



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
MAY 7, 2013**

The Zoning & Platting Commission convened in a regular meeting on May 7, 2013 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:00 p.m.

Board Members in Attendance:

Betty Baker – Chair
Cynthia Banks
Sean Compton
Rahm McDaniel
Jason Meeker
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 16, 2013.

The motion to approve the minutes from April 16, 2013 was approved on the consent agenda by Commissioner Seeger's motion, Commissioner Banks seconded the motion on a vote of 7-0.

C. PUBLIC HEARINGS

1. **Rezoning:** **C14-2013-0023 - 6.11 Acre Tract - Westgate & Davis Lane**
Location: 2901 Davis Lane, South Boggy Creek Watershed; Slaughter Creek Watershed-Barton Springs Zone Watershed
Owner/Applicant: Susan Parker Leigh
Agent: Bleyl & Associates (Vince Huebinger)
Request: RR to SF-6
Staff Rec.: **Recommendation of SF-6-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for SF-6-CO district zoning, with additional Conditional Overlays that prohibit vehicular access to Kentish Drive and Westgate Boulevard, and require pedestrian access to Kentish Drive was approved by Commissioner Gabriel Rojas's motion, Commissioner Patricia Seeger seconded the motion on a vote of 5-2; Commissioners Betty Baker and Jason Meeker voted against the motion (nay).

2. **Rezoning:**
Location: 7509 Manchaca Road, Williamson Creek Watershed
Owner/Applicant: 7509 Manchaca, LLC (Mervin Fatter)
Agent: Fatter & Evans, Architect
Request: W/LO-CO to LO
Staff Rec.: **Recommendation of LO-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for LO-CO district zoning was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

3. Hill Country Roadway Conditional Use Site Plan: **SPC-2012-0003C - Escondera Section 4**

Location: 8200 Southwest Parkway, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: ECOM WillMax Escondera LP (Jack Hensinger)
Agent: Urban Design Group (J Segura)
Request: Approval of a site plan within the Hill Country Roadway Corridor.
Staff Rec.: **Recommended**
Staff: Michael Simmons-Smith, 974-1225, michael.simmons-smith@austin.texas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for a Hill Country Roadway conditional use site plan, was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

4. Resubdivision: **C8-2012-0152.0A - Shoalmont Addition, Block 3, Lot 12; Resubdivision**

Location: 5409 Shoalwood, Shoal Creek Watershed
Owner/Applicant: Mark Alan Canada Investments, Inc. (Mark A. Canada)
Agent: Doucet & Associates (Jennifer Simmons)
Request: Approve the resubdivision of an existing lot into a two lot subdivision on 0.46 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 974-3404, cesar.zavala@austintexas.gov
Planning and Development Review Department

The motion to continue the public hearing to June 4, 2013 for the purposes of evaluating the private deed restrictions and requesting review by the Law Department was approved by Commissioner Patricia Seeger's motion, Commissioner Jason Meeker seconded the motion on a vote of 7-0.

5. Final Plat/ Previously Unplatted: **C8J-2013-0078.0A - Broadstone at Parmer**

Location: Anderson Mill Road, Lake Creek Watershed
Owner/Applicant: Austin White Lime Co., Robinson Ranch, Palmar Associates and Alliance Realty Partners, LLC (Brandon Easterling)

Agent: Atkins (Terry S. Reynolds)
Request: Approval of the Broadstone at Parmer composed of 2 lots on 21.309 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 6. Final Plat/ Previously Unplatted:** **C8-2013-0071.0A - Arbor Town Square Subdivision**
Location: 10717 Research Boulevard Northbound, Walnut Creek Watershed
Owner/Applicant: Norris Investments LLC & Freedonia Development (Robert Norris) and Path Hotel Five, LP (Chirag Patel)
Agent: Thrower Design (A. Ron Thrower)
Request: Approval of the Arbor Town Square Subdivision composed of 2 lots on 4.866 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 7. Final Plat with a Preliminary:** **C8J-03-0159.03.3A - Village @ Northtown Section Three Final Plat**
Location: North Heatherwilde Boulevard, Harris Branch Watershed
Owner/Applicant: Village @ Northtown, Ltd. (Clifton Lind)
Agent: Cunningham-Allen Inc. (Jana Rice)
Request: Approval of the Village @ Northtown Section Three Final Plat composed of 26 lots on 243.56 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 8. Final Plat Resubdivision:** **C8J-2013-0063.0A - Bluebell Ridge Block B Lot 9; Resubdivision**
Location: 8023 Coulver Road, South Fork Brushy Creek Watershed
Owner/Applicant: Mary Delacruz
Agent: B & G Surveying Co. (Victor Garza)
Request: Approval of Bluebell Ridge Block B Lot 9; Resubdivision composed of 3 lots on 4.71 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 9. Final Plat w/Replat:** **C8-2013-0065.0A - Arnold Subdivision at Walden Park, Replat of Lot 1**
Location: SH 45 Eastbound, Lake Creek Watershed
Owner/Applicant: CBL Walden Park, LLC (Kenneth Wittler)
Agent: Bury & Partners, Inc. (Jonathan Neslund)
Request: Approval of the Arnold Subdivision at Walden Park, Replat of Lot 1 composed of 1 lot on 1.317 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 10. Final Plat w/Preliminary:** **C8J-2012-0161.0A - Addison**
Location: South US 183 Highway, Onion Creek/Cottonmouth Creek Watersheds
Owner/Applicant: Brookfield Residential (Chad Matheson)
Agent: Jacobs Engineering (Jeremy Cheatham)
Request: Approval of the Addison composed of 130 lots on 58.77 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 11. Final Plat:** **C8-2013-0072.0A - Lot 1, Block A of the Presidio Phase 1 Subdivision**
Location: Lakeline Mall Drive, Lake Creek Watershed
Owner/Applicant: Sonmar of Phoenix, LLC (Jordan Scott)
Agent: Bury & Partners, Inc. (Megan Wanek)
Request: Approval of the Lot 1 , Block A of the Presidio Phase 1 Subdivision composed of one lot on 14.1 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 12. Final Plat w/Preliminary:** **C8-97-0123.03.2A - Presidio Channel and East Wet Pond Subdivision**
Location: Lakeline Mall Drive, Lake Creek Watershed
Owner/Applicant: Robert Hewgley
Agent: Hank Smith
Request: Approval of the Presidio Channel and East Wet Pond Subdivision composed of one lot on 7.22 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 13. Final Plat Resubdivision:** **C8-2013-0064.0A - Walden Park; Resubdivision**
Location: SH 45 Eastbound, Lake Creek Watershed
Owner/Applicant: CBL Walden Park, LLC (Kenneth Wittler)
Agent: Bury & Partners, Inc. (Jonathan Neslund)
Request: Approval of the Walden Park; Resubdivision composed of 6 lots on 47.415 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 14. Final Plat** **C8J-2013-0069.0A - Lot 2, Cedar Bluff Research Park Section One, Resubdivision**
Location: 10549 West SH71, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Austin Seventy One LTD. (Joseph W. Bell, Jr.)
Agent: J. Boswell Interests (John Boswell); Perales Engineering, LLC (Jerry Perales, P.E.)
Request: Approval of the Lot 2, Cedar Bluff Research Park Section One, Resubdivision composed of four lots on 39.935 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 15. Final Plat** **C8J-2013-0076.0A - Steiner Ranch Phase 2 Sec. 9 Replat of Blk A Lot 1 & Blk B Lot 1; Resubdivision**
Location: 5925 Steiner Ranch Blvd., Panther Hollow Watershed
Owner/Applicant: MU13 Investments (Luke Drolet)
Agent: Texas Engineering Solution, LLC (Stephen Delgado, P.E.)
Request: Approval of the Steiner Ranch Phase 2 Section 9 Replat of Block A Lot 1 & Block B Lot 1; Resubdivision composed of 10 lots on 20.32 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 16. Preliminary Plan:** **C8J-2013-0068 - Forest Park Medical Center**
Location: SH 45 Eastbound, Rattan Creek Watershed
Owner/Applicant: Cousins La Frontera LLC (Tim Hendricks-Senior VP)
Agent: Bury & Partners (Jeff Scott)
Request: Approval of the Forest Park Medical Center composed of two lots on 8.52 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #5-16;

Public hearing closed.

The motion to disapprove Items #5-16, was approved on consent agenda by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks seconded the motion on a vote of 7-0.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 7:11 p.m.