



ZONING & PLATTING COMMISSION

REGULAR MEETING MINUTES

December 16, 2014

The Zoning & Platting Commission convened in a regular meeting on December 16, 2014 @ 301 W. 2nd Street Austin, TX 78701

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
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 December 2, 2014.

The motion to approve the minutes from December 2, 2014 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 5-0-1; Commissioner Gabriel Rojas abstained, Commissioner Rahm McDaniel was 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 indefinitely by the request of staff was approved by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 2. 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.: **Recommended w/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 LR-CO was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 3. Rezoning: C814-2014-0120 - Austin Oaks PUD**
Location: 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, and 3737
Executive Center Drive and 7601, 7718 and 7719 Wood Hollow Drive,
Shoal Creek Watershed
Owner/Applicant: Twelve Lakes LLC (Jon Ruff)
Agent: Drenner Group (Amanda Swor)
Request: SF-3, LO, LR, and GR to PUD
Staff Rec.: **Recommendation Pending; Indefinite Postponement Requested by Staff**
Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov;
Planning and Development Review Department

The motion to approve an indefinite postponement by request of staff with a status report back to the Commission on February 17th, was approved by Commissioner Sean Compton, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 4. Rezoning: C814-04-0187.02.SH - Goodnight Ranch PUD - 2nd Amendment**
 Location: East side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed
 Owner/Applicant: Austin Goodnight Ranch L.P. (David C. Mahn)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: PUD to PUD, to change conditions of zoning
 Staff Rec.: **Request for indefinite postponement by the Staff**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Planning and Development Review Department

The motion to postpone indefinitely by the request of staff was approved by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 5-0-1; Commissioner Sean Compton seconded the postponed cases voting but abstained from this case; Commissioner Rahm McDaniel was absent.

- 5. 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.: **Recommendation of LO-MU-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 LO-MU-CO with conditions was approved by Commissioner Cynthia Banks, Commissioner Gabriel Rojas seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 6. Zoning: C14-2014-0175A - Scott Airport Parking**
 Location: 2426 Cardinal Loop, Colorado River Watershed
 Owner/Applicant: City of Austin - Aviation Department (Jim Smith)
 Agent: Scott Airport Parking, LLC (Chris Von Dohlen)
 Request: I-RR to AV
 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 AV zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 7. Rezoning: C14-2014-0175B - Scott Airport Parking**
 Location: 2411 and 2419 Cardinal Loop; 2525 East State Highway 71 Westbound, Colorado River Watershed
 Owner/Applicant: City of Austin - Aviation Department (Jim Smith)
 Agent: Scott Airport Parking, LLC (Chris Von Dohlen)
 Request: RR; GR-CO to AV
 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 AV zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 8. Zoning and Rezoning: C14-2014-0096 - Wildhorse Commercial Tract 1 - (125.570 acres)**
 Location: 9701 East 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.: **Recommendation Pending; Postponement request by Staff to January 20, 2014**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

The motion to postpone to January 20, 2015 by request of staff was approved by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 9. Rezoning: C14-2014-0179 - Copperfield IV**
 Location: 1312-1/2 East Parmer Lane, Walnut Creek Watershed
 Owner/Applicant: Rodgers D. Wilson
 Agent: RJ Madden, Inc. (Amy Torres)
 Request: DR to MF-2
 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 MF-2 zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 10. Rezoning: C14-2014-0178 - 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 LO
 Staff Rec.: **Recommendation of LO-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 LO-CO zoning, with the following added conditions: 1) make Administrative and Business Offices, Medical Offices-exceeding 5000 sq. ft. gross floor area, Medical Offices-not exceeding 5000 sq. ft. of gross floor area and Professional Office conditional uses on the site, 2) limit the height to 35 feet or 2 stories and 3) and limit the development intensity to less than 500 vehicle trips per day; motion was made by Commissioner Gabriel Rojas, Commissioner Patricia Seeger seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 11. Site Plan - Conditional Use site plan: SPC-2014-0171C - Greyrock Ridge Amenity Center (w/resub of SP-2013-0171C)**
 Location: 12500 Archeleta Blvd., Slaughter Creek Watershed
 Owner/Applicant: HM Grey Rock Ridge Development Inc. (Blake Magee)
 Agent: LJA Engineering Inc. (Lauren Powell)
 Request: Request approval of a conditional use site plan.
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov;
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of a conditional use permit was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 12. Final Plat with Preliminary Plan:** **C8J-2008-56.6A - Pearson Place Neenah Avenue Subdivision**
 Location: Intersection of Neenah Ave. and Pearson Ranch Rd., Lake Creek Watershed
 Owner/Applicant: Northwood Avery Ranch Owner's Assoc. Inc.
 Agent: CSF Civil Group, LLC (Christine Potts)
 Request: Approval of one lot composed of 3.370 acres
 Staff Rec.: **Recommended**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Pearson Place Neenah Avenue Subdivision was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 13. Final Plat without Preliminary (Variance Only):** **C8-2014-0011.0A - Ellis Oaks Subdivision**
 Location: 7208 Cooper Lane, South Boggy Creek Watershed
 Owner/Applicant: Tom Ellis
 Agent: Jim Bennett Consulting (Jim Bennett / Hector Avila)
 Request: Variance request from the Land Development Code Section 25-4-151 Street Alignment and Connectivity. The applicant is proposing to not extend Lenora Street through the proposed subdivision.
 Staff Rec.: **Not Recommended**
 Staff: Caleb Gutshall / Cesar Zavala, 512-974-6420 / 512-974-3404, caleb.gutshall@austintexas.gov; / cesar.zavala@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of Ellis Oaks Subdivision was approved by Commissioner Gabriel Rojas, Commissioner Jackie Goodman seconded the motion on a vote of 4-2; Commissioner Cynthia Banks and Patricia Seeger voted against the motion (nay), Commissioner Rahm McDaniel was absent.

- 14. Final Plat:** **C8J-2014-0232.0A - Cedar Paw Ranch**
 Location: 10570 Signal Hill Road, Bear Creek Watershed
 Owner/Applicant: Joel & Kathy McColl
 Agent: Thomposon Land Eng. (Mark Roeder)
 Request: Approval of Cedar Paw Ranch composed of 2 lots on 30.042 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 15. Final Plat - Resubdivision: C8-2014-0236.0A - Ridgewood Village, Section One Lot 29A and Lots 29, 31 & 32; Resubdivision**
 Location: 400 Ridgewood Road, Lady Bird Lake Watershed
 Owner/Applicant: George Rodenbusch
 Agent: Southwest Engineers (Chris Dringenberg)
 Request: Approval of Ridgewood Village, Section One Lot 29A and Lots 29, 31 & 32; Resubdivision composed of 2 lots on 0.322 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat with Preliminary Plan: C8-2014-0239.0A - 11300 Lakeline Boulevard Tract (Fair Notice Review Only)**
 Location: 11300-1/2 Lakeline Boulevard, Lake Creek Watershed
 Owner/Applicant: Hartman Family Revocable Trust (Douglas Harman)
 Agent: Big Red Dog Engineering (Kaitlin Redmon)
 Request: Approval of the 11300 Lakeline Boulevard Tract (Fair Notice Review Only) composed of 1 lot on 21.81 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Preliminary Plan: C8-2014-0238 - Ballantyne Subdivision**
 Location: 800-1/2 West Wells Branch Parkway, Harris Branch Watershed
 Owner/Applicant: Finley Company (Tim Finley)
 Agent: Jones and Carter (Gemsong Ryan, P.E.)
 Request: Approval of the Ballantyne Subdivision composed of 426 lots on 43.69 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Final Plat - Resubdivision: C8-2014-0230.0A - Davis Subdivision**
 Location: 3607 Pinnacle Road, Eanes Creek Watershed
 Owner/Applicant: Robert Davis
 Agent: Urban Design Group (Don Sanson)
 Request: Approval of the Davis Subdivision composed of 2 lots on 3.13 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 19. Final Plat - Previously Unplatted: C8J-2014-0228.0A - Live Oak Subdivision**
 Location: 12410 Fitzhugh Road, Barton Creek Watershed-Barton Springs Zone
 Owner/Applicant: PO Box 516 (Toby Brewster)
 Agent: Thonhoff Consulting Engineers, Inc. (Robert Thonhoff, Jr.)
 Request: Approval of the Live Oak Subdivision composed of 1 lot on 1.012 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 20. Final Plat - Amended Plat: C8-2014-0234.0A - Thornbury II Section Four Block C Lots 14-16 Block G Lots 38-42 & Lot 45; Amended Plat**
 Location: 6425 Minnoch Lane, Decker Creek Watershed
 Owner/Applicant: Lakeside Engineers (Chris Ruiz)
 Agent: KB Home Lone Star, LP (John Zinsmeyer)
 Request: Approval of the Thornbury II Section Four Block C Lots 14-16 Block G Lots 38-42 & Lot 45; Amended Plat composed of 10 lots on 1.416 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Public hearing closed.

Items #14-20;

The motion to disapprove Items #14-20, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Rahm McDaniel was absent.

- 21. Preliminary Plan: C8-2014-0231 - Loma Verde**
 Location: 6400 Colton Bluff Springs Road, Marble Creek/Cottonmouth Creek Watersheds
 Owner/Applicant: Colton Bluff, LLC (Grady Collins)
 Agent: Continental Homes (Tom Anker)
 Request: Approval of Loma Verde composed of 596 lots on 117.68 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Public hearing closed.

The motion to disapprove Item #21 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the consent agenda but abstained from this case, motion carried on a vote of 5-0-1; Commissioner Sean Compton abstained, Commissioner Rahm McDaniel was absent.

22. Final Plat without Preliminary: C8J-2014-0229.0A - Neuse Subdivision

Location: 8507 Cuesta Court, West Bull Creek Watershed
Owner/Applicant: Douglas M. Nuese
Agent: I.T. Gonzalez Engineers (Bill Graham)
Request: Approval of the Neuse Subdivision composed of 1 lot on 2.105 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Public hearing closed.

The motion to disapprove Items #22 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Sean Compton 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 8:18 p.m.