



**REGULAR MEETING
MINUTES**

**ZONING & PLATTING COMMISSION
June 02, 2015**

The Zoning & Platting Commission convened in a regular meeting on June 02, 2015 @ 301 W. 2nd Street, Austin, TX 78701

Vice-Chair Patricia Seeger called the Commission Meeting to order at 6:08 p.m.

Board Members in Attendance:

**Cynthia Banks
Sean Compton
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 May 5, 2015.

The motion to approve the minutes from May 5, 2015 was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 5-0-1; Commissioner Gabriel Rojas abstained, 1 vacancy on the commission.

2. Approval of minutes from Special Called Meeting, May 21, 2015.

The motion to approve the minutes from May 21, 2015 Special Called meeting was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 5-0-1; Commissioner Rahm McDaniel abstained, 1 vacancy on the commission.

C. PUBLIC HEARINGS

1. Briefing, Discussion and Possible Action:

Request: Briefing, Discussion and Possible Action on the Annual Austin Water (AW) Drinking Water Protection Zone (DWPZ) presentation.
Staff: Kristi Fenton, 512-972-1078, Kristi.Fenton@AustinTexas.gov;
Austin Water Utility

Briefing made to Commission by Martin Tower.

Motion made to forward to City Council was made by Sean Compton, Commissioner, Rahm McDaniel seconded the motion on a vote of 5-0-1; Commissioner Jackie Goodman voted against the motion, 1 vacancy on the Commission.

2. **Rezoning:** **C14-2014-0051 - Techridge Phase IV and Phase V; District 7**
Location: 14209 1/2 North IH-35 Service Road Northbound, Walnut Creek, Harris Branch
Owner/Applicant: Tech Ridge Spectrum B. C., L.P.
Agent: Smith, Robertson, Elliott, Glen, Klein & Douglas, L.L.P. (Mary Stratmann)
Request: CS-MU-CO to MF-4
Staff Rec.: **Recommendation of MF-4**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation for MF-4 district zoning was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; 1 vacancy on the commission.

3. **Rezoning:** **C14r-85-023.02 - Austin Baptist Church-Kallestad Laboratories PDA Amendment; District 10**
Location: 10010 F.M. 2222 Road, West Bull Creek
Owner/Applicant: Austin Baptist Church
Agent: Armbrust & Brwon, PLLC (Lynn Ann Carley)
Request: R&D-PDA to R&D-PDA
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 for R&D-PDA zoning was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 4. Zoning: C14-2015-0045 - RE 2002 .38; District 2**
Location: 2355 East State Highway 71 Westbound, Colorado River
Owner/Applicant: 2002 R.E., L.P. (Mitchell D. Savrick)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: I-RR to CS
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 for CS district zoning was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 5. Rezoning: C14-2014-0186 - Hopper-Finley Tract; District 7**
Location: 2500 South Heatherwilde Boulevard, Harris Branch
Owner/Applicant: Finley Company (Tim Finley)
Agent: Jones and Carter, Inc. (Gemsong Ryan, P.E.)
Request: DR to SF-4A for Tract 1, MF-4 for Tract 2 and GR for Tract 3
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, (512)974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department

The motion to postpone to July 21, 2015 by request of staff was approved by Commissioner Rahm McDaniel; Commissioner Sean Compton seconded the motion on a vote of 6-0, 1 vacancy on the commission.

- 6. Rezoning: C14-2015-0041 - Trial's Rezoning; District 7**
Location: 13805 Orchid Lane, Walnut Creek
Owner/Applicant: Jon and Linda Trial
Request: GR 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 for CS-CO district zoning was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 7. Rezoning: C14-2014-0046 - Route Serv .93; District 7**
 Location: 15701 North Interstate Highway-35 Service Road, Gilleland Creek
 Owner/Applicant: Route Serv, LLC (Mitchell D. Savrick)
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: SF-2 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 for CS-CO district zoning was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 8. Rezoning: C14-2015-0003A - South IH 35 Mixed Use Apartment Community - North side of Chaparral Road; District 2**
 Location: 504, 600, 606 and 700 Chaparral Road; 6900 and 6940 South IH 35 Service Road Southbound, Williamson Creek; South Boggy Creek
 Owner/Applicant: Long Real Estate Holdings, LLC (Paul Long)
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: CS to CS-MU-CO for Tract 1; GR-CO; NO-MU-CO; SF-2 to GR-MU-CO for Tract 2
 Staff Rec.: **Recommendation of CS-MU-CO for Tract 1; GR-MU-CO and NO-MU-CO for a portion of Tract 2; Maintain SF-2 for remainder of Tract 2, with conditions**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Planning and Zoning Department

The motion to postpone to June 16, 2015 by request of staff was approved by Commissioner Rahm McDaniel; Commissioner Sean Compton seconded the motion on a vote of 6-0, 1 vacancy on the commission.

- 9. Rezoning: C14-2015-0003B - South IH 35 Mixed Use Apartment Community - South side of Chaparral Road; District 2**
 Location: 701 and 709 Chaparral Road, South Boggy Creek
 Owner/Applicant: Long Real Estate Holdings, LLC (Paul Long)
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: CS; SF-3 to CS-MU-CO for Tract 1; SF-2 to GR-MU-CO for Tract 2
 Staff Rec.: **Recommendation of CS-MU-CO for Tract 1; NO-MU-CO for Tract 2, with conditions**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Planning and Zoning Department

The motion to postpone to June 16, 2015 by request of staff was approved by Commissioner Rahm McDaniel; Commissioner Sean Compton seconded the motion on a vote of 6-0, 1 vacancy on the commission.

- 10. Site Plan - Extension:** **SP-2010-0319D(XT2) - Parkside Hills LTD Shoreline Improvements; District 10**
Location: 614 1/2 Commons Ford Rd, Lake Austin
Owner/Applicant: Parkside Hills Properties (Tammy Goforth)
Agent: Texas Engineering Solutions (Sanaa Rhaman)
Request: The applicant is requesting a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Donna Galati, (512) 974-2733, donna.galati@austintexas.gov;
Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for a 3 year extension was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 11. Site Plan - Extension:** **SP-2010-0321D(XT2) - 6D Ranch, Ltd. Shoreline Improvements; District 6**
Location: 614 1/2 Commons Ford Rd, Lake Austin
Owner/Applicant: DFI Resources, LLC (Tammy Goforth)
Agent: Texas Engineering Solutions (Sanaa Rhaman)
Request: The applicant is requesting a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Donna Galati, (512) 974-2733, donna.galati@austintexas.gov;
Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for a 3 year extension was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 12. Site Plan - Extension:** **SP-2010-0320D(XT2) - Panera Hueco, LP Shoreline Improvements; District 6**
Location: 11921 Selma Hughes Park Rd., Lake Austin
Owner/Applicant: Panera Hueco, LP (Tammy Goforth)
Agent: Texas Engineering Solutions (Sanaa Rhaman)
Request: The applicant is requesting a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Donna Galati, (512) 974-2733, donna.galati@austintexas.gov;
Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for a 3 year extension was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 13. Site Plan - Extension: SP-2010-0318D(XT2) - 4D Partners, LP Shoreline Improvements; District 10**
Location: 4029 Pearce Rd, Lake Austin
Owner/Applicant: DFI Resources, LLC (Tammy Goforth)
Agent: Texas Engineering Solutions (Sanaa Rhaman)
Request: The applicant is requesting a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Donna Galati, (512) 974-2733, donna.galati@austintexas.gov;
Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for a 3 year extension was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 14. Site Plan - Environmental Variance: SP-2014-0135D - 3337 Far View Drive; District 10**
Location: 3337 Far View Drive, Lake Austin
Owner/Applicant: Steve Dobbs
Agent: Aupperle Company (Bruce Aupperle)
Request: Approval of a variance to modify the 150'-width Critical Environmental Feature Buffer to allow construction of a boat dock and tram, 25-8-281[C](2)(b)
Staff Rec.: **Recommended with conditions**
Staff: Christine Barton-Holmes, 512-874-2788, christine.barton-holmes@austintexas.gov;
Pamela Abee-Tualli, 512-974-1879, pamela.tualli@austintexas.gov;
Development Services Department

Public hearing closed.

The motion to approve staff's recommendation with conditions for approval of an Environmental Variance was approved by Commissioner Gabriel Rojas, Commissioner Cynthia Banks seconded the motion on a vote of 4-0-2; Commissioner Sean Compton and Patricia Seeger voted against the motion (nay).

- 15. Final Plat - Resubdivision:** **C8-2014-0227.0A - Resubdivision of Lot 1A1, Resubdivision of Lot 1A, Resubdivision of Lot 1, Block B, Double Creek Village Block B; District 5**
- Location: 11206 South IH 35 Service Road Southbound, Onion Creek
 Owner/Applicant: Haviland Lake Partners, LP; Big Diamond, LLC (Jeff Drinkard)
 Agent: CEI Engineering (Lance Cooper, Kofi Addo)
 Request: Approve the resubdivision of one lot to 4 lots on 17.23 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 for approval of a final plat re-subdivision was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 16. Final Plat - Resubdivision:** **C8J-2014-0056.0A - Resubdivision of Lot 1, Austin Christian Faith Center**
- Location: 3811 1/2 Shoreline Blvd., Walnut Creek
 Owner/Applicant: Austin Christian Faith, Inc. TCSFS Austin I, GC Austin Charter LLC, HC Austin Charter LLC (Donald Dickey)
 Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)
 Request: Approve the resubdivision of one lot to 2 lots on 46.83 acres.
 Staff Rec.: **Recommended**
 Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov; Single Office: Travis Count/City of Austin

Public hearing closed.

The motion to approve staff's recommendation for a final plat re-subdivision was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 17. Final Plat with Preliminary:** **C8J-2007.01.2A - Stoney Ridge Phase C, Section 2A; District 2**
- Location: Stoney Ridge Bend, Dry Creek
 Owner/Applicant: SR Development, Inc. (Bill Gurasich)
 Agent: Doucet & Associates (Davood Salek)
 Request: Approval of a final plat consisting of 56 single-family lots on 9.7 acres.
 Staff Rec.: **Recommended**
 Staff: Joe L. Arriaga, 512-854-7562, joe.arriaga@traviscountytx.gov; Single Office: Travis Count/City of Austin

Public hearing closed.

The motion to approve staff's recommendation for approval of a final plat with preliminary for Stoney Ridge Phase C was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 18. Final Plat out of an approved Preliminary Plan:** **C8-85-086.02.10A - Springfield Section 7; District 2**
- Location: McKinney Falls Parkway (at Janes Ranch Rd.), Onion Creek/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; Development Services Department

The motion to postpone to August 18, 2015 by request of the applicant was approved by Commissioner Rahm McDaniel, Commissioner Sean Compton seconded the motion on a vote of 6-0; 1 vacancy on the commission.

- 19. Final Plat with Preliminary:** **C8-2013-0058.2A - Fort Dessau, Phase 2; District 7**
- Location: 13826 Dessau Road, Harris Branch
- Owner/Applicant: Continental Homes of Texas, LP (Kevin Pape)
- Agent: Gray Engineering, Inc. (Steve Bertke)
- Request: Approval of Fort Dessau, Phase 2 composed of 59 lots on 12.53 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 Fort Dessau was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 5-0-1; Commissioner Sean Compton abstained, 1 vacancy on the commission.

- 20. Final Plat with Preliminary:** **C8J-05-0236.03.2A - Cantarra IIA-2**
- Location: E. Howard Lane, Williamson Creek
- Owner/Applicant: Intermandeco (Brett Corwin)
- Agent: Carlson, Birgance & Doering, Inc. (Geoff Guerrero)
- Request: Approval of Cantarra IIA-2 composed of 2 lots on 19.85 acres.
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

21. **Final Plat:** **C8J-2015-0106.0A - Easton Park Section 1B; District 2**
 Location: 7325 McKinney Falls Parkway, Cottonmouth Creek
 Owner/Applicant: Carma Easton (Scott Rogers)
 Agent: Bury Inc. (Jeffrey Scott)
 Request: Approval of Easton Park Section 1B composed of 4 lots on 93.488 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
22. **Final Plat with Preliminary:** **C8J-2015-0055.1A - Payton Subdivision**
 Location: 11115 Sprinkle Cutoff Road, Walnut Creek
 Owner/Applicant: Trine Devco, LLC (Ralph Reed)
 Agent: Trine Devco, LLC (Ralph Reed)
 Request: Approval of the Payton Subdivision composed of 23 lots on 4.95 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
23. **Final Plat - Amended Plat:** **C8J-2015-0095.0A - Vista Alvarez**
 Location: 14957 Swiss Drive, Walnut Creek
 Owner/Applicant: Sylvia Alvares
 Agent: KBGE (Armando Portillo)
 Request: Approval of Vista Alvarez composed of 5 lots on 1.127 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
24. **Final Plat - Resubdivision:** **C8-2015-0098.0A - Stratford Heights; District 8**
 Location: 2707 Stratford Drive, Lady Bird Lake
 Owner/Applicant: Csanders Holdings, LLC (Chris Sanders)
 Agent: KBGE (Armando Portillo)
 Request: Approval of Stratford Heights composed of 2 lots on 0.6797 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

25. **Preliminary Plan:** **C8J-2015-0100 - Wolf Creek Subdivision**
 Location: 7905 Wolf Lane, Maha Creek/Dry Creek East
 Owner/Applicant: Catherine Goerner
 Agent: Vigil & Associates (Hermann Vigil)
 Request: Approval of the Wolf Creek Subdivision composed of 176 lots on 153.937 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
26. **Preliminary Plan:** **C8J-2015-0097 - MKM Subdivision**
 Location: 3010 East Howard Lane, Gilleland Creek
 Owner/Applicant: Mohammad Minhas
 Agent: Cuatro Consultants
 Request: Approval of the MKM Subdivision composed of 115 lots on 29.09 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
27. **Final Plat with Preliminary:** **C8-85-086.02.13A - Springfield Section 8A & 8B (Withdraw/Resubmittal of C8-85-086.02.11A); District 2**
 Location: East William Cannon Drive, Onion Creek
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
 Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)
 Request: Approval of Springfield Section 8A & 8B (Withdraw/Resubmittal of C8-85-086.02.11A) composed of 116 lots on 24.944 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
28. **Final Plat - Resubdivision:** **C8-2015-0094.0A - Southpark Meadows Subdivision; Resubdivision of Lot 2 Block A and Lot 28 Block A; District 5**
 Location: 9500 Alice Mae Lane, Slaughter Creek
 Owner/Applicant: David Roche
 Agent: Cunningham-Allen (Jana Rice)
 Request: Approval of the Southpark Meadows Subdivision; Resubdivision of Lot 2 Block A and Lot 28 Block A composed of 2 lots on 10.842 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 29. Final Plat with Preliminary:** **C8J-2015-0067.1A - Moore's Crossing Section C-3 Townhouse Suidivision; District 2**
 Location: 7400 McAngus Road, Dry Creek East
 Owner/Applicant: SR Development, Inc. (Bill Gurasich)
 Agent: SR Development, Inc. (Bill Gurasich)
 Request: Approval of Moore's Crossing Section C-3 Townhouse Suidivision composed of 103 lots on 13.3 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 30. Preliminary Plan:** **C8J-2015-0105 - Parker Creek Ranch**
 Location: 7620 Decker Lane, Walter E. Long Lake
 Owner/Applicant: Russell & Jeanne Parker (Rusty Parker)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of the Parker Creek Ranch composed of 388 lots on 138.487 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 31. Final Plat - Previously Unplatted:** **C8J-2015-0093.0A - Mendieta Subdivision (Withdraw/Resubmittal of C8J-2014-0071.0A)**
 Location: 19515 Hog Eye Road, Dry Creek Northeast
 Owner/Applicant: Travis County ESD #12 (Ronald Fowler)
 Agent: Winkley Engineering Inc. (Tom Winkley)
 Request: Approval of the Mendieta Subdivision (Withdraw/Resubmittal of C8J-2014-0071.0A) composed of 1 lot on 1.74 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

32. Final Plat - C8J-2015-0096.0A - Lot 2, Cedar Bluff Research Park Section One, Resubdivision:
Location: 10549 West SH 71, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: AustinSeventyOne Ltd. (Joseph W. Bell Jr.)
Agent: J. Boswell Interests (John Boswell)
Request: Approval of the Lot 2, Cedar Bluff Research Park Section One, Resubdivision of (Withdraw/Resubmittal) composed of 4 lots on 39.935 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public hearing closed.

Items #20-32;

The motion to disapprove Items #20-32 was approved on the consent agenda by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 6-0; 1 vacancy on the commission.

D. NEW BUSINESS

*** Request from Commission to have a briefing posted on the next agenda: Briefing on Site Plan Extensions.

E. ADJOURN

Vice-Chair Patricia Seeger adjourned the meeting without objection at 7:46 p.m.