



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
August 5, 2014**

The Zoning & Platting Commission convened in a regular meeting on August 5, 2014 @ 505 Barton Springs Road, Austin, Texas 78704

Chair Betty Baker called the Board Meeting to order at 6:11 p.m.

Board Members in Attendance:

Betty Baker

Sean Compton

Jason Meeker

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 July 15, 2014.

The motion to approve the minutes from July 15, 2014 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 Rahm McDaniel were absent.

C. PUBLIC HEARINGS

1. Briefing/Update - Drinking Water Protection Zone (DWPZ) Discussion and Action:

Request: Briefing/Update - Discussion and action on Austin Water Utility presentation and update on new Drinking Water Protection Zone (DWPZ) Capital Improvement Projects (CIP).

Staff: Kristi Fenton, 512-972-0178, kristi.fenton@austintexas.gov;
Austin Water Utility Department

Public hearing closed.

The motion to recommend approval of the Drinking Water Protection Zone projects related to new water and wastewater plants, capital expansions, and growth-related projects to be included in the Austin Water Utility's 5-year Capital Improvement Program with final approval by City Council during the annual budget approval process, was made approved by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

2. **Rezoning:** **C14-2014-0095 - Pour House Pints and Pies**
Location: 11835 Jollyville Road, Walnut Creek Watershed
Owner/Applicant: Jollyville Holdings, LLC (Gregg Scott)
Agent: McLean & Howard (Jeffrey S. Howard)
Request: LO, SF-3, GR to GR-CO
Staff Rec.: **Recommendation of LO-CO for Tract 1 and GR-CO for Tract 2**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve GO-CO zoning for Tract 1 and GR-CO zoning for Tract 2, with a conditional overlay to prohibit the following use on Tract 2: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Exterminating Services, Pawn Shop Services, and Service Station. Both Tract 1 and 2 shall be limited to a maximum of 40 feet or 3 stories in height and the development intensity for the entire site shall be limited to less than 2,000 vehicle trips per day; motion was made by Commissioner Gabriel Rojas, Commissioner Patricia Seeger seconded the motion on a vote of 4-1; Commissioner Sean Compton voted against the motion (nay), Commissioners Cynthia Banks and Rahm McDaniel were absent.

- 3. 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 August 19, 2014**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to postpone to August 19, 2014 by request of the applicant was approved by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

- 4. 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 postpone to August 19, 2014 by request of the applicant and neighborhood was approved by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Cynthia Banks and Rahm McDaniel were absent.

- 5. Zoning: C14-2014-0107 - Fredrickson 1.5**
Location: 8410 Anderson Mill Road, Lake Creek Watershed
Owner/Applicant: Realty Restoration, LLC (David Davidson)
Agent: Bennett Consulting (Jim Bennett)
Request: I-RR to W/LO
Staff Rec.: **Recommendation of W/LO-CO, with conditons**
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 W/LO-CO with conditions, 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 Rahm McDaniel were absent.

- 6. Site Plan Extension: SP-98-0031C(XT5) - Park Central**
Location: 12345 North Lamar Blvd., Walnut Creek Watershed
Owner/Applicant: Koontz-McCombs 1, Ltd. & Cornerstone Austin Park Central 1, LP
Agent: Jerry L. Harris
Request: To approve a three-year extension to the current 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 Park Central site plan extension, 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 Rahm McDaniel were absent.

- 7. Final Plat without Preliminary: C8J-2013-0076.0A - Steiner Ranch Phase 2 Section 9 Replat of Block A Lot 1 & Block B Lot 1**
Location: 5925 Steiner Ranch Boulevard, Panther Hollow Watershed
Owner/Applicant: MU13 Investments (Luke Drolet)
Agent: Texas Engineering Solutions, LLC (Stephen Delgado, P.E.)
Request: Approval of the Steiner Ranch Phase 2 Section 9 Replat of Block A Lot 1 & Block B Lot 1; Resubdivision composed of 6 lots on 24.26 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 the Steiner Ranch Phase 2 Section 9 replat of Block A, Lot 1 & Block B Lot 1, 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 Rahm McDaniel were absent.

- 8. Resubdivision: C8-2014-0012.0A - Austin Korean Presbyterian Church Subdivision**
Location: 12311 Natures Bend, Walnut Creek Watershed
Owner/Applicant: Austin Korean Presbyterian Church (Roy M. Kim) / Springs at Walnut Creek H.O.A. (Richard Kunz)
Agent: Kimley-Horn (Robert J. Smith, P.E.)
Request: Approval of the resubdivision of unplatted property and an existing lot into a 2 lot subdivision on 27.386 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 Austin Korean Presbyterian Church Subdivision, 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 Rahm McDaniel were absent.

- 9. Final Plat: C8-2014-0129.0A - Ross Complex**
Location: 5501-1/2 Ross Road, Dry Creek East Watershed
Owner/Applicant: Equinox Power Systems, INC. (Daniel Wang)
Agent: Cuatro Consultants, Ltd. (Hugo Elizondo)
Request: Approval of the Ross Complex composed of 3 lot on 7.22 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 10. Final Plat without Preliminary: C8J-2014-0132.0 - State Farm Section Five**
Location: 9205 Amberglen Boulevard, Lake Creek Watershed
Owner/Applicant: Austin Jack, L.L.C. (Doug Hocker)
Agent: Bury + Partners, Inc (Jeffery Scott, P.E.)
Request: Approval of State Farm Section Five composed of 3 lots on a 22.583 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 11. Final Plat with Preliminary: C814-86-023.4A - Hidden Valley, Phase C, Lot 38**
Location: Coldwater Canyon Drive, Lake Austin Watershed
Owner/Applicant: Camelback Corporation (David Armbrust)
Agent: Armbrust & Brown, PLLC (David Armbrust)
Request: Approval of Hidden Valley, Phase C, Lot 38 composed of 1 lot on 1.209 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 12. Preliminary Plan:** **C8-2014-0136 - Beaver Creek Preliminary**
Location: 300 East Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: Sealy & Company (Michael Sealy)
Agent: Garrett-Ihnen Civil Engineers (Norma Divine)
Request: Approval of the Beaver Creek Preliminary composed of 175 lots on 59.25 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 13. Preliminary Plan - Revised Preliminary:** **C8J-2008-0168.01 - Entrada Revised Preliminary**
Location: Immanuel Road, Gilleland Creek Watershed
Owner/Applicant: HM Pfluger Ltd (Jay Hanna)
Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
Request: Approval of the Entrada Revised Preliminary composed of 720 lots on 241.1 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Final Plat with Preliminary:** **C8J-2011-0065.4A - Avana Phase 1, Section 3**
Location: Escarpment Boulevard, Bear Creek/Slaughter Creek-Barton Springs Zone Watershed
Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)
Agent: LJA Engineering & Surveying, Inc. (John Clark)
Request: Approval of Avana Phase 1, Section 3 composed of 81.03 lots on 17.466 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 15. Preliminary:** **C8J-2014-0138 - Cantarra II**
Location: 4600-4605 East Howard Lane, Gilleland Creek Watershed
Owner/Applicant: Ada Ellison
Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
Request: Approval of Cantarra II composed of 208 lots on 48.812 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 16. Final Plat - Resubdivision: C8-2014-0134.0A - Caswell Estates**
Location: 3336 Mount Bonnell Drive, Huck's Slough/Lake Austin Watershed
Owner/Applicant: Kenneth Kennedy Caswell Jr. and Claire Caswell Cunningham (Charles Quisenberry)
Agent: Wuest Group (Scott Wuest)
Request: Approval of Caswell Estates composed of 1 lot on 2.77 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 17. Preliminary: C8J-2014-0131 - Cebolla Creek**
Location: 12300 Twin Creek Drive, Onion Creek Watershed
Owner/Applicant: Royce Rippy
Agent: LJA Engineering & Surveying, Inc. (John Clark)
Request: Approval of Cebolla Creek composed of 201 lots on 70.846 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 18. Preliminary: C8-2014-0127 - Circle C Ranch Tract 8C**
Location: La Crosse Avenue, Slaughter Creek-Barton Springs Zone Watershed
Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)
Agent: LJA Engineering & Surveying, Inc. (John Clark)
Request: Approval of Circle C Ranch Tract 8C composed of 11 lots on 14.227 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 19. Final Plat with Preliminary: C8J-2013-0148.1A - Tipco Subdivision**
Location: 1750 Far Gallant Drive, Bee Creek Watershed
Owner/Applicant: Steven J Dell Trust (Mark Sikora)
Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
Request: Approval of the Tipco Subdivision composed of 24 lots on 85.27 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #9-19;

Public hearing closed.

The motion to disapprove Items #9-19 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 Rahm McDaniel were absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:35 p.m.