



**REGULAR MEETING
MINUTES**

**ZONING & PLATTING COMMISSION
March 3, 2015**

The Zoning & Platting Commission convened in a regular meeting on March 3, 2015 @ 301 W. 2nd Street, Austin, TX 78701

Chair Betty Baker called the Commission Meeting to order at 6:16 p.m.

Board Members in Attendance:

**Betty Baker
Cynthia Banks
Sean Compton
Jackie Goodman
Rahm McDaniel
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 17, 2015.

The motion to approve the minutes from February 17, 2015 was approved on the consent agenda by Commissioner Rahm McDaniel, Chair Betty Baker seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

C. PUBLIC HEARINGS

- 1. Zoning: C14-2014-0167 - Cantarra Mixed Use**
Location: 13007 Cantarra Drive, Harris Branch, District 1
Owner/Applicant: Michael Jeter
Agent: Alice Glasco Consulting (Alice Glasco)
Request: I-SF-4A to LR-MU
Staff Rec.: **Recommendation of LR-MU-CO zoning, 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 of LR-MU-CO district zoning with conditions and prohibiting off-site accessory parking, was approved by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 2. Rezoning: C14-2015-0007 - Alice Mae Rezoning**
Location: 9500 Alice Mae Lane, Slaughter Creek, District 5
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

Public hearing closed.

The motion to approve staff's recommendation of GR-MU-CO with additional conditional overlays of: 1) Maximum of 166 dwelling units; 2) to prohibit alternative financial services, automotive sales, bail bond services, funeral services and exterminating services; was approved by Commissioner Patricia Seeger, Commissioner Jackie Goodman seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 3. Zoning: C14-2015-0013 - 2363 Seventy One**
Location: 2363 East State Highway 71 Westbound, Colorado River, District 2
Owner/Applicant: Mohammad Mokri & Javad Oskouipour
Agent: Paul E. Kennedy
Request: I-RR to CS
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 zoning was approved by Commissioner Patricia Seeger, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 4. Rezoning: C14-2014-0136 - Cameron Apartments**
 Location: 9201 Cameron Road, Little Walnut Creek, District 1
 Owner/Applicant: FSI Cameron Crossing LP (Philip Capron)
 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

Public hearing closed.

1st Motion: Motion made to approve CS-MU-CO with a 2000 vehicle trip limit was made by Commissioner Patricia Seeger, Chair Betty Baker seconded the motion....

2nd Motion (Substitute): Motion made to approve the applicant’s request of MF-5-CO district zoning with 2000 vehicle trip limit was made by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 3-3; MOTION FAILED.

3rd Motion (going back to Motion 1): Motion made to approve CS-MU-CO with 2000 vehicle trip limit and a maximum of 310 units, was approved by Commissioner Patricia Seeger, Chair Betty Baker seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

** Vice-Chair Patricia Seeger will attend the City Council meeting for this case to address any questions in regards to ZAP’s recommendation.

- 5. Final Plat out of Approved Preliminary: C8-85-086.02.10A - Springfield Section 7**
 Location: McKinney Falls Parkway (at Janes Ranch Rd.), Onion/Marble Creek
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
 Agent: Pape-Dawson Engineers (Dustin Goss)
 Request: Approve a final plat out of an approved preliminary for 107 lots on 31.884 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
 Planning and Development Review Department

The motion to postpone to April 7, 2015 by request of the applicant was approved by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

6. **Preliminary Plan:** **C8J-2015-0021 - Easton Park Section 1C**
 Location: 7708 Colton Bluff Springs Road, Cottonmouth Creek District
 Owner/Applicant: Carma Easton, LLC (Scott Rogers)
 Agent: Peloton Land Solutions (Jonathan Fleming)
 Request: Approval of the Easton Park Section 1C composed of 132 lots on 44.56 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
7. **Final Plat with Preliminary:** **C8J-2015-0021.1A - Easton Park Section 1C**
 Location: 7708 Colton Bluff Springs Road, Cottonmouth Creek District
 Owner/Applicant: Carma Easton, LLC (Scott Rogers)
 Agent: Peloton Land Solutions (Jonathan Fleming)
 Request: Approval of the Easton Park Section 1C composed of 126 lots on 42.57 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
8. **Final Plat:** **C8J-2015-0025.0A - Sommerfeld Commercial**
 Location: 2000 Ferguson Lane, Walnut Creek District
 Owner/Applicant: Marvin Sommerfeld
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of Sommerfeld Commercial composed of 1 lot on 3.30 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
9. **Preliminary Plan - Revised Preliminary:** **C8-95-0208.02 - Metrotech Preliminary Plan - Revision #2**
 Location: North IH 35 Service Road Northbound, Walnut Creek District
 Owner/Applicant: Tech Ridge Phase IV (Paul Juarez)
 Agent: Tech Ridge Phase IV (Gina Diehl)
 Request: Approval of the Metrotech Preliminary Plan - Revision #2 composed of 3 lots on 11.91 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

10. Final Plat with Preliminary: C8-2014-0177.1A - East Parke Subdivision
Location: 5002-1/2 Purple Sage Drive, Walnut Creek District
Owner/Applicant: Pape-Dawson Engineering (Dustin Goss)
Agent: Gray Engineering (Steve J. Bertke, P.E.)
Request: Approval of the East Parke Subdivision composed of 130 lots on 37.46 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

11. Final Plat - Previously Unplatted: C8-2015-0024.0A - Genesis Subdivision
Location: 4410 East William Cannon Drive, Williamson Creek District
Owner/Applicant: Daniel Garcia
Agent: Genesis 1 Engineering Company
Request: Approval of the 4410 E. William Cannon Drive composed of 1 lot on 0.835 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #6-11;
Public hearing closed.

The motion to disapprove Items #6-11 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Rahm McDaniel seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 8:15 p.m.