Michael Sealy)
Agent: Garrett-Ihnen Civil Engineers, Inc. (Steve Ihnen, P.E.)
Request: IP-CO to SF-4A, RR
Staff Rec.: **Recommendation Pending; Postponement request by Staff to May 20, 2014.**
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 staff was approved by Commissioner Gabriel Rojas, Commissioner Jason Meeker seconded the motion on a vote of 5-0; Commissioners Betty Baker and Rahm McDaniel were absent.

6. **Rezoning:** **C14-2014-0025 - Briley's Upholstery Shop**
Location: 2117 and 2119 Northland Drive, Shoal Creek Watershed
Owner/Applicant: Austin RJM Corporation, dba Briley's Upholstery Shop (Rebecca J. McKee)
Agent: Permit Partners LLC (David Cancialosi)
Request: SF-3 to GR-MU-CO for Tract 1 and LO-MU-CO for Tract 2
Staff Rec.: **Recommendation Pending; Postponement request by the Applicant to May 20, 2014**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@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 Jason Meeker seconded the motion on a vote of 5-0; Commissioners Betty Baker and Rahm McDaniel were absent.

7. **Rezoning:** **C14-2014-0029 - Central Charm**
Location: 2121 Northland Drive, Shoal Creek Watershed
Owner/Applicant: Keri Golden
Request: SF-3 to GR-MU-CO
Staff Rec.: **Recommendation Pending; Postponement request by the Applicant to May 20, 2014**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@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 Jason Meeker seconded the motion on a vote of 5-0; Commissioners Betty Baker and Rahm McDaniel were absent.

- 8. Resubdivision: C8-2013-0059.0A - Resubdivision of Lot 3, Block D, Balcones Oaks Section 2**
Location: 7305 Kapok Lane, Bull Creek Watershed
Owner/Applicant: Roy Whitaker
Agent: ATS Engineers (Andrew Evans)
Request: Approve the resubdivision of one lot into 2 lots on 0.5556 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department

The motion to postpone to May 6, 2014 by request of the applicant was approved by Commissioner Gabriel Rojas, Commissioner Jason Meeker seconded the motion on a vote of 5-0; Commissioners Betty Baker and Rahm McDaniel were absent.

- 9. Resubdivision: C8-2013-0120.0A - Sweet Inns Subdivision**
Location: 1501 1/2 Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: Sweet Inns L.P. (Jody Sweetin)
Agent: Lenworth Consulting (Nash Gonzales)
Request: Approve the resubdivision of one lot into 3 lots on 3.73 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

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

- 10. Resubdivision: C8J-2013-0178.0A - Ridge at Slaughter (A Resubdivision of Stonecreek Ranch Section 1 Lot 1 Block A) Final Plat**
Location: 516 East Slaughter Lane, Onion Creek Watershed
Owner/Applicant: Continental Homes of Texas, L.P. (Tom Moody)
Agent: Gray Engineering, Inc. (Steve Bertke)
Request: Approval of the addition of unplatted adjacent property into one lot for a total of 17.93 acres.
Staff Rec.: **Recommended**
Staff: Michael Hettenhausen, (512) 854-7563,
michael.hettenhausen@co.travis.tx.us;
Travis County/City of Austin Single Office

The motion to postpone to May 6, 2014 by request of the applicant was approved by Commissioner Gabriel Rojas, Commissioner Jason Meeker seconded the motion on a vote of 5-0; Commissioners Betty Baker and Rahm McDaniel were absent.

11. Final Plat with Preliminary: C8-2013-0058.1A - Fort Dessau South

Location: 13826 Dessau Road, Harris Branch Watershed
Owner/Applicant: CHTEX of Texas Inc.
Agent: Gray Engineering, Inc. (Steve Bertke)
Request: Approval of the Fort Dessau South composed of 48 lots on 16.86 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 Fort Dessau South Final Plat with Preliminary was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 4-0-1; Commissioner Sean Compton abstained, Commissioners Betty Baker and Rahm McDaniel were absent.

12. Final Plat with Variance: C8-2013-0221.0A - Ross Complex

Location: 5501 1/2 Ross Road, Dry Creek East Watershed
Owner/Applicant: Equinox Properties, Inc. (Daniel Wang)
Agent: Cuatro Consultants, Ltd. (James Massaro, P.E.)
Request: Approval of the Ross Complex subdivision composed of 4 lots 16.54 acres with a variance to Land Development Code Section 25-4-151 Street Alignment and Connectivity.
Staff Rec.: **Not Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

1st motion: The motion to deny staff's recommendation and approve the applicant's request of the Ross Complex was made by Commissioner Sean Compton, Commissioner Gabriel Rojas seconded the motion on a vote of 3-2; Commissioner Jason Meeker and Cynthia Banks voted against the motion, Commissioners Baker and Rahm McDaniel were absent. MOTION FAILED.

2nd motion: The motion to approve staff's recommendation to deny the applicant's request of the Ross Complex was made by Commissioner Jason Meeker, Commissioner Cynthia Banks seconded the motion on a vote of 2-3; Commissioner Sean Compton, Gabriel Rojas and Patricia Seeger voted against the motion (nay), Commissioners Betty Baker and Rahm McDaniel were absent. MOTION FAILED.

Forward to City Council with no recommendation from the Zoning & Platting Commission.

- 13. Final Plat-Amended Plat:** **C8-2014-0051.0A - Eubank Acres Section 1 portions of Lots 7 & 8; Amended Plat**
Location: 700 West Scurry Street, Walnut Creek Watershed
Owner/Applicant: TRI, LLC (Saeed Iqbal)
Agent: LCES, PLLC (Javier Barajas)
Request: Approval of Eubank Acres Section 1 portions of Lots 7 & 8; Amended Plat composed of 1 lot on 0.434 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Final Plat with Preliminary:** **C8J-2012-0095.2A - The Hills of Bear Creek, Section 2**
Location: 2101 West FM 1626, Bear Creek/Little Bear Creek Watersheds
Owner/Applicant: Johnson 2012, LLC (Steve Walkup)
Agent: Gray Engineering, Inc. (Steve Bertke)
Request: Approval of The Hills of Bear Creek Section 2 composed of 63 lots on 33.698 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 15. Final Plat-Amended Plat:** **C8-2014-0053.0A - Hidden Valley Section 1; Montview Harbor**
Location: 3411 Blue Jay Lane, Bear Creek West Watershed
Owner/Applicant: Mary Ann Baker
Agent: Hutson Land Planners (Charles Dunn)
Request: Approval of the Hidden Valley Section 1; Montview Harbor composed of 2 lots on 2.06 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 16. Final Plat-Resubdivision:** **C8J-2014-0056.0A - Austin Christian Faith Center; Resubdivision**
Location: Shoreline Drive, Walnut Creek Watershed
Owner/Applicant: THE CHARTER SCHOOL FUND II LLC (Brian Huffaker)
Agent: Garrett-Ihnen Civil Engineers (Norma Raven Divine)
Request: Approval of the Austin Christian Faith Center; Resubdivision composed of 2 lots on 46.83 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

17. Final Plat-Resubdivision: **C8-2014-0057.0A - Resubdivision of Lot 2, Block G, Edgewood**
Location: 2801 Twin Oaks Drive, Shoal Creek Watershed
Owner/Applicant: Laura May Burns Estate Operating Acct. (Tom Burns)
Agent: Laura May Burns Estate Operating Acct. (Tom Burns)
Request: Approval of the Resubdivision of Lot 2, Block G, Edgewood composed of 2 lots on 1.025 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

18. Final Plat with Preliminary: **C8J-2012-0086.1A - Avana Pase 2, Section 1**
Location: Escarpment Blvd, Bear Creek/Slaughter Creek Watersheds-Barton Springs Zone
Agent: LJA Engineering & Surveying Inc (John Clark)
Request: Approval of the Avana Pase 2, Section 1 composed of 163 lots on 40.14 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Public hearing closed.

Items #13-18;

The motion to disapprove Items #13-18 was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioners Betty Baker and Rahm McDaniel were absent.

D. NEW BUSINESS

1. 2013 Annual Report and 2014 Work Plan:

Request: Discussion and action on approving the 2013 Annual Report and 2014 Work Plan.

Postpone to May 6, 2014 by request of the Zoning & Platting Commission was made by Commissioner Gabriel Rojas, Commissioner Jason Meeker seconded the motion on a vote of 5-0; Commissioners Betty Baker and Rahm McDaniel were absent.

E. ADJOURN

Vice-Chair Patricia Seeger adjourned the meeting without objection at 7:20 p.m.