



**REGULAR MEETING
MINUTES**

**ZONING & PLATTING COMMISSION
May 5, 2015**

The Zoning & Platting Commission convened in a regular meeting on May 5, 2015 @ 301 W. 2nd Street, Austin, TX 78701

Chair Betty Baker called the Commission Meeting to order at 6:14 p.m.

Board Members in Attendance:

**Betty Baker - Chair
Cynthia Banks
Sean Compton
Jackie Goodman
Rahm McDaniel
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 21, 2015.

The motion to approve the minutes from April 21, 2015 was approved on the consent agenda by Commissioner Cynthia Banks, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

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
- Owner/Applicant: Twelve Lakes, LLC (Jon Ruff)
- Agent: Drenner Group (Amanda Swor)
- Request: LR, GR, LO, SF-3 to PUD
- Staff Rec.: **Pending**
- Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov; Planning and Zoning Department

Briefing/Update given to the Commission by Steve Drenner, Agent

- 2. Zoning: C14-2015-0042 - Burleson Industrial; District 2**
- Location: 7005 Burleson Road, Onion Creek
- Owner/Applicant: BUR13 Ltd. (Terry Boothe)
- Agent: Bury, Inc. (Derek Villemez)
- Request: I-RR (upon annexation) to LI
- Staff Rec.: **Recommendation of LI-CO**
- Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department

Public hearing closed.

The motion to approve staff’s recommendation of LI-CO district zoning was approved on the consent agenda by Commissioner Cynthia Banks, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 3. Zoning: C14-2015-0034 - Sonic Drive In #21-Del Valle; District 2**
- Location: 3115 East State Highway 71 Westbound, Colorado River
- Owner/Applicant: Sonic Properties of Austin LLP (John F. Patton)
- Request: I-SF-2 to GR
- Staff Rec.: **Recommended**
- Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department

Public hearing closed.

The motion to approve staff’s recommendation of GR district zoning was approved on the consent agenda by Commissioner Cynthia Banks, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 4. Rezoning: C14-2015-0010 - 11310 Manchaca Road; District 5**
 Location: 11310 Manchaca Road, Slaughter Creek
 Owner/Applicant: KC 4 Manchaca Group LP (John P. Cummings, Jr.)
 Agent: Drenner Group, PC (Dave Anderson)
 Request: LR-CO; LO-CO to LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2
 Staff Rec.: **Recommended, with conditions**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation of LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2 was approved on the consent agenda by Commissioner Cynthia Banks, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 5. Rezoning: C14-2014-0136 - Cameron Apartments; District 1**
 Location: 9201 Cameron Road, Little Walnut Creek
 Owner/Applicant: FSI Cameron Crossing LP (Philip Capron)
 Agent: Husch Blackwell, LLP (Nikelle Meade)
 Request: LI to CS-MU, as amended
 Staff Rec.: **Not recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation with conditions to prohibit adult oriented businesses and pawnshops, maximum of 310 units, and 2000 vehicle trips per day was approved by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 6. Preliminary Plan: C8J-2014-0058 - Heritage Oaks at Pearson Ranch East**
 Location: Pearson Ranch Road at Avery Ranch Boulevard, South Brushy Creek
 Owner/Applicant: Pulte Group, Central Texas Division (Brent Baker)
 Agent: Big Red Dog Engineering (Nicolas Kehle)
 Request: Approve a preliminary subdivision plan composed of 115 lots on 60.42 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
 Development Services Department

Public hearing closed.

The motion to approve staff's recommendation to approve Heritage Oaks at Pearson Ranch East was approved on the consent agenda by Commissioner Cynthia Banks, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 7. Final Plat with Preliminary: C8J-2007-1061.01.1A - The Vistas of Austin Section 1; District 2**
- Location: 9220-1/2 Old Lockhart Road, Rinard Creek
- Owner/Applicant: The Vistas of Austin (Brett Corwin)
- Agent: The Vistas of Austin (Brett Corwin)
- Request: Approval of The Vistas of Austin Section 1 composed of 87 lots on 23.4 acres.
- Staff Rec.: **Recommended**
- Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff’s recommendation for The Vistas of Austin Section 1 was approved on the consent agenda by Commissioner Cynthia Banks, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 8. Final Plat- (variance only): C8-2014-0232.0A - Cedar Paw Ranch**
- Location: 10570 Signal Hill Rd, Bear Creek Watershed-Barton Springs Zone
- Owner/Applicant: Kathy and Joel McColl
- Agent: Thompson Land Eng. (Mark Roeder)
- Request: Approval of a variance to LDC 25-4-171(A), that requires each lot in a subdivision to abut a dedicated public street.
- 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 Cedar Paw Ranch was approved on the consent agenda by Commissioner Cynthia Banks, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

- 9. Final Plat: C8-2014-1010.0A - Avery Ranch Far West Phase 3 Section 7A**
 Location: Harpster Bend and Wickline Way, South Brushy Creek
 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 7A composed of 11 lots on a 2.20 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 Avery Ranch Far West Phase 3 Section 7A was approved on the consent agenda by Commissioner Cynthia Banks, Commissioner Sean Compton seconded the motion on a vote of 5-0-1; Commissioner Sean Compton approved the consent agenda but abstained from this case, Commissioner Gabriel Rojas was absent.

- 10. Final Plat - C8J-2015-0077.0A - Lots 87 A & 87 B St. Tropez P.U.D.;**
Resubdivision: Resubdivision of (Withdraw & Resubmit of C8J-2013-0218.0A)
 Location: Harbor Village Trail, Lake Austin
 Owner/Applicant: Graham Mortgage Crop (Dean Castelhana)
 Agent: Conley Engineering (Carl Conley)
 Request: Approval of Lots 87 A & 87 B St. Tropez P.U.D.; Resubdivision of (Withdraw & Resubmit of C8J-2013-0218.0A) composed of 1 lot on 3.039 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 11. Final Plat - C8-2015-0070.0A - Burleson Industrial Park**
Resubdivision:
 Location: 7201 Burleson Road, Onion Creek
 Owner/Applicant: Burleson Parks Holdings (Ron W. Mills)
 Agent: Jaime Noriega (KLove Engineering)
 Request: Approval of Burleson Industrial Park composed of 7 lots on 27.5 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 12. Preliminary Plan: C8J-2008-0176.01 - Sun Chase South Preliminary Plan**
 Location: Pearce Lane, Dry Creek East
 Owner/Applicant: Qualico Cr, LP (Vera Massaro)
 Agent: Carlson, Brigance and Doering, Inc. (Bill Couch)
 Request: Approval of the Sun Chase South Preliminary Plan composed of 502 lots on 187.72 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat with Preliminary: C8-2009-0118.12A.SH - Bradshaw Crossing III- Preliminary Plan; District 5**
 Location: 10400 Bradshaw Road, Rinard/ Onion Creek
 Owner/Applicant: Lennar Buffington Zach Scott, LP (Ryan Mattox)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approval of the Bradshaw Crossing III - Preliminary Plan composed of 294 lots on 143.02 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat: C8-2015-0076.0A - Newington Apartment Homes Subdivision**
 Location: 1312-1/2 East Parmer Lane, Walnut Creek
 Owner/Applicant: Village @ Northtown, Ltd. (Clifton Lind)
 Agent: Big Red Dog Engineering (Devon Vo)
 Request: Approval of the Newington Apartment Homes Subdivision composed of 1 lot on 14.874 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat: C8J-2015-0073.0A - 3119 E. Howard Ln.**
 Location: 3119 East Howard Lane, Harris Branch
 Owner/Applicant: Peter Pham
 Agent: Stansberry Engineering (Blayne Stansberry)
 Request: Approval of 3119 East Howard Lane composed of 3 lots on 10 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Items #10-15;

Public hearing closed.

The motion to disapprove Items #10-15 was approved on the consent agenda by Commissioner Cynthia Banks, Commissioner Sean Compton seconded the motion on a vote of 6-0; Commissioner Gabriel Rojas was absent.

D. NEW BUSINESS

Jackie Goodman – Subdivision Connectivity on the next agenda

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:00 p.m.