



**REGULAR MEETING  
MINUTES**

**ZONING & PLATTING COMMISSION  
Tuesday, October 6, 2015**

**Convened at 6:07 PM**

**The Zoning & Platting Commission convened in a regular meeting on October 6, 2015 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701**

**Chair Gabriel Rojas called the Commission Meeting to order at 6:07 p.m.**

**Board Members in Attendance:**

**Gabriel Rojas – Chair  
Dustin Breithaupt  
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 15, 2015.

The motion to approve the minutes from September 15, 2015 meeting with amendments to items C-1, C-4 and C-7 was made by Commissioner Ann Denkler and Commissioner Jackie Goodman, and was approved on the consent agenda by Commissioner Ann Denkler, Commissioner Jackie Goodman seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

## C. PUBLIC HEARINGS

- 1. Rezoning: C14-2015-0061 - Townbridge Homes Rezoning; District 2**  
Location: 7513 and 7603 Cooper Lane, South Boggy Creek Watershed  
Owner/Applicant: Townbridge Homes LLC (Aaron Levy)  
Agent: Thrower Design (Ron Thrower)  
Request: DR; SF-2 to SF-6  
Staff Rec.: **Recommendation of SF-6-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 SF-6-CO combining district zoning with additional conditions requiring a 10-foot wide vegetative buffer, and pedestrian and bicycle connections along the north, south and east property lines was approved by Commissioner Bruce Evans, seconded by Commissioner Jolene Kiolbassa on a vote of 9-1; Chair Rojas voted against the motion (nay); 1 vacancy on the Commission.

*COMMISSION NOTE: DIRECT STAFF TO ATTACH A MEMO TO ACCOMPANY THIS CASE TO COUNCIL REGARDING THE MECHANISMS NEEDED TO BRING COOPER LANE UP TO COLLECTOR LEVEL STANDARDS, GIVEN THE AMOUNT OF DEVELOPMENT OCCURRING AND THE TIMING OF THESE IMPROVEMENTS.*

- 2. Zoning: C14-2015-0120 - 13401 Corner; District 6**  
Location: 13401 Pond Springs Road, Lake Creek Watershed  
Owner/Applicant: Pond Springs School, Ltd.  
Agent: Shaw Hamilton  
Request: I-RR to GR  
Staff Rec.: **Recommendation of GR-CO zoning, 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 combining district zoning was approved on the consent agenda by Commissioner Jackie Goodman, Commissioner Ann Denkler seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 3. Rezoning: C14-2015-0123 - Langan Rezoning; District 2**  
Location: 7016 Circle S Road, South Boggy Creek Watershed  
Owner/Applicant: Francis X. Langan  
Request: SF-2 to SF-3  
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 SF-3 district zoning was approved on the consent agenda by Commissioner Jackie Goodman, Commissioner Ann Denkler seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 4. Rezoning: C14-2015-0131 - 14000 Echo Lane Corrective Rezoning; District 6**  
Location: 14000 Echo Lane, Bear Creek West, Lake Austin Watersheds  
Owner/Applicant: Mary Ann Baker  
Agent: City of Austin  
Request: LA to LA, to correct the property address  
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 for LA district zoning to correct the property address was approved on the consent agenda by Commissioner Jackie Goodman, Commissioner Ann Denkler seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 5. Final Plat with Preliminary Plan: C8-2013-0032.5A - Retreat at Tech Ridge, Section Three; District 7**  
Location: 12422 Dessau Road, Harris Branch Watershed  
Owner/Applicant: KB Home  
Agent: KB Home (Laurie Lara)  
Request: Approval of the Retreat at Tech Ridge, Section Three composed of 76 lots on 12.741 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 Retreat at Tech Ridge, Section Three was approved on the consent agenda by Commissioner Jackie Goodman, Commissioner Ann Denkler seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 6. Preliminary Plan: C8-2014-0238 - Ballantyne Subdivision; District 7**  
Location: 800-1/2 West 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.: **Pulled; No action required**  
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov  
Development Services Department

Item pulled at the request of the applicant. No action taken.

- 7. Final Plat with Preliminary Plan: C8J-2014-0059.2A - Heritage Oaks at Pearson Ranch West Section Two**  
 Location: 7900 - 8525 Pearson Ranch Road, South Brushy Creek Watershed  
 Owner/Applicant: England Ranch NW Limited Partnership  
 Agent: Big Red Dog Engineering and Consulting (Nicholas Kehl)  
 Request: Approval of the Heritage Oaks at Pearson Ranch West Section Two final plat composed of 81 lots on 25.0522 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 Heritage Oaks at Pearson Ranch West Section Two was approved on the consent agenda by Commissioner Jackie Goodman, Commissioner Ann Denkler seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 8. 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.: **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 Resubdivision of Lots 1, 2, & 12, Block 5, Hudson Bend Colony Subdivision No. 1 was approved on the consent agenda by Commissioner Jackie Goodman, Commissioner Ann Denkler seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 9. Final Plat with Preliminary Plan: C8J-04-0160.3A - Gilbert Lane Phase Three Final Plat**  
 Location: Gilbert Road, Decker Creek Watershed  
 Owner/Applicant: Gilbert Lane Investments, L.P. (John Lloyd)  
 Agent: Murfee Engineering Company, Inc. (Ronee Gilbert)  
 Request: Approval of the Gilbert Lane Phase Three Final Plat composed of 102 lots on 23.0117 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 Gilbert Lane Phase Three Final Plat was approved on the consent agenda by Commissioner Jackie Goodman, Commissioner Ann Denkler seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 10. Final Plat:** **C8-2015-0183.1A.SH - Riverbend West 1; District 2**  
Location: East State Highway 71, Colorado River, Onion Creek Watersheds  
Owner/Applicant: Stoneridge (Mitchell Wong), GRCE/TX Austin (James Goveia)  
Agent: Katie Droughton  
Request: Approval of Riverbend West 1 composed of 2 lots on 28.40 acres.  
Staff Rec.: **Disapproval**  
Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov  
Development Services Department
- 11. Final Plat - Resubdivision:** **C8-2015-0196.0A - Elmwood Estates Replat of Lot 12 Block E; Resubdivision (Withdraw & Resubmit of C8-2014-0163.0A); District 5**  
Location: 1103 Matthews Lane, South Boggy Creek Watershed  
Owner/Applicant: Matthews Lane LP (Amy Bernhard)  
Agent: ATS Engineers Inspectors and Surveyors (Andrew Evans)  
Request: Approval of the Elmwood Estates Replat of Lot 12 Block E; Resubdivision (Withdraw & Resubmit of C8-2014-0163.0A) composed of 4 lots on 2.664 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 12. Final Plat - Resubdivision:** **C8-2015-0201.0A - Deer Run Subdivision; District 2**  
Location: 7513 Cooper Lane, South Brushy Creek Watershed  
Owner/Applicant: Townbridge Homes LLC (Aaron Levy)  
Agent: Thrower Design (Ron Thrower)  
Request: Approval of the Deer Run Subdivision composed of 2 lots on 4.67 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 13. Final Plat: C8-2015-0203.0A.SH - LaMadrid Apartment Homes and Townhomes; District 5**  
 Location: 11310 Manchaca Drive, Slaughter Creek Watershed  
 Owner/Applicant: A Texas Limited Partnership (John Cummings, Jr.)  
 Agent: KBGE (Bryant Bell)  
 Request: Approval of LaMadrid Apartments and Townhomes composed of 1 lot on 6.0281 acres.  
 Staff Rec.: **Disapproval**  
 Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov  
 Development Services Department
- 14. Final Plat: C8-2015-0205.0A - Main Event Subdivision Amended Plat of Lots A, B & D Resubdivision of Lot 1 Block A Anderson Arbor III; District 6**  
 Location: 13301 North U.S. Highway 183, Lake Creek Watershed  
 Owner/Applicant: H & S Horizons, L.L.C. (Neil Hufauer)  
 Agent: Austin Civil Engineering, Inc. (Hunter Shadburne)  
 Request: Approval of the Main Event Subdivision Amended Plat of Lots A, B & D Resubdivision of Lot 1 Block A Anderson Arbor III composed of 4 lots on 15.53 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 15. Preliminary Plan: C8J-2015-0191 - Travesia Subdivision**  
 Location: 4001 Grane Avenue, Gilleland Creek Watershed  
 Owner/Applicant: CRVI Raceway Holdings, LP (Brent Health)  
 Agent: Jones and Carter, Inc. (Shawn Graham, P.E.)  
 Request: Approval of the Travesia Subdivision composed of 85 lots on 17.51 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 16. Final Plat: C8J-2015-0193.0A - Marbella Phase 3**  
 Location: 8106 Bluff Springs Road, Onion Creek Watershed  
 Owner/Applicant: Bud Hudgins  
 Agent: Urban Design Group / John Noell, P.E. (Katie Droughton)  
 Request: Approval of Marbella Phase 3 composed of 6 lots on 111.08 acres.  
 Staff Rec.: **Disapproval**  
 Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov  
 Development Services Department

**17. Final Plat:** **C8J-2015-0197.0A - Chowning Subdivision**  
Location: 12900 North Lakeland Drive, Lake Austin Watershed  
Owner/Applicant: Jay Chowning  
Agent: Jim Bennett Consulting (Jim Bennett)  
Request: Approval of the Chowning Subdivision composed of 1 lot on 2.223 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**18. Final Plat:** **C8J-2015-0199.0A - Witt Subdivision**  
Location: 19320 Hog Eye Road, Lockwood Creek Watershed  
Owner/Applicant: Janice Witt  
Agent: Steve Wenzel  
Request: Approval of Witt Subdivision composed of 5 lots on 9.9 acres.  
Staff Rec.: **Disapproval**  
Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov  
Development Services Department

**19. Final Plat:** **C8J-2015-0204.0A - Thrive FP Addition**  
Location: 809 North Cuernavaca Drive, Cuernavaca Creek Watershed  
Owner/Applicant: Principals Assurance (JP Newman)  
Agent: SAS Partners (Hunter Shadburne)  
Request: Approval of Thrive FP Addition composed of 3 lots on 10.77 acres.  
Staff Rec.: **Disapproval**  
Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov  
Development Services Department

Items 10-19;

Public hearing closed.

The motion to disapprove Items 10-19 was approved on the consent agenda by Commissioner Jackie Goodman, Commissioner Ann Denkler seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

#### **D. NEW BUSINESS**

- 1. Discussion and action on electing a Zoning & Platting Commission Secretary.**

Motion by Commissioner Gabriel Rojas and seconded by Commissioner Jackie Goodman to nominate and elect Commissioner Jolene Kiolbassa as Secretary passed on a vote of 10-0; 1 vacancy on the Commission.

A) Commission directed staff to present the following briefings at future hearings:

Informational briefing and provide boundaries and guidelines for the Zoning and Platting Commission relative to discretionary zoning; and defining a precise definition of contract zoning, to be presented on October 20, 2015. (Law Department)

Informational briefing on Planned Unit Development to be presented on November 3, 2015 (Planning and Zoning Department)

Informational briefing on Accessory Dwelling Units. (Planning and Zoning Department)

B) Commission requests joint meeting with the Planning Commission.

C) Commission to consider creating an ad-hoc subcommittee to review Zoning and Platting Commission's role in reviewing applications relative to comprehensive planning and discuss best practices to convey recommendations to Mayor and Council.

D) Chair Gabriel Rojas briefed the Commission on the initial meeting of the Small Area Planning Joint Committee. Will continue to provide regular updates.

**E. ADJOURN**

**Chair Gabriel Rojas adjourned the meeting without objection at 7:34 PM.**