



**REGULAR MEETING
ZONING & PLATTING COMMISSION
August 4, 2015**

MINUTES

The Zoning & Platting Commission convened in a regular meeting on August 4, 2015 @ 301 W. 2nd Street, Austin, TX 78701

Chair Gabriel Rojas called the Commission Meeting to order at 6:02 p.m.

Board Members in Attendance:

**Dustin Breithaupt
Ann Denkler
Bruce Evans
Yvette Flores
Jackie Goodman
Susan Harris
Sunil Lavani
Gabriel Rojas – Chair**

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 21, 2015.

The motion to approve the minutes from July 21, 2015 meeting, was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Susan Harris seconded the motion on a vote of 7-0; Commissioners Louisa Brinsmade, Jolene Kiolbassa and Thomas Weber were absent, Commissioner Jackie Goodman had not yet arrived.

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.: **Recommended with conditions**
 - Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department

Public hearing closed.

Motion 1: Motion made to approve staff’s recommendation with condition of the TIA was made by Commissioner Susan Harris, Commissioner Sunil Lavani seconded the motion on a vote of 5-3; Commissioners Jackie Goodman, Ann Denkler and Yvette Flores voted against the motion (nay), Commissioners Thomas Weber, Louisa Brinsmade, and Jolene Kiolbassa were absent. MOTION FAILED

Motion 2: Postpone to August 18, 2015 by request of the Zoning & Platting Commission was made by Commissioner Bruce Evans, Commissioner Jackie Goodman seconded the motion on a vote of 6-2; Commissioners Sunil Lavani and Dustin Breithaupt voted against the motion (nay), Commissioners Thomas Weber, Louisa Brinsmade and Jolene Kiolbassa were absent.

Note: PUBLIC HEARING REMAINED CLOSED.

- 2. Rezoning: C14-2014-0193 - MMK Ventures, LLC; District 7**
 - Location: 1601 Cedar Bend Drive, Walnut Creek Watershed
 - Owner/Applicant: MKM Hotel Group, LLC (Saeed Minhas)
 - Agent: Cuatro Consultants, Ltc. (Hugo Elizondo, Jr. P.E.)
 - Request: RR to SF-4A
 - Staff Rec.: **Recommended with conditions**
 - Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department

The motion to postpone to August 18, 2015 by request of the neighborhood was approved by Commissioner Ann Denkler, Commissioner Susan Harris seconded the motion on a vote of 7-0; Commissioner Jackie Goodman had not yet arrived, Commissioners Louisa Brinsmade, Jolene Kiolbassa and Thomas Weber were absent.

- 3. 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 Watersheds
- 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 August 18, 2015 by request of the neighborhood was approved by Commissioner Ann Denkler, Commissioner Susan Harris seconded the motion on a vote of 7-0; Commissioner Jackie Goodman had not yet arrived, Commissioners Louisa Brinsmade, Jolene Kiolbassa and Thomas Weber were absent.

- 4. 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 Watershed
- 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 August 18, 2015 by request of the neighborhood was approved by Commissioner Ann Denkler, Commissioner Susan Harris seconded the motion on a vote of 7-0; Commissioner Jackie Goodman had not yet arrived, Commissioners Louisa Brinsmade, Jolene Kiolbassa and Thomas Weber were absent.

5. **Rezoning:** **C14-2015-0077 - Davis-Williamson; District 10**
 Location: 4305 Churchill Downs Road, Lake Austin Watershed
 Owner/Applicant: Alicia K. Davis
 Agent: Chas Architects (Bryan Jobe)
 Request: RR to SF-1
 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 for SF-1 district zoning was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Susan Harris seconded the motion on a vote of 7-0; Commissioner Jackie Goodman had not yet arrived, Commissioners Louisa Brinsmade, Jolene Kiolbassa and Thomas Weber were absent.

6. **Site Plan - Waiver Request Only:** **SP-2014-0288C - Fort Dessau Amenity Center**
 Location: 1425 Fort Dessau Road, Harris Branch Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Richard Maier)
 Agent: Gray Engineering (Steve Bertke)
 Request: Compatibility waiver to LDC 25-2-1063(B) to allow a structure within 10 feet of a lot with a use permitted in an SF-5 or more restrictive zoning district is located.
 Staff Rec.: **Recommended**
 Staff: Brad Jackson, 512-974-3410, brad.jackson@austintexas.gov;
 Development Services Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of Fort Dessau Amenity Center Waiver only, was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Susan Harris seconded the motion on a vote of 7-0; Commissioner Jackie Goodman had not yet arrived, Commissioners Louisa Brinsmade, Jolene Kiolbassa and Thomas Weber were absent.

- 7. 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

Public hearing closed.

The motion to approve staff’s recommendation for approval of Restoration Temple Subdivision was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Susan Harris seconded the motion on a vote of 7-0; Commissioner Jackie Goodman had not yet arrived, Commissioners Louisa Brinsmade, Jolene Kiolbassa and Thomas Weber were absent.

- 8. Final Plat with Preliminary: C8-06-0133.02.1A.SH - Goodnight Ranch Phase One, Section Two; District 2**
- Location: E. Slaughter Lane, Onion Creek Watershed
 Owner/Applicant: MVE Venture, Ltd. (Dean Goodnight)
 Agent: Civil E (Larry Hanrahan)
 Request: Approve a final plat out of an approved preliminary plan for 117 lots on 36.686 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 Goodnight Ranch Phase One, Section Two was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Susan Harris seconded the motion on a vote of 7-0; Commissioner Jackie Goodman had not yet arrived, Commissioners Louisa Brinsmade, Jolene Kiolbassa and Thomas Weber were absent.

- 9. Final Plat with Preliminary: C8-2014-0103.1A - Autumn Wood; District 5**
- Location: 2600 Drew Lane, Slaughter Creek Watershed
 Owner/Applicant: J. Brian Winterowd
 Agent: Vigil & Associates (Hermann Vigil)
 Request: Approval of the Autumn Wood final plat composed of 21 lots on 3.79 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 approval of Autumn Wood was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Susan Harris seconded the motion on a vote of 7-0; Commissioner Jackie Goodman had not yet arrived, Commissioners Louisa Brinsmade, Jolene Kiolbassa and Thomas Weber were absent.

- 10. Final Plat - Resubdivision: C8J-2015-0077.0A - Lots 87 A & 87 B St. Tropez P.U.D.; District 10**
- Location: Harbor Village Trail, Lake Austin Watershed
 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.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Development Services Department

The motion to postpone to August 18, 2015 by request of the Zoning & Platting Commission was made by Commissioner Ann Denkler, Commissioner Gabriel Rojas seconded the motion on a vote of 6-2; Commissioners Susan Harris and Sunil Lavani voted against the motion (nay); Commissioners Jolene Kiolbassa, Louisa Brinsmade and Thomas Weber were absent.

11. Final Plat - (Variances Only): C8-2014-0250.0A - Southpark Crossing; District 5

Location: 1811 Oak Hill Lane, Onion Creek Watershed
 Owner/Applicant: Journeyman Austin Holdings Inc. (Sam Kumar)
 Agent: Journeyman Austin Holdings, Inc. (Kurt David Goll)
 Request: The Applicant requests the following variances: (1) to delete the requirement of Section 25-4-33 which requires an applicant to include all the land in the original tract in the subdivision. (2) To delete the requirement of Section 25-4-151 which requires streets in a new subdivision to be aligned with and connect to streets on adjoining property.

Staff Rec.: **(1) Recommended; (2) Not opposed**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Development Services Department

Public hearing closed.
 The motion to approve staff’s recommendation for approval of Southpark Crossing Variances ONLY, was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Susan Harris seconded the motion on a vote of 7-0; Commissioner Jackie Goodman had not yet arrived, Commissioners Louisa Brinsmade, Jolene Kiolbassa and Thomas Weber were absent.

12. Preliminary Plan with Variances: C8-2015-0092 - The Enclave at Arch Hill; District 6

Location: 11915 Archhill Drive, Bull Creek Watershed
 Owner/Applicant: Haven Blue Development (Andrea Mangan)
 Agent: Site Specifics (B.J. Cornelius)
 Request: Approval of the preliminary plan composed of 19 lots on 5.96 acres with variances to L.D.C Section 25-6-171 to allow a private road and cove, and to L.D.C. 25-4-175 to allow a flag lot.

Staff Rec.: **Recommended**
 Staff: Cesar Zavla, 512-974-3404, cesar.zavala@austintexas.gov; Development Services Department

This item was pulled from the agenda, no action required.

13. Final Plat - Resubdivision: C8-2015-0151.0A - Cogbill Subdivision; District 5

Location: Lenora Street, South Boggy Creek Watershed
 Owner/Applicant: Helena Kwee
 Agent: PSCE (Diane Bernal)
 Request: Approval of the Cogbill Subdivision composed of 2 lots on 0.4182 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 14. Final Plat - Resubdivision: C8-2015-0150.0A - Walden Park; Replat of Lot 6 Block A of Resubdivision**
 Location: 13901 North US 183 Highway Northbound, Lake Creek Watershed
 Owner/Applicant: CBL Walden Park (Andrew Hodgson)
 Agent: Texas Design Interests (Jeff Shindler)
 Request: Approval of the Walden Park; Replat of Lot 6 Block A of Resubdivision composed of 2 lots on 3.6671 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Preliminary Plan: C8J-2015-0156 - Woods of Greenshores Section Two**
 Location: Pearce Road, Lake Austin Watershed
 Owner/Applicant: Woods of Greenshores Section Two (Russell Parker)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of the Woods of Greenshores Section Two composed of 50 lots on 48.094 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 16. Final Plat: C8J-2015-0149.0A - Goebler Addition**
 Location: 12927 Lowden Lane, Bear Creek Watershed
 Owner/Applicant: Goebler Properties (Matt Goebler)
 Agent: Ash & Assoc, LLC (Richard McDaniel)
 Request: Approval of the Goebler Addition composed of 1 lot on 4.965 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 17. Final Plat: C8-2015-0157.0A - Reserve at Four Points**
 Location: 11108 Zimmerman Lane, Bull Creek Watershed
 Owner/Applicant: Sophia's Investments LLC (Aaron Googins)
 Agent: Brown & Gay Engineers (Pablo Martinez)
 Request: Approval of the Reserve at Four Points composed of 1 lot on 5.94 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 18. Final Plat with Preliminary: C8-2010-0139.4A - Greyrock Ridge Phase 4**
 Location: South MoPac Expressway Southbound, Slaughter Creek Watershed-Barton Springs Zone
 Owner/Applicant: Blake Magee Company (Blake Magee)
 Agent: LJA Engineering & Surveying, Inc. (Lauren Powell)
 Request: Approval of Greyrock Ridge Phase 4 composed of 59 lots on 12 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

19. Final Plat: C8J-2015-0152.0A - Stoneridge Subdivision; District 8
Location: 3304 Stoneridge Road, Eanes Creek Watershed
Owner/Applicant: GPA Stoneridge LLC (Terrell Gates)
Agent: KBGE Engineering (Ellis Petersen)
Request: Approval of Stoneridge Subdivison composed of 4 lots on 4.51 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Items 13-19;
Public hearing closed.

The motion to disapprove Items #13-19 was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Susan Harris seconded the motion on a vote of 7-0; Commissioner Jackie Goodman had not yet arrived, Commissioners Louisa Brinsmade, Jolene Kiolbassa and Thomas Weber were absent.

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on electing a Zoning & Platting Commission Assistant Secretary.

The motion for indefinite postponement by request of the Zoning & Platting Commission was made by Commissioner Ann Denkler, Commissioner Susan Harris seconded the motion on a vote of 7-0; Commissioner Jackie Goodman had not yet arrived, Commissioners Louisa Brinsmade, Jolene Kiolbassa and Thomas Weber were absent

2. New Business:

Request: Discussion and possible action on revising the Zoning and Platting Commission Bylaws, and forward to the Office of the City Clerk.

The motion to postpone to August 18, 2015 by request of staff was approved by Commissioner Ann Denkler, Commissioner Susan Harris seconded the motion on a vote of 7-0; Commissioner Jackie Goodman had not yet arrived, Commissioners Louisa Brinsmade, Jolene Kiolbassa and Thomas Weber were absent.

3. New Business:

Request: Discussion and possible action on revising the Zoning and Platting Commission Rules and Regulations, and forward to the Office of the City Clerk.

The motion to postpone to August 18, 2015 by request of staff was approved by Commissioner Ann Denkler, Commissioner Susan Harris seconded the motion on a vote of 7-0; Commissioner Jackie Goodman had not yet arrived, Commissioners Louisa Brinsmade, Jolene Kiolbassa and Thomas Weber were absent.

4. New Business:

Request: Discussion and possible action on appointing 3 Commissioners to the Economic and Capital Budget Joint Committee; and 3 Commissioners to the Small Area Joint Committee.

Motion made for the following nominations:

Economic and Capital Budget Joint Committee:

Commissioner Louisa Brinsmade
Commissioner Bruce Evans
Commissioner Sunil Lavani

Motion made by Commissioner Jackie Goodman, Commissioner Ann Denkler seconded the motion on a vote of 8-0; Commissioners Thomas Weber, Jolene Kiolbassa and Louisa Brinsmade were absent.

Small Area Planning Joint Committee:

Commissioner Jolene Kiolbassa
Commissioner Gabriel Rojas
Commissioner Susan Harris

Motion made by Commissioner Bruce Evans, Commissioner Dustin Briethaupt seconded the motion on a vote of 7-1; Commissioner Ann Denkler voted against (nay); Commissioners Thomas Weber, Jolene Kiolbassa and Louisa Brinsmade were absent.

E. ITEMS FROM COMMISSION

Request from Gabriel Rojas and Jackie Goodman to post on next agenda – Briefing on Site Plan Extensions and a Briefing on how TIA’s differ in requirements between City and County.

F. ADJOURN

Chair Gabriel Rojas adjourned the meeting without objection at 8:20 p.m.