



## ZONING & PLATTING COMMISSION

### REGULAR MEETING MINUTES

January 6, 2015

The Zoning & Platting Commission convened in a regular meeting on January 6, 2015 @ 505 Barton Springs Road, Austin, TX 78704

Chair Betty Baker called the Board Meeting to order at 6:06 p.m.

Board Members in Attendance:

Betty Baker  
Cynthia Banks  
Sean Compton  
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 December 16, 2014.

The motion to approve the minutes from December 16, 2014 was approved on the consent agenda by Commissioner Sean Compton, Commissioner Gabriel Rojas seconded the motion on a vote of 4-0-1; Commissioner Rahm McDaniel abstained, Commissioner Jackie Goodman and Patricia Seeger were absent.

## C. PUBLIC HEARINGS

### 1. **Zoning Site Plan Revision and Variance:** **C14-83-224(R1) - The Pinnacle at Great Hills**

Location: 5717 Lost Horizon Drive, Bull Creek Watershed  
Owner/Applicant: CMST Development LLC (Mike Wilson)  
Agent: Garrett-Ihnen Engineering, Inc. (Steve Ihnen)  
Request: Revision of a zoning site plan and variance to allow driveway construction on a slope greater than 25 percent to areas of slope not less than 25 percent. Lake Austin Watershed Ordinance Section 29-55.3(a)(1).  
Staff Rec.: **Recommended**  
Staff: Jim Dymkowski, 512-974-2707, [james.dymkowski@AustinTexas.gov](mailto:james.dymkowski@AustinTexas.gov); Michael Simmons-Smith, 974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for a zoning site plan revision and variance for The Pinnacle at Great Hills was approved on the consent agenda by Commissioner Sean Compton, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Jackie Goodman were absent.

### 2. **Zoning:** **C14-2014-0174 - Thomas Cook Roofing**

Location: 502 Thompson Lane, Carson Creek Watershed  
Owner/Applicant: Thomas Lynn Cook; Jana Marie Cook  
Agent: Enable Design (DeVon Wood)  
Request: I-SF-2 to CS  
Staff Rec.: **Recommendation of CS-CO, with conditions**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for CS-CO with added condition to prohibit adult oriented businesses was approved by Commissioner Sean Compton, Commissioner Rahm McDaniel seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Jackie Goodman were absent.

- 3. Rezoning: C14-2014-0189 - Tranquilo Trail Park**  
Location: 2015 Tranquilo Trail, Onion Creek Watershed  
Owner/Applicant: Los Jardines HOA c/o Goodwin Management (Pat Houston)  
Agent: Vincent Gerard & Associates, Inc. (Vince Huebinger)  
Request: SF-4A to P  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to January 20, 2015 by request of the applicant was approved by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Jackie Goodman were absent.

- 4. 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.: **Recommendation Pending; Postponement request by applicant to January 20, 2015.**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)  
Planning and Development Review Department

The motion to postpone to January 20, 2015 by request of the applicant was approved by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Jackie Goodman were absent.

- 5. Rezoning: C14-2014-0190 - Songhai at Westgate**  
Location: 8700 West Gate Boulevard, South Boggy Creek Watershed  
Owner/Applicant: Songhai Development Company, LLC (Cherno Njie)  
Agent: Drenner Group (John Donisi)  
Request: MF-2-CO to MF-4-CO  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to January 20, 2015 by request of the applicant was approved by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Jackie Goodman were absent.

- 6. Final Plat with Preliminary: C8-85-104.1A - Scofield Farms Phase Three, Section Two**
- Location: 13108 Wingate Way, Walnut Creek Watershed  
 Owner/Applicant: James E. McCam  
 Agent: Hanrahan-Pritchard Engineering (Stephen R. Jamison)  
 Request: Approval of the Scofield Farms Phase Three, Section Three composed of 49 lots on 10.079.
- Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Scofield Farms Phase Three, Section Two, was approved on the consent agenda by Commissioner Sean Compton, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Jackie Goodman were absent.

- 7. Final Plat: C8J-2014-0079.0A - Resubdivision of Lot 5, Silver Spur Ranchettes Section 3, and a portion of Lot 1, Silver Spur Ranchettes Section 1**
- Location: 12119 W. US 290 Hwy, Barton Creek/Bear Creek Watershed  
 Owner/Applicant: Robert L. & Dorothy S. Rotter  
 Agent: Bury, Inc. (Jonathan R. Neslund)  
 Request: Approval of a resubdivision namely, Resubdivision of Lot 5, Silver Spur Ranchettes Section 3, and a portion of Lot 1, Silver Spur Ranchettes Section 1 along with some unplatted land. The proposed plat is composed of 1 lot on 60.609 acres.
- Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, [Sylvia.Limon@AustinTexas.gov](mailto:Sylvia.Limon@AustinTexas.gov); Planning and Development Review Department

The motion to postpone to February 3, 2015 by request of staff was approved by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 5-0; Commissioners Patricia Seeger and Jackie Goodman were absent.

- 8. Final Plat - Amended Plat: C8-2014-0242.0A - Avery Ranch Commercial Southeast**
- Location: 10526 West Parmer Lane, Williamson Creek Watershed  
 Owner/Applicant: WSP Development #6 (Greg Herman)  
 Agent: Austin Civil Engineering, Inc. (Hunter Shadburne)  
 Request: Approval of the Avery Ranch Commercial Southeast composed of 2 lots on 3.191 acres.
- Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

**9. Final Plat - Amended Plat: C8J-2014-0245.0A - ACE Hardwood**  
Location: 9313 Circle Drive, Slaughter Creek Watershed-Barton Springs Zone  
Owner/Applicant: ACE Hardwood (Mark Szeneri)  
Agent: Thompson Land Engineering, LLC (Mark Roeder)  
Request: Approval of ACE Hardwood composed of 1 lot on 5.005 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**10. Final Plat with Preliminary: C8J-00-2074.01.9A - Briarcreek Subdivision Section 6C**  
Location: Blake Manor Road, Wilbarger Creek Watershed  
Owner/Applicant: Bell/Nash Ltd. (Dick Rathgeber)  
Agent: Hanrahan-Pritchard Engineering, Inc. (Ron Pritchard)  
Request: Approval of Briarcreek Subdivision Section 6C composed of 103 lots on 22.56 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Public hearing closed.

Items #8-10;

The motion to disapprove Items #8-10 was approved on the consent agenda by Commissioner Sean Compton, Commissioner Gabriel Rojas seconded the motion on a vote of 5-0; Commissioners Jackie Goodman and Patricia Seeger were absent.

#### **D. NEW BUSINESS**

#### **E. ADJOURN**

**Chair Betty Baker adjourned the meeting without objection at 6:33 p.m.**