



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
August 19, 2014**

The Zoning & Platting Commission convened in a regular meeting on August 19, 2014 @ 505 Barton Springs Road, Austin, Texas 78704

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

Board Members in Attendance:

Betty Baker

Sean Compton

Jackie Goodman

Rahm McDaniel

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 August 5, 2014.

The motion to postpone the approval of minutes for August 5, 2014 by request of staff was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Gabriel Rojas were absent.

C. PUBLIC HEARINGS

- 1. 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 September 16, 2014 by request of staff was approved by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Commissioner Cynthia Banks and Gabriel Rojas were absent.

- 2. Rezoning: C814-89-0006.05 - Canyon Ridge PUD Phase B PUD Amendment #5**
Location: F.M. 2222 Road, West Bull Creek Watershed
Owner/Applicant: CSGM Canyon Ridge, L.P. (Jesse McBay)
Agent: Cunningham-Allen, Inc. (Jana Rice)
Request: PUD to PUD, to change a condition of zoning
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to postpone to October 7, 2014 by request of the Zoning & Platting Commission was approved by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioner Cynthia Banks and Gabriel Rojas were absent.

- 3. Rezoning: C14-2014-0100 - 12008 Pollyanna Avenue**
Location: 12800 Pollyanna Avenue, Walnut Creek Watershed
Owner/Applicant: Timothy M. Holck
Request: SF-1 to SF-3
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to Continue to September 16, 2014 by request of the Zoning & Platting Commission was approved by Commissioner Jackie Goodman, Commissioner Sean Compton seconded the motion on a vote of 4-1; Commissioner Rahm McDaniel voted against the motion (nay), Commissioners Cynthia Banks and Gabriel Rojas were absent.

- 4. Zoning: C14-2014-0041 - New Tenant Project**
Location: 10300 Anderson Mill Road, Lake Creek Watershed
Owner/Applicant: FN Corporation (Neelam Jan)
Agent: Bennett Consulting (Jim Bennett)
Request: I-SF-2 to LR
Staff Rec.: **Recommendation of LR-CO, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to postpone to September 16, 2014 by request of staff was approved on the consent by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Commissioner Cynthia Banks and Gabriel Rojas were absent.

- 5. 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 of GR-CO, with conditions**
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 for GR-CO with the condition to prohibit off-site accessory parking was approved by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Gabriel Rojas were absent.

- 6. Zoning and Rezoning: C14-2014-0118 - NL Land Holdings, Ltd. (John Lewis)**
Location: 9101-9201 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: NL Land Holdings, Ltd. (John Lewis)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: I-RR; CS-CO to CS-MU
Staff Rec.: **Request for Postponement by Staff to September 16, 2014**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to postpone to September 16, 2014 by request of staff was approved on consent by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Commissioner Cynthia Banks and Gabriel Rojas were absent.

- 7. Rezoning: C14-2014-0119 - Manchaca Storage**
Location: 9507 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: Laurelwood Business Park Group, Ltd. (David Beseda)
Request: CS-CO to CS-CO, to change a condition of zoning
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 for CS-CO to change a condition of zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Gabriel Rojas were absent.

- 8. Site Plan - Extension: SP-2009-0268D(XT2) - Central Commerce Business Park**
Location: 16300 Central Commerce Drive, Walnut Creek Watershed
Owner/Applicant: ACE Fence Management GP LLC (Charles V. Parker)
Agent: Holt Planners (David B. Holt, Jr.)
Request: Approve a request for a 3-year extension to the previously approved site plan.
Staff Rec.: **Recommended**
Staff: Michael Simmons-Smith, 512-974-1225, Michael.Simmons-Smith@austintexas.gov
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation to approve a 3-year extension for Central Commerce Business Park was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Gabriel Rojas were absent.

- 9. Final with Preliminary: C8J-2012-0161.2A - Addison, Section 2**
Location: Annalise Drive at US Highway 183, Onion/Cottonmouth Creeks Watershed
Owner/Applicant: CARMA Properties LLC (Shaun Cranston)
Agent: JACOBS Engineering Group (Judd Willmann)
Request: Approval of a Final Plat consisting of 132 lots.
Staff Rec.: **Recommended**
Staff: Joe Arriaga, 512-854-7562, joe.arriaga@co.travis.tx.us;
Single Office: Travis County/COA

Public hearing closed.

The motion to approve staff's recommendation for approval of Addison, Section 2 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Gabriel Rojas were absent.

- 10. Preliminary Plan: C8J-2013-0222 - Easton Park Section 1A Preliminary Plan**
Location: 6975 McKinney Falls Parkway, Cottonmouth Creek Watershed
Owner/Applicant: Carma Easton, LLC (Scott Rogers)
Agent: Peloton Land Solutions (Jonathan Fleming)
Request: Approval of a preliminary plan consisting of 194 total lots on 54.8 acres.
Staff Rec.: **Recommended**
Staff: Michael Hettenhausen, 512-854-7563,
michael.hettenhausen@co.travis.tx.us;
Single Office: Travis County/COA

The motion to postpone to September 2, 2014 by request of the applicant was approved on consent by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Commissioner Cynthia Banks and Gabriel Rojas were absent.

- 11. Final Plat with Preliminary: C8-2012-0071.3A - Legends Way Section 3**
Location: River Plantation Drive, Rinard Creek Watershed
Owner/Applicant: RG Onion Creek LLC (Spencer Rinker)
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of Legends Way Section 3 composed of 42 lots on 11.214 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 Legends Way Section 3 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Gabriel Rojas were absent.

- 12. Final Plat with Preliminary: C8-2012-0071.4A - Legends Way Section 4**
Location: River Plantation Drive, Rinard Creek Watershed
Owner/Applicant: RG Onion Creek LLC (Spencer Rinker)
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of Legends Way Section 4 composed of 69 lots on 33.830 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 Legends Way Section 4 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Gabriel Rojas were absent.

- 13. Final Plat - Previously Unplatted:** **C8-2014-0148.0A - Channel Road Subdivision**
 Location: 1750 Channel Road, Lake Austin Watershed
 Owner/Applicant: Redbud Partners, LP (Terry Irion)
 Agent: Noble S&E Works (Ryan Irion)
 Request: Approval of the Channel Road Subdivision composed of 1 lot on 0.1998 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat with Preliminary:** **C8J-2008-0056.7A - Pearson Place Section Four**
 Location: 13115 Avery Ranch Boulevard, South Brushy Creek Watershed
 Owner/Applicant: Century Land Holdings, II, LLC (Kevin Fleming)
 Agent: CSF Civil Group, LLC (Randy Nixon)
 Request: Approval of Pearson Place Section Four composed of 97 lots on 29.231 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Preliminary Plan:** **C8J-2014-0150 - Auro**
 Location: FM 1325 Road, Lake Austin Watershed
 Owner/Applicant: Auro Development, LP (Nick Summerville)
 Agent: Kimley-Horn and Associates, Inc. (Stephen Swan)
 Request: Approval of the Auro composed of 2 lots on 50.09 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat with Preliminary:** **C8-2012-0049 - Pioneer Hill Section 2**
 Location: Dessau Road, Walnut Creek Watershed
 Owner/Applicant: D.R. Horton (Kevin Pape)
 Agent: D.R. Horton (Kevin Pape)
 Request: Approval of Pioneer Hill Section 2 composed of 117 lots on 36.66 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 17. Final Plat with Preliminary:** **C8-85-067.13.2A - Lakeline at Ridgeline**
 Location: 2610-1/2 South Lakeline Boulevard, Buttercup Creek Watershed
 Owner/Applicant: 183 BLW LP (Matt Harris)
 Agent: John Lewis Company (John C. Lewis)
 Request: Approval of Lakeline at Ridgeline composed of 1 lot on 4.1291 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Final Plat - Resubdivision:** **C8-2014-0145.0A - Parmer Business Park**
 Location: 13100 Harris Ridge Boulevard, Walnut Creek Watershed
 Owner/Applicant: Matthew Schwab
 Agent: Bury-Aus, Inc. (Kristi English)
 Request: Approval of the Parmer Business Park composed of 45 lots on 284.10 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 19. Final Plat with Preliminary:** **C8-2013-0058.2A - Fort Dessau, Phase 2**
 Location: 13826 Dessau Road, Harris Branch Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Kevin Pape)
 Agent: Gray Engineering, Inc. (Steve Bertke)
 Request: Approval of Fort Dessau, Phase 2 composed of 59 lots on 12.53 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 20. Preliminary Plan:** **C8J-2014-0151 - Woods of Greenshore Section Two**
 Location: Pearce Road, Lake Austin Watershed
 Owner/Applicant: Woods of Greenshores Ltd. (Russell Parker)
 Agent: Carlson, Brigrance & Doering, Inc (Geoff Guerrero)
 Request: Approval of the Woods of Greenshore Section Two composed of 50 lots on 48.094 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 21. Preliminary Plan: C8-2014-0147 - Harris Branch Tract E-68**
Location: East Howard Lane, Harris Branch Watershed
Owner/Applicant: Austin HB Residential Properties, Ltd. (John McCullough)
Agent: CSF Civil Group, LLC (Charles Steinman)
Request: Approval of Harris Branch Tract E-68 composed of 137 lots on 28.49 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 22. Final Plat - Resubdivision: C8J-2014-0143.0A - Amended Plat of Part of Lot 13 Hudson Bend Colony Section 3**
Location: 16200 East Lake Shore Drive, Lake Travis Watershed
Owner/Applicant: Fairport Asset Management (Michael McCarthy)
Agent: Ramsey Land Surveying (Bill Ramsey)
Request: Approval of the Amended Plat of Part of Lot 13 Hudson Bend Colony Section 3 composed of 2 lots on 4.869 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 23. Preliminary Plan: C8J-05-0236.03 - Cantarra Revised Preliminary**
Location: East Howard Lane, Gilleland Creek Watershed
Owner/Applicant: Compass Bank (Randell Livingston)
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of the Cantarra Revised Preliminary composed of 575 lots on 126.91 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #13-23;

Public hearing closed.

The motion to disapprove Items #13-23 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Gabriel Rojas were absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:17 p.m.