



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
May 20, 2014**

The Zoning & Platting Commission convened in a regular meeting on May 20, 2014 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:17 p.m.

Board Members in Attendance:

Betty Baker

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

No Speakers.

B. APPROVAL OF MINUTES

1. Approval of minutes from May 6, 2014.

The motion to approve the minutes from May 6, 2014 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

C. PUBLIC HEARINGS

- 1. Briefing:** **Land Development Code Diagnosis Report**
Location: Citywide
Owner/Applicant: Opticos Design, Inc.
Agent: Dan Parolek
Request: Briefing on Land Development Code Diagnosis report
Staff: George Zapalac, 512-974-2725, george.zapalac@austintexas.gov;
Planning and Development Review Department

Briefing given by George Zapalac.

- 2. 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 October 21, 2014 by request of the applicant was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 3. Rezoning:** **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-MU
Staff Rec.: **Recommendation of GR-MU zoning, with conditions**
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-MU-CO district zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was 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**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to postpone to June 17, 2014 by request of staff was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 5. Rezoning: C14-2014-0046 - Fort Dessau Condominiums**
Location: 13826 Dessau Road, Harris Branch Watershed
Owner/Applicant: Continental Homes of Texas, LP (Richard Maier)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: SF-2-CO to LR-MU
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 LR-MU district zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0-1; Commissioner Rahm McDaniel was absent, Commissioner Sean Compton abstained.

- 6. Rezoning: C14-2014-0047 - Overlook at Spicewood Springs**
Location: 4920 Spicewood Springs Road, Bull Creek Watershed,
Owner/Applicant: Joseph Benford and Richard A. Haberman Trust (Danny Haberman)
Agent: CIVILE, LLC (Lawrence M. Hanarahan)
Request: SF-2 to GO
Staff Rec.: **Recommendation of GO-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 GO-CO district zoning was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 5-1; Commissioner Jason Meeker voted against the motion (nay), Commissioner Rahm McDaniel was absent.

- 7. Zoning: C14-2014-0048 - Hymeadow**
Location: 12416 Hymeadow Drive, Lake Creek Watershed
Owner/Applicant: Hymeadow Holdings, LLC (Chris Cottman)
Agent: Garrett-Ihnen Civil Engineers, Inc. (Norma Raven Divine)
Request: I-RR to GO
Staff Rec.: **Recommendation of GO-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 GO-CO district zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 8. 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**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to postpone to June 17, 2014 by request of staff was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 9. 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 of GR-MU-CO for Tract 1 and LO-MU-CO for Tract 2**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve GR-MU-CO district zoning with CO for 40' height limit, list of staff recommended prohibited uses and neighborhood recommended civic uses, except for Religious Assembly, Family Home, Group Home Class I, General and Limited, Group Home, Class II, and Local Utility Services for Tract 1, and NO-MU-CO with same prohibited civic use list as recommended by the neighborhood for Tract 2 and 300 vehicle trips per day across both Tracts 1 and 2; motion made by Commissioner Sean Compton, Commissioner Patricia Seeger seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 10. Rezoning: C14-2014-0029 - Central Charm**
Location: 2121 Northland Drive, Shoal Creek Watershed,
Owner/Applicant: Keri Golden
Request: SF-3 to LR-MU, as amended
Staff Rec.: **Recommendation of LO-MU-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve NO-MU-CO district zoning with the CO for 300 vehicle trips per day was approved by Commissioner Gabriel Rojas, Chair Betty Baker seconded the motion on a vote of 4-2; Commissioners Jason Meeker and Patricia Seeger voted against the motion (nay), Commissioner Rahm McDaniel was absent.

- 11. Rezoning: C14-2014-0031.SH - Cardinal Point**
Location: 11108 Zimmerman Lane, Bull Creek Watershed
Owner/Applicant: Vickie Lynn Clark, Sophia's Investments, LLC (Hamid Zarafsham),
Freddie J. Smith
Agent: Civiltude (Fayez Kazi)
Request: SF-6-CO, DR to MF-1
Staff Rec.: **Recommendation of SF-6-CO for Tracts 1 & 2 and SF-1 for Tract 3**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to postpone to June 3, 2014 by request of the applicant was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 12. Rezoning: C14-2014-0049 - Cooper Villas**
Location: 7805 Cooper Lane, South Boggy Creek Watershed
Owner/Applicant: Cooper Villas Venture, LLC (Herman Cardenas)
Agent: Binkley & Barfield, Inc. (Rey Gonzalez)
Request: CS-CO to MF-1
Staff Rec.: **Recommendation of MF-1-CO**
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 MF-1-CO zoning was approved by Commissioner Gabriel Rojas, Commissioner Patricia Seeger seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 13. Rezoning:** **C14-2014-0052 - Cooper Lane Rezoning**
Location: 7405, 7409 and 7415 Cooper Lane, South Boggy Creek Watershed
Owner/Applicant: Dalton Mueller; Marval Property Investment, LLC (Michael Valenzuela)
Agent: Thrower Design (Ron Thrower)
Request: SF-2 to SF-6, as amended
Staff Rec.: **Recommendation Pending**
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 the staff was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 14. Site Plan- Extension Only:** **SP-2008-0329D(XT) - Village at Northtown Water and Waste Water Improvements**
Location: Northtown Municipal Utility District, Harris Branch Watershed
Owner/Applicant: Village at Northtown, Ltd. (Clifton Lind)
Agent: Cunnigham-Allen, Inc. (Jana Rice)
Request: Approval of a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Amanda Couch, 512-974-2881, amanda.couch@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of a 3-year extension for Village at Northtown Water and Waste Water Improvements was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 15. Resubdivision:** **C8-2013-0159.0A - Resubdivision of Lot 5, Block X, Highland Park West**
Location: 5109 Crestway Drive, Taylor Slough North Watershed
Owner/Applicant: Grayland LLC
Agent: Lisa Gray
Request: Approve the resubdivision of one lot into 2 lots on 0.399 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-97-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department

The motion to Continue to June 3, 2014 by request of the Zoning & Platting Commission was approved by Commissioner Patricia Seeger, Commissioner Jason Meeker seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

Request made by Commission:

- * Place first on the next agenda;
- * Copy of plat note in next support material;
- * Need legal staff present at next meeting;
- * Are plat notes enforceable?

- 16. Final Plat without Preliminary Plan: C8J-2013-0080.0A - Jaketown Subdivision Final Plat**
Location: 12140 FM 969 @ SH-130, Elm Creek Watershed
Owner/Applicant: Alliance Bank (Mark Flower)
Agent: Bury Inc. (Megan Meyer)
Request: Approval of a final plat consisting of 6 lots on 36.37 acres.
Staff Rec.: **Recommended**
Staff: Jose Luis Arriaga, 512-854-7562, joe.arriaga@co.travis.tx.us;
Single Office: Travis County/City of Austin

Public hearing closed.

The motion to approve staff's recommendation for approval of Jaketown Subdivision Final Plat was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 17. Preliminary Plan: C8-2014-0081 - The Enclave at Arch Hill**
Location: 11915 Archhill Dr, Bull Creek Watershed
Owner/Applicant: Haven Blue Development
(Andrea Mangan)
Agent: Site Specifics Inc (Bj Cornelius)
Request: The approval of The Enclave at Arch Hill composed of 15 lots on 5.96 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 18. Final Plat- Resub: C8J-2014-0078.0A - St. Alban's Addition; Resub of**
Location: 11819 S IH 35 Svrdr NB, 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; Resub of composed of 2 lots on 9.36 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 19. Final Plat: C8-2014-0076.0A - Avery Ranch Far West Townhomes**
Location: Harpster Bend, S Boggy Creek Watershed
Owner/Applicant: Continental Homes of Texas (Tom Moody)
Agent: Continental Homes of Texas (Tom Moody)
Request: Approval of the Avery Ranch Far West Townhomes composed of 1 lot on 13.50 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 20. Final Plat-Resub: C8-2014-0075.0A - Wells Branch Technology Park; Resub of lots**
Location: 4616 W Howard Lane, Walnut Creek Watershed
Owner/Applicant: North Tech 7 & 8, LP (Andy Thomas)
Agent: Hanrahan Pritchard (Ron Pritchard)
Request: Approval of the Wells Branch Technology Park; Resub of lots composed of 3 lots on 19.67 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 21. Final Plat w/Prelim: C8-85-086.02.11A - Springfield Section 8A & 8B**
Location: McKinney Falls Parkway, Cottonmouth/Marble & Onion Creek Watershed
Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
Agent: Pape-Dawson Engineer (Dustin Goss)
Request: Approval of the Springfield Section 8A & 8B composed of 353 lots on 80.96 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 22. Final Plat-Resub: C8J-2014-0079.0A - CR-163 Subdivision**
Location: 12119 W US 290 Hwy, Barton/Bear Creek Watershed
Owner/Applicant: Robert Rotter
Agent: Bury Inc. (Juan Martinez & Jonathan Nelund)
Request: Approval of the CR-163 Subdivision composed of 1 lot on 60.609 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #17-22;

The motion to disapprove Items #17-22 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 10:48 p.m.