



**REGULAR MEETING
MINUTES**

**ZONING & PLATTING COMMISSION
September 15, 2015**

The Zoning & Platting Commission convened in a regular meeting on September 15, 2015 @ 301 W. 2nd Street, Austin, TX 78701

Chair Gabriel Rojas called the Commission Meeting to order at 6:05 p.m.

Board Members in Attendance:

**Gabriel Rojas – Chair
Dustin Breithaupt
Louisa Brinsmade
Ann Denkler
Bruce Evans
Yvette Flores
Jackie Goodman
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

B. APPROVAL OF MINUTES

1. Approval of minutes from September 1, 2015.

The motion to approve the minutes from September 1, 2015 meeting was approved with amendments made by Commissioner Kiolbassa and Bruce Evans was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Louisa Brinsmade seconded the motion on a vote of 11-0.

C. PUBLIC HEARINGS

- 1. Rezoning: C814-2014-0120 - Austin Oaks PUD; District 10**
Location: 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, and 3737 Executive Center Drive and 7601, 7718 and 7719 Wood Hollow Drive, Shoal Creek Watershed
Owner/Applicant: Twelve Lakes, LLC (Jon Ruff)
Agent: Drenner Group (Amanda Swor)
Request: LR, GR, LO, SF-3 to PUD
Staff Rec.: **pending**
Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov; Planning and Zoning Department

Motion #1: Motion to postpone to November 17, 2015 with an amendment by Ann Denkler for a briefing regarding charrettes and the TIA on the October 6, 2015 agenda, motion made by Commissioner Jackie Goodman, Commissioner Jolene Kiolbassa seconded the motion on a vote of 4-7; Commissioners Dustin Breithaupt, Bruce Evans, Yvette Flores, Susan Harris, Sunil Lavani, Gabriel Rojas and Thomas Weber were against the motion.

Motion #2 – Motion made to Postpone Indefinitely with a briefing from staff at 60 day intervals with the first briefing on the status of the charrette and the TIA on the November 3, 2015 agenda, was made by Commissioner Thomas Weber, Commissioner Louisa Brinsmade seconded the motion on a vote of 9-3; Commissioners Jolene Kiolbassa, Ann Denkler and Jackie Goodman voted against the motion (nay).

- 2. Briefing and possible action: Imagine Austin Annual Report and Proposed Amendments**
Request: Briefing and possible action on the Imagine Austin Annual Report and proposed amendments.
Staff: Matt Dugan, 512-974-7665, Matthew.Dugan@AustinTexas.gov; Planning and Zoning Department

Briefing given to Commission by Matt Dugan and

- 3. Zoning: C14-2015-0110 - Dakota Plaza; District 6**
Location: 8516 Anderson Mill Road, Lake Creek Watershed
Owner/Applicant: Dakota Plaza Baceline, LLC (Johnathan Ruby)
Agent: McLean & Howard, LLC (Jeffrey Howard)
Request: I-RR to GR
Staff Rec.: **Staff recommendation of GR-CO, with conditions**
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 GR-CO district zoning with conditions was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Louisa Brinsmade seconded the motion on a vote of 11-0.

- 4. Rezoning: C14-2015-0085 - Northland II Property LLC; District 7**
Location: 2123 Northland Drive, Shoal Creek Watershed
Owner/Applicant: Northland II Property LLC (Bruce J. Spitzengel)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: SF-3 to LO
Staff Rec.: **Recommended**
Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov;
Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation of LO with a conditional overlay (CO), prohibiting vehicular traffic to and from Northland Dr. and limiting medical office use on the property was made and approved by Commissioner Louisa Brinsmade, Commissioner Ann Denkler seconded the motion on a vote of 11-0.

- 5. Site Plan - Conditional Use Permit: SP-2015-0165D - Bryant Park; District 2**
- Location: 7336 1/2 E. William Canon Dr., Cottonmouth Creek (Suburban) Watershed
- Owner/Applicant: Brookfield Residential
- Agent: Peloton Land Solutions (Jonathan Fleming)
- Request: Approval of a CUP for private park use in interim SF-4A zoning
- Staff Rec.: **Meets all administrative land development code requirements**
- Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov; Development Services Department

Public hearing closed.
 The motion to approve staff’s recommendation for approval of a conditional use permit for Bryant Park was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Louisa Brinsmade seconded the motion on a vote of 11-0.

- 6. Site Plan Environmental Variances Only: SP-2014-0182D - Mayes Boat Dock; District 10**
- Location: 3715 Westlake Drive, Lake Austin (Rural) Watershed
- Owner/Applicant: Mayes
- Agent: Permit Partners (David Cancialosi)
- Request: Approval of environmental variances to allow construction of a boat dock, dock access, and shoreline stabilization within a Critical Environmental Feature Buffer (25-8-281-C(2)(B) and fill up to 8 feet (25-8-342(A))
- Staff Rec.: **First variance recommended; second variance no recommendation**
- Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov; Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov; Development Services Department

Public hearing closed.
 The motion to approve staff’s recommendation for approval of an environmental variances for Mayes Boat Dock was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Louisa Brinsmade seconded the motion on a vote of 11-0.

7. Site Plan - Large SPC-2015-0023A - 8801 S Congress Land Use; District 2

Retail:

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 LDC 25-2-815
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Site Plan – Large Retail with the following conditions:

- Agree to the TIA improvements of the signalized intersection;
- Extension of the eastbound turn lane off Slaughter onto Congress;
- Extension of sidewalks from the northern boundary line of the proposed site plan to HEB's northern side;

Motion made by Commissioner Susan Harris, Commissioner Bruce Evans seconded the motion on a vote of 11-0.

Commission Note: Discussed available funding sources for street improvements on Ralph Ablanedo Dr. Expressed the need for a mechanism to utilize pro-rata and fiscal postings and possibly reallocating funds for street improvements. Directed staff to present an information briefing on the subject matter.

8. Preliminary Plan: C8-2014-0238 - Ballantyne Subdivision; District 7

Location: 800 1/2 W. Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: Finley Co. (Tim Finley)
Agent: Jones and Carter, Inc. (Gemsong Ryan)
Request: Approval of a preliminary plan containing 188 lots on 43.69 acres.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov;
Development Services Department

The motion to postpone to October 6, 2015 by request of staff was approved on consent by Commissioner Thomas Weber; Commissioner Louisa Brinsmade seconded the motion on a vote of 11-0.

9. 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; Development Services Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of a conditional use permit for Bryant Park was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Louisa Brinsmade seconded the motion on a vote of 11-0.

10. 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; Development Services Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of Springfield Section 8A & 8B was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Louisa Brinsmade seconded the motion on a vote of 11-0.

- 11. 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; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Springfield Section 9 was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Louisa Brinsmade seconded the motion on a vote of 11-0.

- 12. Resubdivision:** **C8J-2014-0155.0A - Resubdivision of Lots 1, 2, & 12, Block 5, Hudson Bend Colony Subdivision No. 1**
- Location: 16100 Lake Travis Drive, Lake Travis Watershed
 Owner/Applicant: Torreon, LLC (Joseph Randall & Phyllis Lacey)
 Agent: Bowman Consulting (Dave Irish)
 Request: Approve a resubdivision of 1 lot, parts of 2 lots into one lot on 4.073 acres.
 Staff Rec.: **Pulled for renotification.**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Development Services Department

This item was pulled from the agenda; will be re-noticed

13. Resubdivision: C8-2015-0030.0A - Resubdivision of a Portion of Lot 1, Shoalwood Addition Section 4; District 7

Location: 2615 Pembroke Trail, Shoal Creek Watershed

Owner/Applicant: Andrew Carr

Agent: Jim Bennett Consulting (Jim Bennett)

Request: Approval of the Resubdivision of a Portion of Lot 1, Shoalwood Addition Section 4 composed of 3 lots on 0.727 acres.

Staff Rec.: **Recommended**

Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Development Services Department

Public hearing closed.

1st Motion: The motion to postpone to October 6, 2015 was made by Commissioner Ann Denkler, Commissioner Jolene Kiolbassa seconded the motion on a vote of 4-7; Commissioner Dustin Breithaupt, Bruce Evans, Yvette Flores, Susan Harris, Sunil Lavani, Gabriel Rojas and Thomas Weber voted against the motion (nay). MOTION FAILED.

2nd Motion: The motion to approve staff's recommendation for approval of Shoalwood Addition Section 4 was made by Commissioner Susan Harris, Commissioner Dustin Breithaupt seconded the motion on a vote of 7-4; Commissioners Louisa Brinsmade, Jackie Goodman, Jolene Kiolbassa and Ann Denkler voted against the motion. MOTION PASSED.

14. Final Plat - C8-2015-0174.0A - Avery Ranch Far West, Phase 3, Section 5 & 5A Amended: Lots 12, 16, 13, & 15; Amended Plat; District 6

Location: Sewickley Court, South Brushy Creek Watershed

Owner/Applicant: Continental Homes of Texas, L.P. (Tom Moody)

Agent: Randall Jones Engineering (Keith Collins)

Request: Approval of Avery Ranch Far West, Phase 3, Section 5 & 5A Lots 12, 16, 13, & 15; Amended Plat composed of 4 lots on 1 acre.

Staff Rec.: **Disapproval**

Staff: Development Services Department

The item was pulled from the agenda; was posted on the September 1, 2015 agenda for disapproval.

- 15. Final Plat: C8J-2015-0179.0A - Muzny Subdivision**
 Location: 4709 Hudson Bend Road, Lake Travis Watershed
 Owner/Applicant: Chris Muzny
 Agent: Nash Gonzales
 Request: Approval of the Muzny Subdivison composed of 1 lot on 1 acre.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 16. Preliminary Plan: C8J-2015-0180 - Creek's Edge (Withdraw & Resubmittal of C8J-2014-0157)**
 Location: 6813 Caudill Lane, Little Barton Creek Watershed
 Owner/Applicant: Creeks Edge LTD (Roger Aufieri)
 Agent: LJA Engineering & Surveying (Daniel Ryan)
 Request: Approval of Creek's Edge (Withdraw & Resubmittal of C8J-2014-0157) composed of 34 lots on 58.8 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 17. Final Plat: C8J-2015-0178.0A - Solorzano Subdivision**
 Location: 4805 Clear View Drive, Elm Creek Watershed
 Owner/Applicant: Jose Solorzano
 Agent: Macias & Associates (Jack Crow)
 Request: Approval of the Solorzano Subdivision, composed of 1 lot on 1 acre.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 18. Preliminary Plan: C8J-2015-0188 - Easton Park Section 2A; District 2**
 Location: 7000 Auburn Blaze Lane, Cottonmouth Creek Watershed
 Owner/Applicant: Michael C. Stouse
 Agent: Peloton Land Solutions (Jonathan Fleming)
 Request: Approval of Easton Park Section 2A Subdivision, composed of 22 lots on 84.8 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 19. Preliminary Plan: C8-2015-0183 – Interport; District 2**
 Location: East State Highway 71, Colorado River, Onion Creek Watersheds
 Owner/Applicant: GRCE/TX (James Goveia)
 Agent: Urban Design Group (Katie Droughton)
 Request: Approval of Interport Subdivision, composed of 33 lots on 276.01 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 20. Final Plat - C8J-2015-0184.0A - Castelan Subdivision**
Amended Plat:
 Location: 9516 Thaxton Road, Cottonmouth Creek Watershed
 Owner/Applicant: Alex Castelan
 Agent: Landmark Eng (Javier Barajas)
 Request: Approval of the Castelan Subdivision composed of 2 lots on 7.569 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 21. Final Plat - C8-2015-0186.0A - The Island at Mount Bonnell Shores;**
Resubdivision: Resubdivision of Lot 8-A-2; District 10
 Location: 4601 Island Cove, Lake Austin Watershed
 Owner/Applicant: Benson A. E. Bentzin
 Agent: Carlson, Brigance & Doering Inc. (Geoff Guerrero)
 Request: Approval of The Island at Mount Bonnell Shores; Resubdivision of Lot 8-A-2 composed of 2 lots on 0.505 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 22. Final Plat - C8-2015-0190.0A - Velocity Crossing Grocery/Retail; District 2**
Previously Unplatted:
 Location: 3326 East State Highway 71 Eastbound, Colorado River Watershed
 Owner/Applicant: SH71-Holdings (Karl Koebel)
 Agent: Kimley Horn & Associates (Robert J. Smith)
 Request: Approval of the Velocity Crossing Grocery/Retail composed of 1 lot on 50.46 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 23. Final Plat - C8-2015-0181.0A - Avery Ranch Far West Lot 29, Block H Phase 3**
Amended Plat: Section 6 & Lot 28 Block H Phase 3 Section 6-A; District 6
 Location: Reading Court, South Brushy Creek Watershed
 Owner/Applicant: Continental Homes of Texas, L.P. (Tom Moody)
 Agent: Randall Jones Engineering (Keith Collins)
 Request: Approval of the Avery Ranch Far West Lot 29, Block H Phase 3 Section 6 & Lot 28 Block H Phase 3 Section 6-A composed of 2 lots on 0.59 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 24. Final Plat - C8-2015-0182.0A - Avery Ranch Far West Lot 40 Block H Phase 3**
Amended Plat: Section 7 & Lot 41 Block H Phase 3 Section 7A; District 6
 Location: Wickline Way, South Brushy Creek Watershed
 Owner/Applicant: Continental Homes of Texas, L.P. (Tom Moody)
 Agent: Randall Jones Engineering (Keith Collins)
 Request: Approval of the Avery Ranch Far West Lot 40 Block H Phase 3 Section 7 & Lot 41 Block H Phase 3 Section 7A composed of 2 lots on 0.65 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 25. Final Plat: C8J-2015-0189.0A - Rancho Flores Subdivision**
 Location: 14421 South Turnersville Road, Plum Creek Watershed
 Owner/Applicant: & Luz De Jesus Campos (Jose Guerrero)
 Agent: I T Gonzalez Engineers (I T Gonzalez)
 Request: Approval of Rancho Flores Subdivision composed of 3 lots on 2.50 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Public hearing closed.

The motion to disapprove Items #15-25 was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Louisa Brinsmade seconded the motion on a vote of 11-0.

D. NEW BUSINESS

- 1. New Business: Echo Lane Corrective Zoning; District 6**
Location: 14000 Echo Lane, Bear Creek West and Lake Austin Watersheds
Owner/Applicant: Mary Ann Baker
Agent: City of Austin - Planning and Zoning Department
Request: Discussion and possible initiation of rezoning for property located at 14000 Echo Lane. Request made by Staff.
Staff Rec.: **Tori Haase**
Staff: Victoria Haase, 5152-974-7691, tori.haase@austintexas.gov; Planning and Zoning Department

Public hearing closed.

The motion to initiate a rezoning for Echo Lane Corrective Zoning was approved on the consent agenda by Commissioner Thomas Weber; Commissioner Louisa Brinsmade seconded the motion on a vote of 11-0.

E. ITEMS FROM COMMISSION

F. ADJOURN

Chair Gabriel Rojas adjourned the meeting without objection at 10:20PM.