



**REGULAR MEETING
MINUTES**

**ZONING & PLATTING COMMISSION
February 17, 2015**

The Zoning & Platting Commission convened in a regular meeting on February 17, 2015 @ 301 W. 2nd Street, Austin, TX 78701

Chair Betty Baker called the Commission Meeting to order at 6:08 p.m.

Board Members in Attendance:

**Betty Baker
Cynthia Banks
Sean Compton
Jackie Goodman
Rahm McDaniel
Gabriel Rojas
Patricia Seeger – Vice-Chair**

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 February 3, 2015.

The motion to approve the minutes from February 3, 2015 with amendments made by Commissioner Sean Compton, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Jackie Goodman arrived late and was off the dais.

C. PUBLIC HEARINGS

1. **Briefing on the status of:** **C814-2014-0120 - Austin Oaks PUD**
Location: 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, 3737 Executive Center Drive; 7601, 7718 and 7719 Wood Hollow Drive, Shoal Creek Watershed
Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov; Planning and Development Review Department

Briefing given by Jerry Rusthoven; request made to have another update on the April 7, 2015 agenda.

2. **Rezoning:** **C14-2014-0199 - Lakeline Plaza-Total Wine & More**
Location: 11066 Pecan Park Boulevard, Lake Creek Watershed
Owner/Applicant: Nathen-Jeffrey LLC & Jefan Trust
Agent: Armbrust & Brown (Eric deYoung)
Request: CS to CS-1
Staff Rec.: **Recommendation of CS-1-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 for CS-1-CO district zoning was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Jackie Goodman was off the dais.

3. **Rezoning:** **C14-2014-0136 - Cameron Apartments**
Location: 9201 Cameron Road, Little Walnut Creek Watershed
Owner/Applicant: FSI Cameron Crossing LP
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: LI to MF-5
Staff Rec.: **Not Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

The motion to postpone to March 3, 2015 by request of the applicant was approved by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Jackie Goodman was off the dais.

- 4. 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**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

The motion to postpone to March 17, 2015 by request of staff was approved by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Jackie Goodman was off the dais.

- 5. Rezoning: C14-2015-0007 - Alice Mae Rezoning**
Location: 9500 Alice Mae Lane, Slaughter Creek Watershed
Owner/Applicant: SP Meadows West, Ltd. (David Roche)
Agent: Armbrust & Brown (Richard T. Suttle, Jr.)
Request: GR-CO to GR-MU-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

The motion to postpone to March 3, 2015 by request of the neighborhood was approved by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Jackie Goodman was off the dais.

- 6. 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.: **Recommended with 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 GR district zoning with added condition of a public restrictive covenant was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Jackie Goodman as off the dais.

- 7. Final Plat with Preliminary: C8J-2011-0065.4A - Avana Phase 1, Section 3**
- Location: Escarpment Boulevard, Bear Creek/Slaughter Creek Watersheds-Barton Springs Zone
- 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 20 lots on 17.466 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 I, Section 3 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Jackie Goodman was off the dais.

- 8. Final Plat without Preliminary - Variance Only: C8-2013-0177.0A - Tabrizi Subdivision**
- Location: 4316 Far West Boulevard, Bull Creek Watershed
- Owner/Applicant: Ali Tabrizi
- Agent: Bennett Consulting (Jim Bennett)
- Request: Approve Variances: (1) LDC 25-8-302(A)(1) – To allow the construction of a building on a slope greater than 25%. (2) LDC 25-8-301 – To allow the construction of a driveway on a slope greater than 15%. (3) LDC 25-8-281(C)(1)(a) – To allow for the reduction of the buffer zone established around a critical environmental feature from the code required 150 feet to the following: CEF(Seep) to 75 feet. (4) LDC 25-8-423(B)(1) – To allow impervious cover greater than 30% of the net site area (.0072 acres/313 square feet) allowed in a Water Supply Suburban watershed not to exceed 293% (.0702 acres/3,058 square feet).
- Staff Rec.: **Not Recommended**
- Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Jim Dymkowski, 512-974-28975, james.dymkowski@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for variances only for Tabrizi Subdivision was approved by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 7-0.

- 9. Final Plat - Previously Unplatted: C8J-2015-0010.0A - 12410 Fitzhugh Road**
 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., P.E.)
 Request: Approval of 12410 Fitzhugh Road composed of 1 lot on 1.012 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Final Plat - Resubdivision: C8-2015-0007.0A - Westwood Fields**
 Location: 1200 West Slaughter Lane, Slaughter Creek Watershed
 Owner/Applicant: Becky Walker
 Agent: Andrew Gates
 Request: Approval of Westwood Fields composed of 2 lots on 0.8563 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Final Plat - Resubdivision: C8-2015-0015.0A - Cameron Acres Portion of Lot 8; Resubdivision**
 Location: 1711 Future Drive, Little Walnut Creek Watershed
 Owner/Applicant: Maria & Jaimes Urbina
 Agent: Hector L. Avila
 Request: Approval of Cameron Acres Portion of Lot 8; Resubdivision composed of 2 lots on 0.66 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 12. Preliminary Plan: C8-2015-0012 - Equinox East**
 Location: 8515-1/2 East Parmer Lane, Gilleland Creek Watershed
 Owner/Applicant: Austin HB Residential Properties, Ltd. (John McCullough)
 Agent: CSF Civil Group (Charles Steinman)
 Request: Approval of Equinox East composed of 19 lots on 116.34 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat with Preliminary: C8J-00-2074.01.1A - Blake Manor Road**
 Location: Blake Manor Road, Wilbarger Creek Watershed
 Owner/Applicant: Bell/Nash Ltd. (Dick Rathgeber)
 Agent: Hanrahan-Pritchard Engineering Inc. (Ron Pritchard)
 Request: Approval of the Blake Manor Road composed of 103 lots on 22.56 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 14. Final Plat - Amended Plat: C8-2015-0011.0A - St. Tropez PUD Lots 48, 49, and 50; Amended Plat**
 Location: 2004 Rue de St. Tropez, Bee Creek Watershed
 Owner/Applicant: Jair Gonzalez
 Agent: Jair Gonzalez
 Request: Approval of the St. Tropez PUD Lots 48, 49, and 50; Amended Plat composed of 2 lots on 0.172 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat - Amended Plat: C8-2015-0009.0A - Parmer North Business Park Sector 6**
 Location: 13201 McAllen Pass, Walnut Creek Watershed
 Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)
 Agent: BURY-AUS INC. (Jonah Mankovsky)
 Request: Approval of the Parmer North Business Park Sector 6 composed of 3 lots on 41.839 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #9-15;

Public hearing closed.

The motion to disapprove Items #9-15 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Jackie Goodman was off the dais.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:30 p.m.