



**REGULAR MEETING  
MINUTES**

**ZONING & PLATTING COMMISSION  
August 18, 2015**

The Zoning & Platting Commission convened in a regular meeting on August 18, 2015 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701

Chair Gabriel Rojas called the Commission Meeting to order at 6:03 p.m.

**Board Members in Attendance:**

**Gabriel Rojas – Chair**  
**Dustin Breithaupt**  
**Louisa Brinsmade**  
**Ann Denkler**  
**Bruce Evans**  
**Yvette Flores**  
**Jackie Goodman – Note: Arrived after the reading of the consent agenda**  
**Susan Harris**  
**Jolene Kiolbassa**  
**Sunil Lavani**  
**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**

Robert Meadows – Connectivity/Cut Through traffic  
Mary Rudig – Gracy Woods NA, Connectivity in River Oaks Neighborhood

## B. APPROVAL OF MINUTES

1. Approval of minutes from August 4, 2015.

The motion to approve the minutes from August 4, 2015 meeting, and items from the consent agenda, with amendment to Item C1, was made by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion, and was approved on a vote of 10-0; Commissioner Jackie Goodman had not yet arrived.

## C. PUBLIC HEARINGS

- 1. Rezoning: C14-2015-0080 - 11200 N Ranch Road 620; District 6**  
Location: 11200 North Ranch Road 620, Lake Travis/Bull Creek Watersheds  
Owner/Applicant: Robinson Investments (Blake Robinson)  
Agent: Lenworth Consulting, LLC (Nash Gonzales)  
Request: GR-CO to CS  
Staff Rec.: **Recommendation of GR-CO zoning**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation for GR-CO district zoning was approved by Commissioner Jolene Kiolbassa, Commissioner Dustin Breithaupt seconded the motion on a vote of 8-3; Commissioners Bruce Evans, Sunil Lavani and Susan Harris voted against the motion (nay).

- 2. Rezoning: C14-2015-0017 - 5204 FM 2222; District 10**  
Location: 5204 FM 2222, Bull Creek Watershed  
Owner/Applicant: The Dudley P. Prade Testamentary Trust & Prade Family Limited Partnership, Ltd. (Phil Mockford)  
Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Rogerson Lynch)  
Request: GO to GR-CO  
Staff Rec.: **Recommended**  
Staff: Tori Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov);  
Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation for GR-CO district zoning was approved by Commissioner Susan Harris, Commissioner Bruce Evans seconded the motion on a vote of 11-0.

- 3. 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](mailto:sherri.sirwaitis@austintexas.gov);  
 Planning and Zoning Department

Public hearing closed.

The motion to approve staff’s recommendation for SF-4A zoning for Tract 1, MF-4 zoning for Tract 2 and GR zoning for Tract 3, with the TIA recommendations in a public RC and adding a conditional overlay to prohibit vehicular access and to permit only pedestrian, bicycle and emergency access to the existing streets to the north: Spring Hill Lane, Horborne Lane, Delahunty Lane, and Hebbe Lane; motion made by Commissioner Jackie Goodman, Commissioner Sunil Lavani seconded the motion on a vote of 9-2; Commissioners Gabriel Rojas and Dustin Breithaupt voted against the motion (nay).

- 4. 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](mailto:sherri.sirwaitis@austintexas.gov);  
 Planning and Zoning Department

Public hearing closed.

The motion to approve staff’s recommendation for SF-4A zoning, with the NTA conditions, adding a conditional overlay to prohibit vehicular access from Old Cedar Lane to Cearly except for emergency (crash gates), pedestrian and bicycle access, was made by Commissioner Ann Denkler, Commissioner Jolene Kiolbassa seconded the motion on a vote of 6-5; Commissioner Susan Harris, Gabriel Rojas, Bruce Evans, Yvette Flores, and Dustin Breithaupt voted against the motion (nay)

- 5. 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](mailto:wendy.rhoades@austintexas.gov); Planning and Zoning Department

Public hearing closed.

The motion to approve CS-MU-CO district zoning for 6900 & 6940 S IH 35 (TRACT 1); GR-MU-CO district zoning for 700 Chaparral Road (TRACT 2); LO-MU-CO district zoning for 600 & 606 Chaparral Road (TRACT 3); and MF-1-CO district zoning for 504 Chaparral Road (TRACT 4) with conditions for access, development standards, prohibited uses, 2,000 trips and R-O-W reservation, as agreed to by the neighborhood and applicant, was approved on consent by Commissioner Jackie Goodman, Commissioner Jolene Kiolbassa seconded the motion on a vote of 11-0

- 6. 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](mailto:wendy.rhoades@austintexas.gov); Planning and Zoning Department

Public hearing closed.

The motion to approve CS-CO district zoning for 709 Chaparral Road (TRACT 1); and GR-MU-CO district zoning for 701 Chaparral Road (TRACT 2) with conditions for access, development standards, limit on residential use, prohibited uses, 2,000 trips and R-O-W reservation, as agreed to by the neighborhood and applicant, was approved on consent by Commissioner Jackie Goodman, Commissioner Jolene Kiolbassa seconded the motion on a vote of (11-0).

- 7. Zoning: C14-2015-0096 - Goodnight Manchaca Development; District 5**  
 Location: 10035 Manchaca Road, Slaughter Creek Watershed  
 Owner/Applicant: 10035 Manchaca Road LLC (Brandon Cash)  
 Agent: Miller Gray (Dale Gray, P.E.)  
 Request: I-RR to CS  
 Staff Rec.: **Recommendation of CS-CO**  
 Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
 Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation of CS-CO 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 Jackie Goodman had not yet arrived.

- 8. Site Plan - Hill Country Roadway SPC-2015-0179C - Secured Climate Storage Buildings RVE and RVN; District 6**  
**Approval:**  
 Location: 9311 North FM 620 Road, Bull Creek Watershed  
 Owner/Applicant: CSP Asset 1, LLC (James R. Carpenter)  
 Agent: Richard Mathias  
 Request: The applicant is requesting approval to construct two RV/Boat Storage buildings in the FM 620 Moderate Intensity Zone Hill Country Roadway.  
 Staff Rec.: **Recommended**  
 Staff: Rosemary Avila, 512-974-2784, [rosemary.avila@austintexas.gov](mailto:rosemary.avila@austintexas.gov);  
 Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for a Site Plan Hill Country Roadway was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 10-0; Commissioner Jackie Goodman had not yet arrived.

- 9. Site Plan - Large Retail: SPC-2015-0023A - 8801 S Congress Land Use; District 2**  
 Location: 8801 South Congress Avenue, Onion Creek Watershed  
 Owner/Applicant: HEB (Mary Rohrer)  
 Agent: Bury + Partners (Jeff Scott)  
 Request: Approval of a Large Retail use for an approximately 139,000 square foot retail grocery store, per 25-2-815  
 Staff Rec.: **Recommended**  
 Staff: Christine Barton-Holmes, 512-974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov);  
 Development Services Department

The motion to postpone to September 15, 2015 by request of the applicant was approved by Commissioner Bruce Evans, Commissioner Louisa Brinsmade seconded the motion on a vote of 10-0; Commissioner Jackie Goodman had not yet arrived.

- 10. Final Plat - Resubdivision:** **C8J-2015-0077.0A - Lots 87 A & 87 B St. Tropez P.U.D.; Resubdivision; District 10**  
 Location: Harbor Village Trail, Lake Austin Watershed  
 Owner/Applicant: Graham Mortgage Crop (Dean Castelhana)  
 Agent: Conley Engineering (Carl Conley)  
 Request: Approval of the resubdivision of Lots 87 A & 87 B St. Tropez P.U.D.; composed of 1 lot on 3.039 acres.  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Development Services Department

The motion to postpone to September 1, 2015 by request of the neighborhood was approved by Commissioner Bruce Evans, Commissioner Louisa Brinsmade seconded the motion on a vote of 10-0; Commissioner Jackie Goodman had not yet arrived.

- 11. 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 Watersheds  
 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](mailto:sylvia.limon@austintexas.gov); Development Services Department

The motion to postpone to September 15, 2015 by request of the applicant was approved by Commissioner Bruce Evans, Commissioner Louisa Brinsmade seconded the motion on a vote of 10-0; Commissioner Jackie Goodman had not yet arrived.

- 12. Final Plat out of an approved Preliminary Plan:** **C8-85-086.02.13A - Springfield Section 8A & 8B; District 2**  
 Location: East William Cannon Drive, Onion Creek Watershed  
 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 120 lots on 24.944 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Development Services Department

The motion to postpone to September 15, 2015 by request of the applicant was approved by Commissioner Bruce Evans, Commissioner Louisa Brinsmade seconded the motion on a vote of 10-0; Commissioner Jackie Goodman had not yet arrived.

- 13. Final Plat out of an approved Preliminary Plan: C8-85-086.02.12A - Springfield Section 9; District 2**
- Location: McKinney Falls Parkway, Onion Creek/Marble Creek Watersheds  
 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 113 lots on 23.11 acres.
- Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Development Services Department

The motion to postpone to September 15, 2015 by request of the applicant was approved by Commissioner Bruce Evans, Commissioner Louisa Brinsmade seconded the motion on a vote of 10-0; Commissioner Jackie Goodman had not yet arrived.

- 14. Final Plat out of an approved Preliminary Plan: C8-2014-0089.1A - Pioneer Crossing West 11; District 1**
- Location: 2500 East Braker Lane, Walnut Creek Watershed  
 Owner/Applicant: D.R. Horton (Kevin Pape)  
 Agent: Longaro & Clarke, Inc. (Walter Hoysa)  
 Request: Approval of the final plat composed of 74 lots on 46.36 acres.
- Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Development Services Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of Pioneer Crossing West 11 was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 10-0; Commissioner Jackie Goodman had not yet arrived

- 15. 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 25-4-171 from the requirement that lots should abut dedicated public street and allow a private road and cove, and a variance from L.D.C. 25-4-175 to allow
- Staff Rec.: **Recommended with conditions on the variance to L.D.C. Section 25-4-171**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Development Services Department

Public hearing closed.

The motion to approve staff’s recommendation for approved of The Enclave at Arch Hill Preliminary Plan with Variances was approved on the consent agenda by Commissioner Louisa

Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 10-0; Commissioner Jackie Goodman had not yet arrived

- 16. Resubdivision: C8-2015-0017.0A - Resubdivision of the East 140 feet of Lot 1 and the East 140 feet of the South 25 feet of Lot 2, Block 6, Shoalmont Addition; District 7**
- Location: 5400 Shoalwood Avenue, Shoal Creek Watershed  
Owner/Applicant: David Whitworth Development Co. (David Whitworth)  
Agent: David Whitworth Development Co. (David Whitworth)  
Request: Approval of the resubdivision of portions of existing lots into a two lot subdivision on 0.322 acres  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Resubdivision of the East 140 feet of Lot 1 and the East 140 feet of the South 25 feet of Lot 2, Block 6, Shoalmont Addition was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 9-0-1; Commissioner Jackie Goodman had not yet arrived, Commissioner Ann Denkler abstained.

- 17. Final Plat - Amended Plat: C8-2015-0166.0A - Cima Homes; District 10**
- Location: Cima Serena, Shoal Creek Watershed  
Owner/Applicant: 16 Cima Serena (Anthony Siela)  
Agent: PSW Homes (Rachel Hartzler)  
Request: Approval of Cima Homes composed of 17 lots on 2.7 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 18. Final Plat: C8-2015-0162.0A - 7005 Burleson Industrial; District 2**
- Location: 7005 Burleson Road, Onion Creek Watershed  
Owner/Applicant: BUR 13, LTD (Terry Boothe)  
Agent: Bury, Inc. (Nick Brown)  
Request: Approval of 7005 Burleson Industrial  
Staff Rec.: **Disapproval**  
Staff: Development Services Department



- 19. Final Plat - Previously Unplatted: C8-2015-0161.0A - Live Oak at Southpark Meadows; District 5**  
 Location: 10301 Old San Antonio Road, Slaughter Creek Watershed  
 Owner/Applicant: Sheldon Stablewood (Rick Sheldon)  
 Agent: Robert J. Smith P.E. (Kimley-Horn and Assoc.)  
 Request: Approval of Live Oak at South Park Meadows composed of 1 lot on 19.082 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 20. Final Plat with Preliminary: C8-06-0077.1A - The Riverbend West 1; District 2**  
 Location: East SH 71 Westbound, Colorado River Watershed  
 Owner/Applicant: Stone Ridge (Mitchell Wong) & GRCE/TX Austin (Jame Goveia)  
 Agent: Katie F. Droughton  
 Request: Approval of The Riverbend West 1 composed of 2 lots on 28.40 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 21. Final Plat: C8-2015-0160.0A - Pecan Park Subdivision; Amended Plat; District 6**  
 Location: 10811 Pecan Park Boulevard, Lake Creek Watershed  
 Owner/Applicant: Chaudhari Partnership  
 Agent: Thrower Design (A. Ron Thrower)  
 Request: Approval of the Pecan Park Subdivision; Amended Plat composed of 2 lots on 5.853 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 22. Final Plat - Resubdivision: C8J-2015-0158.0A - 9810 Rancho La Escondida**  
 Location: 9810 Thaxton Road, Marble Creek/Cottonmouth Creek Watersheds  
 Owner/Applicant: Patino Ramiro & Ampelio Carreno  
 Agent: Lenworth Consulting, LLC (Nash Gonzales, Jr.)  
 Request: Approval of 9810 Rancho La Escondida composed of 2 lots on 4 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 23. Final Plat - Resubdivision:** **C8-2015-0167.0A - Parmer Business Park (Withdraw/Resubmittal of C8-2014-0145.0A); District 7**  
 Location: 13100 Harris Ridge Boulevard, Walnut Creek Watershed  
 Owner/Applicant: Karlin Tech Ridge 301 LLC (Matthew Schwab)  
 Agent: Bury Aus (Jonah Mankovsky)  
 Request: Approval of the Parmer Business Park (Withdraw/Resubmittal of C8-2014-0145.0A) composed of 14 lots on 288.206 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

Items #17-23;

Public hearing closed.

The motion to disapprove items #17-23 was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 10-0; Commissioner Jackie Goodman had not yet arrived

**24. Briefing, Discussion and possible action:**

Request: Briefing, discussion and possible action on Site Plan Extensions.

Briefing given by Donna Galati

**Briefing, Discussion and possible action:**

Request: Briefing, discussion and possible action on the applicability of Traffic Impact Analyses and how there are differing requirements in the City and the County.

Motion made to postpone to September 1, 2015 by request of the Zoning & Platting Commission was made by Commissioner Thomas Weber, Commissioner Ann Denkler seconded the motion on a vote of 11-0.

**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 approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Bruce Evans seconded the motion on a vote of 10-0; Commissioner Jackie Goodman had not yet arrived.

**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 September 1, 2015 by request of staff was approved by Commissioner Gabriel Rojas; Commissioner Bruce Evans seconded the motion on a vote of 11-0

**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 September 1, 2015 by request of staff was approved by Commissioner Gabriel Rojas; Commissioner Bruce Evans seconded the motion on a vote of 11-0

**E. ITEMS FROM COMMISSION**

Briefing on TIA's  
Briefing on Flooding and Development in Floodplains

**F. ADJOURN**

**Chair Gabriel Rojas adjourned the meeting without objection at 11:25 p.m.**