



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
September 16, 2014**

The Zoning & Platting Commission convened in a regular meeting on September 16, 2014 @ 505 Barton Springs Road, Austin, Texas 78704

Chair Betty Baker called the Board Meeting to order at 6:10 p.m.

Board Members in Attendance:

Betty Baker

Cynthia Banks

Sean Compton

Jackie Goodman

Rahm McDaniel

Gabriel Rojas

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 minutes from August 5, 2014 by request of the Zoning & Platting Commission was approved on the consent agenda by Commissioner Cynthia Banks, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

2. Approval of minutes from September 2, 2014.

The motion to postpone the minutes from September 2, 2014 by request of the Zoning & Platting Commission was approved on the consent agenda by Commissioner Cynthia Banks, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

C. PUBLIC HEARINGS

- 1. Code Revision: CodeNEXT Code Approach Alternatives and Annotated Outline**
Owner/Applicant: City of Austin - Planning & Development Review Department
Agent: Matt Dugan, Planning & Development Review Department
Request: Discussion and possible action on Code Approach Alternatives and Annotated Outline
Staff: Matt Dugan, 512-974-2725, matthew.dugan@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

Motion to recommend Approach Alternative 2 The Deep Clean to revise the Land Development Code was approved by Commissioner Rahm McDaniel, Commissioner Jackie Goodman seconded the motion on a vote of 5-1; Commissioner Gabriel Rojas voted against the motion (nay), Commissioner Patricia Seeger was absent.

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

- 3. 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 Pending**
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 staff was approved by Commissioner Cynthia Banks, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was 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

Public hearing closed.

The motion to approve staff's recommendation of SF-3 district zoning was approved by Commissioner Sean Compton, Commissioner Rahm McDaniel seconded the motion on a vote of 4-2; Commissioners Gabriel Rojas and Jackie Goodman voted against the motion (nay), Commissioner Patricia Seeger was absent.

- 5. Zoning and Rezoning: C14-2014-0118 - NL Land Holdings, Ltd.**
 Location: 9101-9201 South IH 35 Service Road Northbound, Onion Creek Watershed
 Owner/Applicant: NL Land Holdings, Ltd. (Jimmy Nassour)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: I-RR; CS-CO to MF-4, as amended
 Staff Rec.: **Recommendation of MF-4-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 of MF-4-CO with conditions was approved on the consent agenda by Commissioner Sean Compton, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 6. Rezoning: C814-2014-0110.SH - Colony Park Sustainable Community Initiative PUD**
 Location: Loyola Lane, Walnut Creek/Elm Creek/Decker Creek Watersheds
 Owner/Applicant: Austin Housing Finance Corporation (Sandra Harkins)
 Agent: Urban Design Group (Laura Toups)
 Request: SF-2, SF-3, and MF-2 to PUD
 Staff Rec.: **Recommended, with conditions**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for PUD with conditions was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 5-0-1; Commissioner Sean Compton abstained, Commissioner Patricia Seeger was absent.

- 7. Rezoning: C14-2014-0121 - Holt Cat South Austin**
 Location: 9200-9500 South IH-35 Service Road Northbound, Onion Creek Watershed
 Owner/Applicant: Holt Texas Ltd. (Anthony Shedrock)
 Agent: BEFCO Engineering, Inc. (Joseph Willrich, P.E.)
 Request: SF-2 to CS-CO, as amended
 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 of CS-CO as amended was approved on the consent agenda by Commissioner Sean Compton, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 8. Rezoning: C14-2014-0128 - The Vistas of Western Hills**
 Location: 2910 West William Cannon Drive, Williamson Creek Watershed-Barton Springs Zone
 Owner/Applicant: Umstatt Investments (James Umstatt)
 Agent: Garrett-Ihnen Civil Engineers, Inc. (Norma Raven Divine)
 Request: SF-2 to MF-2
 Staff Rec.: **Recommendation of MF-2-CO, with conditions; Postponement request by the Applicant to November 4, 2014**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

The motion to postpone to November 4, 2014 by request of the applicant was approved by Commissioner Cynthia Banks, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 9. 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 54.9 acres.
 Staff Rec.: **Recommended**
 Staff: Michael Hettenhausen, 512-854-7563, michael.hettenhausen@co.travis.tx.us; Single Office: Travis County/COA

Public hearing closed.

The motion to approve staff's recommendation for approval of Easton Park Section 1A Preliminary Plan was approved by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 10. Final Plat with Preliminary: C8J-2013-0222.1A - Easton Park Section 1A Final Plat**
- Location: 6975 McKinney Falls Parkway, Cottonmouth Creek Watershed
 Owner/Applicant: Carma Easton, LLC (Shaun Cranston)
 Agent: Peloton Land Solutions (Jonathan Fleming)
 Request: Approval of a final plat consisting of 194 total lots on 54.9 acres.
 Staff Rec.: **Recommended**
 Staff: Michael Hettenhausen, 512-854-7563, michael.hettenhausen@co.travis.tx.us;
 Single Office: Travis County/COA

Public hearing closed.
 The motion to approve staff’s recommendation for approval of Easton Park Section 1A Preliminary Plan was approved by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 11. Final Plat with Preliminary: C8J-2011-0065.3A - Avana Phase 1, Section 4**
- Location: Escarpment Boulevard, Bear Creek/Slaughter Creek Watersheds-Barton Springs Zone
 Owner/Applicant: Standard Pacific of Texas Inc. (John Bohnen)
 Agent: LJA Engineering and Surveying (John Clark)
 Request: Approval of Avana Phase 1, Section 4 composed of 0.78 acres of right-of-way
 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 Avana Phase 1, Section 4 was approved on the consent agenda by Commissioner Sean Compton, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 12. Final Plat with Preliminary: C8J-2012-0086.1A - Avana Phase 2, Section 1**
- Location: Escarpment Boulevard, Bear Creek/Slaughter Creek Watersheds-Barton Springs Zone
- Owner/Applicant: Standard Pacific of Texas Inc. (John Bohnen)
- Agent: LJA Engineering & Surveying Inc. (John Clark)
- Request: Approval of Avana Phase 2, Section 1 composed of 163 lots on 40.14 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 Avana Phase 2, Section 1 was approved on the consent agenda by Commissioner Sean Compton, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

- 13. Final Plat - Resubdivision: C8-2014-0163.0A - Elmwood Estates Replat Lot 12 Block E; Resubdivision**
- Location: 1103 Matthews Lane, South Boggy Creek Watershed
- Owner/Applicant: Matthews Lane LP (Amy Bernhard)
- Agent: ATS Engineers (Andrew Evans)
- Request: Approval of the Elmwood Estates Replat Lot 12 Block E; Resubdivision composed of 4 lots on 2.664 acres
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

- 14. Final Plat with Preliminary: C8J-03-0220.01.3A - The Woods of Greenshores Section 2**
- Location: Pearce Road, Lake Austin Watershed
- Owner/Applicant: Pk-Re, Inc. (Rusty Parker)
- Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
- Request: Approval of The Woods of Greenshores Section 2. The proposed plat is composed of 60 lots on 48.094 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

- 15. Final Plat - Amended Plat: C8J-2014-0166.0A - Bratton's Edge**
 Location: 15401-1/2 Long Vista Drive, Walnut Creek Watershed
 Owner/Applicant: Vista Business Park II, LTD (Mike Crockett)
 Agent: KBGE (Chad Kimbell)
 Request: Approval of Bratton's Edge. The proposed plat is composed of 1 lot on 5.048 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat - Previously Unplatted: C8J-2014-0171.0A - Three Points South Suidivision**
 Location: 15718 North IH 35 Service Road Southbound, Gilleland Creek Watershed
 Owner/Applicant: Coshena, Ltd. (Larry Niemann)
 Agent: Cunningham-Allen Inc. (Jana Rice)
 Request: Approval of Three Points South Subdivision composed of 4 lots on 7.318 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final Plat - Amended Plat: C8-2014-0170.0A - Park 35 II Subdivision Amended Plat of Lots 1 - 3**
 Location: 12101 North Lamar Boulevard, Walnut Creek Watershed
 Owner/Applicant: Crestmont Office Center (Jeffery S. Schwartz)
 Agent: Civile LLC (Larry Hanrahan)
 Request: Approval of the Park 35 II Subdivision Amended Plat of Lots 1 - 3 composed of 2 lots on 18.72 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Final Plat with Preliminary: C8-84-164.04(A)(92).6A - Circle C Ranch Tract 2B**
 Location: Edwardson Lane, Williamson Creek Watershed-Barton Springs Zone
 Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)
 Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
 Request: Approval of Circle C Ranch Tract 2B. The proposed plat is composed of 16 lots on 12.20 Acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

19. Final Plat: C8J-2014-0167.0A - Witt Subdivision
Location: 19320 Hog Eye Road, Lockwood Creek Watershed
Owner/Applicant: Jan Witt
Agent: Steve Wenzel
Request: Approval of the Witt Subdivision composed of 5 lots on 9.9 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #13-19;

The motion to disapprove Items #13-19 was approved on the consent agenda by Commissioner Sean Compton, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 8:40 p.m.