



**REGULAR MEETING
ZONING & PLATTING COMMISSION
July 21, 2015**

MINUTES

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

Chair Gabriel Rojas called the Commission Meeting to order at 6:06 p.m.

Board Members in Attendance:

Louisa Brinsmade
Ann Denkler
Bruce Evans
Yvette Flores
Jackie Goodman
Susan Harris
Jolene Kiobassa
Sunil Lavani
Gabriel Rojas – Chair
Thomas Weber

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 July 7, 2015.

The motion to approve the minutes from July 7, 2015 meeting, was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 10-0; Commissioner Dustin Breithaupt was absent.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2014-0186 - Hopper-Finley Tract; District 7**
Location: 2500 South Heatherwilde Boulevard, Harris Branch Watershed
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; Postponement request by the Staff to August 4, 2015**
Staff: Sherri Sirwaitis, (512)974-3057, sherri.sirwaitis@austintexas.gov; Planning and Zoning Department

The motion to postpone to August 4, 2015 by request of staff was approved by Commissioner Ann Denkler, Commissioner Thomas Weber seconded the motion on a vote of 10-0; Commissioner Dustin Breithaupt was absent.

- 2. Rezoning: C14-2015-0071 - Bratton Lane Industrial Property; District 7**
Location: 16501 Bratton Lane, Gilleland Creek Watershed
Owner/Applicant: Kotel Investments, Inc. (Jeff and Rami Kotel)
Agent: New Market Real Estate (Charles Christian)
Request: SF-2 to LI
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 LI district zoning was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 10-0; Commissioner Dustin Breithaupt was absent.

- 3. Rezoning: C14-2015-0079 - The Bungalows; District 7**
Location: 13311 Burnet Road, Walnut Creek Watershed
Owner/Applicant: Joe David Ross
Agent: Moncada Consulting (Phil Moncada)
Request: GO to GR
Staff Rec.: **Recommendation of GR-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 LI district zoning was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 10-0; Commissioner Dustin Breithaupt was absent.

- 4. Rezoning: C14-2015-0064 - Martin T. Moser Subdivision Rezoning; District 5**
Location: 10307 Old San Antonio Road, Onion Creek Watershed
Owner/Applicant: Rebecca L. Euers
Agent: Thrower Design (Ron Thrower)
Request: SF-2 to MF-2
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 MF-2 district zoning was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 10-0; Commissioner Dustin Breithaupt was absent.

- 5. Zoning: C14-2015-0072 - Golf Cove Rezoning A; District 5**
Location: 11106, 11110, 11114, 11118 and 11122 Golf Cove, Onion Creek Watershed
Owner/Applicant: Valley View Commercial LLC (Mike Voticky)
Agent: Thrower Design (Ron Thrower)
Request: I-SF-2 to SF-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 for SF-2 district zoning, removing the right-of-way dedication requirement, was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 10-0; Commissioner Dustin Breithaupt was absent.

- 6. Zoning: C14-2015-0075 - Golf Cove Rezoning B; District 5**
Location: 11130 Golf Cove, Onion Creek Watershed
Owner/Applicant: Valley View Commercial LLC (Mike Voticky)
Agent: Thrower Design (Ron Thrower)
Request: I-SF-2 to SF-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 for SF-2 district zoning, removing the right-of-way dedication requirement, was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 10-0; Commissioner Dustin Breithaupt was absent.

- 7. Zoning: C14-2015-0060 - Onion Creek Commercial; District 5**
 Location: 2201 Onion Creek Parkway, Onion Creek Watershed
 Owner/Applicant: Forestar Real Estate Group, Inc. (Darlene Louk)
 Agent: Carlson, Brigance & Doering, Inc. (Bill E. Couch)
 Request: I-RR to GR
 Staff Rec.: **Recommendation of GR-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 for MF-2 district zoning was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 10-0; Commissioner Dustin Breithaupt was absent.

- 8. Final with Preliminary Plan: C8J-05-0236.03.1A - Cantarra, Section III-A**
 Location: Ortman Drive, Harris Branch/Gilleland Creek Watersheds
 Owner/Applicant: Continental Homes LTD. (R. Maier)
 Agent: Carlson, Brigance and Doering, Inc. (Charles Brigance)
 Request: Approval of a final plat from a preliminary plan consisting of 55 single family lots on 8.952 acres.
 Staff Rec.: **Recommended**
 Staff: Jose L. Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov
 Travis County/City of Austin: Single Office

Public hearing closed.

The motion to approve staff’s recommendation for approval of Cantarra, Section III-A was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 10-0; Commissioner Dustin Breithaupt was absent.

- 9. Final with Preliminary Plan: C8J-03-0146.6A - Austin Colony, Section 8**
 Location: Red Tails Drive, Elm Creek Watershed
 Owner/Applicant: Qualico AC, LTD (Vera Massaro)
 Agent: Carlson, Brigance and Doering, Inc. (Charles Brigance)
 Request: Approval of a final plat from a preliminary plan consisting of 73 single family lots on 13.2 acres.
 Staff Rec.: **Recommended**
 Staff: Jose L. Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov;
 Travis County/City of Austin: Single Office

Public hearing closed.

The motion to approve staff’s recommendation for approval of Austin Colony, Section 8 was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 9-0-1; Commissioner Thomas Weber recused from this item, Commissioner Dustin Breithaupt was absent.

10. Final Plat with Variance: C8-2014-0153.0A - Restoration Temple Subdivision; District 1

Location: 6301 Moonglow Drive, Walnut Creek Watershed
Owner/Applicant: Restoration Temple (Pastor John Horne)
Agent: I.T. Gonzalez Engineering (Bill Graham)
Request: Approval of a final plat containing one lot on 4.51 acres, and a variance to LDC 25-4-151.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov; Development Services Department

The motion to postpone to August 4, 2015 by request of staff was approved by Commissioner Ann Denkler, Commissioner Thomas Weber seconded the motion on a vote of 10-0; Commissioner Dustin Breithaupt was absent.

11. Preliminary Plan: C8J-2014-0150 - Auro Preliminary Plan

Location: Northeast corner FM 1325 and County Road 172, Rattan Creek Watershed
Owner/Applicant: Auro Development LP (Nick Summerville)
Agent: Kimley Horn (Brian Parker, P.E.)
Request: Approval of the Auro Preliminary Plan composed of 2 lots on 50.09 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Auro Preliminary Plan was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 10-0; Commissioner Dustin Breithaupt was absent.

12. Final Plat with Preliminary: C8-84-164.04(A)(92).6A - Circle C Ranch Tract 2B; District 8

Location: Edwardson Lane and Edwardson Cove, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
Request: Approval of Circle C Ranch Tract 2B. The proposed plat is composed of 17 lots on 13.20 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-9742786, don.perryman@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Circle C Ranch Tract 2B was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 10-0; Commissioner Dustin Breithaupt was absent.

- 13. Preliminary Plan: C8-2014-0208 - Pearson Place Section Six; District 6**
Location: Iveans Way, Gilleland Creek Watershed
Owner/Applicant: Century Land Holdings II (Kevin Fleming)
Agent: CSF Civil Group (James M. Cook)
Request: Approval of Pearson Place Section Six composed of 56 lots on 35.55 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 Pearson Place Section Six was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 10-0; Commissioner Dustin Breithaupt was absent.

- 14. Preliminary Plan: C8J-2015-0143 - Wolf Creek Subdivision**
Location: 7905 Wolf Lane, Maha Creek Watershed
Owner/Applicant: Catherine Goerner
Agent: Vigil & Associates (Hermann Vigil)
Request: Approval of Wolf Creek Subdivision composed of 176 lots on 153.937 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 15. Final Plat: C8J-2015-0139.0A - Smithfield Condominiums**
Location: 1500-1/2 Frate Barker Road, Slaughter Creek Watershed
Owner/Applicant: Gypsum Management and Supply, Inc. (Mike Callahan)
Agent: Cunningham-Allen, Inc. (Jana Rice)
Request: Approval of Smithfield Condominiums composed of 2 lots on 10.892 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 16. Final Plat: C8-2015-0146.0A - Decker Corner**
Location: 8602 FM 969 Road, Elm Creek Watershed
Owner/Applicant: John Baunach TH Development, LLC (Thomas Howells)
Agent: KBGE (Bryant Bell)
Request: Approval of Decker Corner composed of 4 lots on 19.646 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

17. Final Plat: C8J-2015-0141.0A - Holt Cat Subdivision
Location: 9401 IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: Holt Texas LTD (Tony Shedrock)
Agent: BEFCO Engineering, inc. (Joseph Willrich, P.E)
Request: Approval of Holt Cat Subdivision composed of 1 lot on 15.68 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public hearing closed.

Items 14-17;

The motion to disapprove Items 14-17 was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 10-0; Commissioner Dustin Breithaupt was absent.

D. NEW BUSINESS

1. New Business:

Discussion and Action on appointing 3 Commissioners to the Economic and Capital Budget Joint Committee; and 3 Commissioners to the Small Area Planning Joint Committee.

Commissioners Louisa Brinsmade, Bruce Evans and Sunil Lavani were appointed to the Economic and Capital Budget Joint Committee on a vote of 10-0.

Chair Gabriel Rojas appointed himself, Commissioners Susan Harris and Jolene Kiolbassa to the Small Area Planning Joint Committee.

Post on next agenda – Election of Assistant Secretary

E. ADJOURN

Chair Gabriel Rojas adjourned the meeting without objection at 8:05 p.m.