



ZONING & PLATTING COMMISSION

REGULAR MEETING MINUTES

November 18, 2014

The Zoning & Platting Commission convened in a regular meeting on November 18, 2014 @ 505 Barton Springs Road, Austin, Texas 78704

Chair Betty Baker called the Board Meeting to order at 6:20 p.m.

Board Members in Attendance:

Betty Baker
Cynthia Banks
Jackie Goodman
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 November 4, 2014.

The motion to approve the minutes from November 4, 2014 was approved by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sean Compton and Rahm McDaniel were absent.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2014-0161 - Brighton Gardens**
Location: 4323 Spicewood Springs Road, Shoal Creek Watershed
Owner/Applicant: Bluebonnet Land Investments Partnership, Ltd. (Randall Kemper)
Agent: Wes Peoples Homes, LLC (Kenneth Blaker)
Request: LR to LR-MU
Staff Rec.: **Recommended**
Staff: Tori Haase, 512-974-7691, tori.haase@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; Commissioners Sean Compton and Rahm McDaniel were 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 December 16, 2014 by request of staff was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Sean Compton and Rahm McDaniel were absent.

- 3. Zoning: C14-2014-0041 - New Tenant Project**
Location: 10300 Anderson Mill Road, Lake Creek Watershed
Owner/Applicant: FN Corporation (Neelam Jan)
Agent: Jim 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 December 16, 2014 by request of staff was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Sean Compton and Rahm McDaniel were absent.

- 4. Rezoning: C14-2014-0168 - Manchaca Storage**
Location: 9507 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: Laurelwood Business Park Group, Ltd. (Russel Moore)
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 district zoning, to change a condition of zoning, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sean Compton and Rahm McDaniel were absent.

- 5. Rezoning: C14-2014-0133 - Tuscany Way Rezoning**
Location: 9005 Tuscany Way, Walnut Creek Watershed
Owner/Applicant: Tan Min Ho
Agent: Thrower Designs (Ron Thrower)
Request: LI-CO to CS-1
Staff Rec.: **Recommended**
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 CS-1 district zoning with added conditions to prohibit adult oriented businesses and on-site consumption, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sean Compton and Rahm McDaniel were absent.

- 6. Rezoning: C14-2014-0136 - Cameron Apartments**
Location: 9201 Cameron Road, Little Walnut Creek Watershed
Owner/Applicant: FSI Cameron Crossing LP
Agent: Bill Faust
Request: LI to MF-5
Staff Rec.: **Postponement request by Applicant to January 6, 2015**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

The motion to postpone to January 6, 2014 by request of the applicant was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Sean Compton and Rahm McDaniel were absent.

- 7. Rezoning: C14-2014-0096 - Wildhorse Commercial Tract 1- (125.570 acres)**
 Location: 9701 E Parmer Lane, Gilleland Creek Watershed
 Owner/Applicant: Butler Family Partnership (Edward A. Butler)
 Agent: Drenner Group (Amanda Swor)
 Request: Tract 1: I-RR to CH, Tract 2: PUD to PUD [no changes], Tract 3: I-RR to CH
 Staff Rec.: **Postponement request by Staff to December 2, 2014**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

The motion to postpone to December 2, 2014 by request of staff was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Sean Compton and Rahm McDaniel were absent.

- 8. Rezoning: C14-2014-0158 - East Parke Residential**
 Location: 5601 Durango Pass, Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP, (Richard Maier)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: GR, LO, MF-3, SF-3 to SF-3
 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 SF-2-CO with conditions to prohibit duplexes and less than 2,000 vehicle trips per day, was approved by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sean Compton and Rahm McDaniel were absent.

- 9. Restrictive Covenant Amendment: C14-75-042(RCA1) - East Parke**
 Location: 5601 Durango Pass, Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP, (Richard Maier)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: To amend a public restrictive covenant.
 Staff Rec.: **Recommended**
 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 to amend a public restrictive covenant was approved by Commissioner Gabriel Rojas, Commissioner Patricia Seeger seconded the motion on a vote of 5-0; Commissioners Sean Compton and Rahm McDaniel were absent.

- 10. Restrictive Covenant Amendment:** **C14-75-042(RCA2) - East Parke**
 Location: 5601 Durango Pass, Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP, (Richard Maier)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: To amend a public restrictive covenant.
 Staff Rec.: **Recommended**
 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 to amend a public restrictive covenant was approved by Commissioner Gabriel Rojas, Commissioner Patricia Seeger seconded the motion on a vote of 5-0; Commissioners Sean Compton and Rahm McDaniel were absent.

- 11. Restrictive Covenant Termination:** **C14-75-042(RCT1) - East Parke**
 Location: 5601 Durango Pass, Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP, (Richard Maier)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: To terminate a public restrictive covenant.
 Staff Rec.: **Recommended**
 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 to terminate a public restrictive covenant was approved by Commissioner Gabriel Rojas, Commissioner Patricia Seeger seconded the motion on a vote of 5-0; Commissioners Sean Compton and Rahm McDaniel were absent.

- 12. Restrictive Covenant Amendment:** **C14-84-346(RCA1) - East Parke**
 Location: 5601 Durango Pass, Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP, (Richard Maier)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: To amend a public restrictive covenant.
 Staff Rec.: **Recommended**
 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 to amend a public restrictive covenant was approved by Commissioner Gabriel Rojas, Commissioner Patricia Seeger seconded the motion on a vote of 5-0; Commissioners Sean Compton and Rahm McDaniel were absent.

- 13. Restrictive Covenant Amendment:** **C14-84-346(RCA2) - East Parke**
 Location: 5601 Durango Pass, Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP, (Richard Maier)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: To amend a public restrictive covenant.
 Staff Rec.: **Recommended**
 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 to amend a public restrictive covenant was approved by Commissioner Gabriel Rojas, Commissioner Patricia Seeger seconded the motion on a vote of 5-0; Commissioners Sean Compton and Rahm McDaniel were absent.

- 14. Rezoning:** **C14-2014-0164 - DSHZ .46**
 Location: 1208 West Slaughter Lane, Slaughter Creek Watershed
 Owner/Applicant: DSHZ, Ltd. / Dawn Rush Dotson Mortgage Team (Zachary Dotson)
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: SF-2 to GO-MU
 Staff Rec.: **Postponement request by staff to December 2, 2014**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Planning and Development Review Department

The motion to postpone to December 2, 2014 by request of staff was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 5-0; Commissioner Sean Compton and Rahm McDaniel were absent.

- 15. Site Plan - Hill Country Roadway:** **SPC-2014-0039C - Lost Creek Views**
 Location: 1142 Lost Creek Blvd., Eanes Creek Watershed
 Owner/Applicant: Lippincott Capital Ltd. (Rob Lippincott)
 Agent: LOC Consultants (Sergio Lozano)
 Request: Approve a site plan within the Hill Country Roadway Corridor
 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 Lost Creek Views Hill Country Roadway was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sean Compton and Rahm McDaniel were absent.

- 16. Final Plat with Preliminary Plan: C8J-2007-0135.01.1A - Stoney Ridge Phase C, Section 2**
- Location: Ross Road, Dry Creek East Watershed
 Owner/Applicant: SR Development, Inc. (Bill Gurasich)
 Agent: Doucet & Associates Inc. (Davood Salek)
 Request: Approval of a final plat from an approved preliminary plan composed of 56 single-family lots on 9.69 acres.
- Staff Rec.: **Recommended**
 Staff: Jose Luis Arriaga, 512-854-7562, joe.arriaga@countytravistx.gov;
 Single Office: Travis County?City of Austin

Public hearing closed.

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

- 17. Preliminary Plan: C8-2014-0063 - Harrisglen Drive Extension Preliminary Plan**
- Location: 13826 Dessau Road, Harris Branch Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Kevin Pape)
 Agent: Gray Engineering, Inc (Steve J. Bertke, P.E.)
 Request: Approval of the Harrisglen Drive Extension preliminary plan composed of 1 lot on 0.9657 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 Harrisglen Drive Extension Preliminary Plan was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sean Compton and Rahm McDaniel were absent.

- 18. Final Plat with Preliminary: C8-2014-0063.1A - Harrisglen Drive Extension**
- Location: 13826 Dessau Road, Harris Branch Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Kevin Pape)
 Agent: Gray Engineering, Inc. (Steve J. Bertke, P.E.)
 Request: Approval of the Harrisglen Drive Extension composed of 1 lot on 0.9657 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 Harrisglen Drive Extension was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sean Compton and Rahm McDaniel were absent.

- 19. Final Plat - Amended Plat:** **C8-2014-0203.0A - Parmer Park Subdivision Resubdivision of Lot 1 Block A Amended Plat of Lot 1 through Lot 14 Block A**
 Location: 12127 Dessau Road, Harris Branch Watershed
 Owner/Applicant: Parmer Park LP (Keith Stone)
 Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of the Parmer Park Subdivision Resubdivision of Lot 1 Block A Amended Plat of Lot 1 through Lot 14 Block A composed of 14 lots on 41.355 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 20. Final Plat with Preliminary Plan:** **C8J-2014-0151..1A - The Woods of Greenshores Section 2**
 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 Greenshores Section 2 composed of 72.5 lots on 48.094 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 21. Final Plat with Preliminary Plan:** **C8J-04-0160.2A - Gilbert Lane Phase Two Final Plat**
 Location: Gilbert Road, Decker Creek Watershed
 Owner/Applicant: Gilbert Lane Investments, L.P. (John Lloyd)
 Agent: Murfee Engineering Company, Inc. (Ronee Gilbert)
 Request: Approval of the Gilbert Lane Phase Two Final Plat composed of 110 lots on 20.0689 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 22. Final Plat with Preliminary Plan:** **C8J-04-0160.3A - Gilbert Lane Phase Three Final Plat**
 Location: Gilbert Road, Decker Creek Watershed
 Owner/Applicant: Gilbert Lane Investments, L.P. (John Lloyd)
 Agent: Murfee Engineering Company, Inc. (Ronee Gilbert)
 Request: Approval of the Gilbert Lane Phase Three Final Plat composed of 102 lots on 23.0117 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 23. Final Plat - Previously Unplatted: C8-2014-0205.0A - MEK Subdivision**
 Location: MEK Drive, Bull Creek Watershed
 Owner/Applicant: Edythe Kruger Estate (Kathy Lindauer)
 Agent: The Moore Group (Jack Tobin)
 Request: Approval of the MEK Subdivision composed of 1 lot on 0.298 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 24. Final Plat - Resubdivision: C8-2014-0202.0A - Parmer North Section One Lots 1 & 2; Resubdivision of Lot 2A, Block "A"**
 Location: 301 West Howard Lane, Walnut Creek Watershed
 Owner/Applicant: Karlin Tech Ridge 301 (Matthew Schwab)
 Agent: Bury-Aus (Kristi English)
 Request: Approval of the Parmer North Section One Lots 1 & 2; Resubdivision of Lot 2A, Block "A" composed of 2 lots on 32.394 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 25. Preliminary Plan - Revised Preliminary: C8-2012-0049(R1) - Pioneer Hill**
 Location: Dessau Road, Walnut Creek Watershed
 Owner/Applicant: D.R. Horton (Kevin Pape)
 Agent: D.R. Horton (Kevin Pape)
 Request: Approval of Pioneer Hill composed of 695 lots on 268.94 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 26. Final Plat - Previously Unplatted: C8J-2014-0207.0A - James Subdivision**
 Location: 11604 Aus Tex Acres Lane, Gilleland Creek Watershed
 Owner/Applicant: James Iris
 Agent: Capitol Drafting & Design (Alberto Alaniz)
 Request: Approval of the James Subdivision composed of 2.827 acres on 1 lot.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

27. Preliminary Plan: C8-2014-0208 - Pearson Place Section Six
Location: Iveans Way, Gilleland Creek Watershed
Owner/Applicant: Century Land Holdings II (Kevin Fleming)
Agent: CSF Civil Group (James M. Cook)
Request: Approval of Pearson Place Section Six composed of 56 lots on 35.62 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

28. Final Plat - C8-2014-0212.0A - Northwest Estates, Section 2; Amended Plat
Amended Plat:
Location: 4300 Cliffwood Circle, Bull Creek Watershed
Owner/Applicant: Daniel X. O'Donnell
Agent: Tom Groll Engineering (Tom Groll)
Request: Approval of the Northwest Estates, Section 2; Amended Plat composed of 2 lots on 0.464 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #19-28;

Public hearing closed.

The motion to disapprove Items #19-28 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Sean Compton and Rahm McDaniel were absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:13 p.m.