



**REGULAR MEETING
MINUTES**

**ZONING & PLATTING COMMISSION
April 21, 2015**

The Zoning & Platting Commission convened in a regular meeting on April 21, 2015 @ 301 W. 2nd Street, Austin, TX 78701

Chair Betty Baker called the Commission Meeting to order at 6:09 p.m.

Board Members in Attendance:

**Betty Baker - Chair
Cynthia Banks
Jackie Goodman
Rahm McDaniel
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 April 7, 2015.

The motion to approve the minutes from April 7, 2015 was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote 5-0-1; Chair Betty Baker abstained, Commissioner Sean Compton was absent.

C. PUBLIC HEARINGS

1. **Rezoning:** **C14-2015-0031.SH - Azul 620; District 6**
Location: 11411 North FM 620 Road, Bull Creek Watershed
Owner/Applicant: Judy and Fred Helms, Kathy and Donald Gross
Agent: DMA Development Company, LLC (Janine Sisak)
Request: DR to MF-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department

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

2. **Zoning:** **C14-2014-0033 - Park at Wellspoint; District 7**
Location: 1300 West Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: River City Partners, Ltd. (GW Broesche)
Agent: LJA Engineering, Inc. (Michael Chapa, P.E.)
Request: I-RR to SF-6
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation of SF-6 district zoning with a 2000 vehicle trip limit was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

3. **Rezoning:** **C14-2014-0035 - 10810 Spicewood Parkway Rezoning Request; District 6**
Location: 10810 Spicewood Parkway, Bull Creek Watershed
Owner/Applicant: Michael W. Wilson
Request: SF-1 to SF-2
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation of SF-2 district zoning was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 4. Zoning: C14-2014-0036 - Secured Climate Storage; District 6**
 Location: 9311 North FM 620 Road, Bull Creek Watershed
 Owner/Applicant: CSP Asset 1, LLC (James R. Carpenter)
 Agent: Richard Mathias
 Request: I-RR to CS
 Staff Rec.: **Recommendation of CS-CO**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
 Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation of CS-CO district zoning including no adult oriented businesses and bail bond services was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 5. Zoning: C14-2015-0037 - Coelho Living Trust; District 6**
 Location: 5833 River Place Boulevard, Panther Hollow and West Bull Creek Watersheds
 Owner/Applicant: Trustees of The Coelho Living Trust (Michael and Ashley Coelho)
 Agent: Moncada Consulting (Phil Moncada)
 Request: I-RR to SF-2
 Staff Rec.: **Recommended**
 Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov;
 Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation of SF-2 district zoning was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 6. Site Plan - Environmental Variance: SP-2014-0144D - 70 Pascal Lane; District 10**
 Location: 70 Pascal Lane, Lake Austin Watershed
 Agent: Amanda Morrow (Armbrust & Brown, LLP)
 Request: Approval of a variance to 25-8-281C, to allow construction of a tram within a 150' Critical Environmental Feature (Canyon Rimrock/Bluff)
 Staff Rec.: **Recommended with condition**
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov;
 Jim Dymkowski, 512-974-2707, jim.dymkowski@austintexas.gov;
 Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of an Environmental Variance for 70 Pascal Lane was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 7. Site Plan - Conditional Use Permit:** **SPC-2014-0500A - Lot 1 Harris Ridge Retail; District 7**
- Location: 12601 Tech Ridge Boulevard, Walnut Creek Watershed
 Owner/Applicant: Parmer South 97 Ltd. (Grant Gottesman)
 Agent: Jones & Carter, Inc. (James Schissler)
 Request: Approval of a conditional use permit for a cocktail lounge.
 Staff Rec.: **Recommended**
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov;
 Development Services 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 Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 8. Final Plat - Resubdivision:** **C8-2014-0202.0A - Resubdivision of Lot 2A, Block "A", a Resubdivision of Parmer North Section One, Lots 1 & 2; District 7**
- Location: 301 West Howard Lane, Walnut Creek Watershed
 Owner/Applicant: Karlin Mccallen Pass, LLC (Matthew Schwab)
 Agent: Bury, Inc. (Jonah Mankovsky)
 Request: Approval of the resubdivision of Lot 2A of Parmer North Section One, comprised of two lots on 32.39 acres.
 Staff Rec.: **Recommended**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov;
 Development Services Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of a re-subdivision of Lot 2A of Parmer North Section One was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 9. State Farm: C8J-2014-0132.0A - Resubdivision of Lot 1, Block A, of State Farm, Section Five**
Location: Southwest corner of Amberglenn Boulevard and Briarwick Lane, Lake Creek Watershed
Owner/Applicant: Austin Jack LLC (John Higgins)
Agent: Bury, Inc. (Jeffery Scott)
Request: Approval of the resubdivision of Lot 1, Block A, of State Farm Section Five, comprised of 3 lots on 22.57 acres.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the re-subdivision of Lot 1, Block A, of State Farm, Section Five was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 10. Preliminary: C8-2014-0127 - Circle C Ranch Tract 8C; District 8**
Location: La Crosse Avenue, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)
Agent: LJA Engineering & Surveying, Inc. (John Clark)
Request: Approval of Circle C Ranch Tract 8C composed of 11 lots on 14.227 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Circle C Ranch Tract 8C was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 11. Preliminary Plan: C8-2014-0189.SH - Colony Park; District 1**
 Location: Loyola Lane, Walnut Creek Watershed
 Owner/Applicant: City of Austin - Neighborhood Housing & Community Development Department / Austin Housing Finance Corp. (Sandra Harkins)
 Agent: Urban Design Group (Laura Toups)
 Request: Approval of Colony Park composed of 191 lots on 208 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Colony Park was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 12. Final Plat: C8-2014-0189.SH.1A - Colony Park Street Dedication; District 1**
 Location: Loyola Lane, Walnut Creek Watershed
 Owner/Applicant: City of Austin - Neighborhood Housing & Community Development Department / Austin Housing Finance Corp. (Sandra Harkins)
 Agent: Urban Design Group (Laura Toups)
 Request: Approval of the Colony Park Street Dedication composed of 0 lots on 8.56 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Colony Park Street Dedication was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

- 13. Final Plat with Preliminary: C8-2009-0026.8A - Avery Ranch Far West Phase 3, Section 7; District 6**
 Location: Avery Ranch Boulevard, South Brushy Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Tom Moody)
 Agent: Randall Jones Engineering (Keith Collins, P.E.)
 Request: Approval of the Avery Ranch Far West Phase 3, Section 7 composed of 44 lots on a 9.70 acres.
 Staff Rec.: **Recommended**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Avery Ranch Far West Phase 3, Section 7 was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

14. Final Plat with Preliminary: **C8J-05-0236.02.1A - Cantarra, Section IIA-1; District 7**
 Location: Pearlman Drive, Harris Branch and Gilleland Creek Watersheds
 Owner/Applicant: Cantarra Ventures LTD (Issam Karanouh)
 Agent: Carlson, Brigance and Doering Inc.
 Request: Approval of a final plat (small lot) from a preliminary plan composed of 57 single-family lots on 10.810 acres.
 Staff Rec.: **Recommended**
 Staff: Jose Luis Arriaga, 512-854-7562, joe.arriaga@traviscountytx.gov;
 Single Office: Travis County/City of Austin

Public hearing closed.

The motion to approve staff's recommendation for approval of Cantarra, Section IIA-1 was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

15. Final Plat with Preliminary: **C8J-2015-0067.2A - Moore's Crossing C-3 Commercial; District 2**
 Location: 7400 McAngus Road, Dry Creek East Watershed
 Owner/Applicant: SR Development Inc. (Bill Gurasich)
 Agent: Carlson, Brigance, and Doering, Inc. (Bill E. Couch)
 Request: Approval of the Moore's Crossing C-3 Commercial composed of 3 lots on 3.896 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

16. Final Plat - Resubdivision: **C8J-2015-0061.0A - Easton Park Section 1B; District 2**
 Location: 7325 McKinney Falls Parkway, Cottonmouth Creek Watershed
 Owner/Applicant: Carma Easton (Scott Rogers)
 Agent: Bury, Inc. (Jeffery Scott)
 Request: Approval of the Easton Park Section 1B composed of 4 lots on 93.488 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

17. Preliminary Plan: **C8J-2015-0065 - Breakwater Subdivision**
 Location: 11825 Rim Rock Trail, Bear Creek Watershed
 Owner/Applicant: Jonathan Cheng
 Agent: Cuatro Consultants (Hugo Elizondo)
 Request: Approval of the Breakwater Subdivision composed of 24 lots on 26.88 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 18. Final Plat - Resubdivision:** **C8-2015-0063.0A - Parmer at Dessau Subdivision Section 1 Lot 1 Block A; Resubdivision, District 1**
 Location: 1605 East Parmer Lane, Walnut Creek Watershed
 Owner/Applicant: MGCC Texas Enterprises (John Patton)
 Agent: Thompson Land Eng. (Mark Roeder)
 Request: Approval of the Parmer at Dessau Subdivision Section 1 Lot 1 Block A; Resubdivision composed of 2 lots on 2.941 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 19. Preliminary Plan:** **C8J-2015-0067 - Moore's Crossing Section C-3 Duplex Subdivision; District 2**
 Location: 7400 McAngus Road, Dry Creek East Watershed
 Owner/Applicant: SR Development Inc. (Bill Gurasich)
 Agent: Carlson, Brigance and Doering Inc. (Bill E. Couch)
 Request: Approval of the Moore's Crossing Section C-3 Duplex Subdivision composed of 104 lots on 16.506 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 20. Final Plat:** **C8J-2015-0064.0A - JN&H Subdivision**
 Location: 4311 City Park Road, Turkey Creek Watershed
 Owner/Applicant: JN&H Associates LLC (Winn Wittman/Neal Heffron)
 Agent: Land Answers, Inc (Jim Wittliff)
 Request: Approval of the JN&H Subdivision composed of 3 lots on 9.6754 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 21. Final Plat with Preliminary:** **C8J-2015-0067.1A - Moore's Crossing C-5 Commerical Subdivision**
 Location: 7400 McAngus Road, Dry Creek East Watershed
 Owner/Applicant: SR Development Inc. (Bill Gurasich)
 Agent: Carlson, Brigance, and Doering, Inc. (Bill E. Couch)
 Request: Approval of the Moore's Crossing C-5 Commerical Subdivision composed of 2 lots on 3.78 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 22. Preliminary:** **C8J-2015-0055 - Payton Tract**
 Location: 11115 Sprinkle Cutoff Road, Walnut Creek Watershed
 Owner/Applicant: Trine Devco, LLC (Ralph Reed)
 Agent: Trine Devco, LLC (Ralph Reed)
 Request: Approval of the Payton Tract composed of 23 lots on 4.95 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

23. Final Plat - C8J-2015-0066.0A - Neuse Subdivision
Resubdivision:
Location: 8507 Cuesta Court, West Bull Creek Watershed
Owner/Applicant: Douglas Nuese
Agent: IT Gonzalez Engineers (Bill Graham)
Request: Approval of the Neuse Subdivision composed of 1 lot on 2.105 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

24. Final Plat - C8-2015-0069.0A - CVS Parmer-Metric; District 7
Amended Plat:
Location: 1801 West Parmer Lane, Walnut Creek Watershed
Owner/Applicant: 1801 W Parmer Lance LLC (Josh Borders) & Realty Income Corp
(Michael Pfeiffer)
Agent: Big Red Dog Engineering/Consulting (Kaitlin Redmon)
Request: Approval of the CVS Parmer-Metric composed of 1 lot on 2.9488 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public hearing closed.

Items #15-24;

The motion to disapprove Items #15-24 was approved on the consent agenda by Commissioner Rahm McDaniel, Commissioner Cynthia Banks seconded the motion on a vote of 6-0; Commissioner Sean Compton was absent.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 6:30 p.m.