



**REGULAR MEETING
MINUTES**

**ZONING & PLATTING COMMISSION
Tuesday, November 3, 2015**

Convened at 6:13 PM

The Zoning & Platting Commission convened in a regular meeting on November 3, 2015 @ 301 W. 2nd Street, Austin, TX 78701

Chair Gabriel Rojas called the Commission Meeting to order at 6:09 p.m.

Board Members in Attendance:

**Gabriel Rojas – Chair
Dustin Breithaupt
Ann Denkler – Parliamentarian
Bruce Evans
Yvette Flores
Jackie Goodman – Vice-Chair
Susan Harris
Jolene Kiolbassa - Secretary
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

- 1) Mr. Jeff Jack conveyed to the Zoning and Platting Commission the need to utilize a national best practice tool to track the changes made during the rewrite of the City Code. Mr. Jack suggested extending an invitation to Mr. Fred Lewis to brief the Commission on how to implement a process to track the Code changes. Mr. Jack closed his remarks by suggesting that such a mechanism begin with the upcoming CodeNext: SoundCheck event.

B. APPROVAL OF MINUTES

1. Approval of minutes from October 20, 2015.

The motion to approve the minutes from October 20, 2015 was approved on the consent agenda by Commissioner Bruce Evans, Vice-Chair Jackie Goodman seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

C. PUBLIC HEARINGS

- 1. Briefing:** Informational briefing regarding Planned Unit Developments
Staff: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov
Planning and Zoning Department

The presentation was made by Jerry Rusthoven, Current Planning Division Manager, Planning and Zoning Department.

- 2. Briefing/Status Update:** Briefing / Status update regarding C814-2014-0120 - Austin Oaks
Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov
Planning and Zoning Department

The presentation was made by Victoria Haase, Planner Senior, Planning and Zoning Department. Additional remarks by Applicant's representative Michael J. Whellan, Attorney, Graves Dougherty, Hearon and Moody.

Commission requested a follow up briefing on January 5, 2016.

- 3. Briefing/Status Update:** Briefing / Status update regarding an amendment to Title 25 of the City Code relating to secondary dwelling units.
Staff: Ming-ru Chu, 512-974-6413, Ming-ru.chu@austintexas.gov
Planning and Zoning Department

The presentation was made by Ming-ru Chu, Planner, Planning and Zoning Department.

Commission instructed staff to furnish a legislative track and changes format of the ordinance pertaining to the amendments to Title 25 of the City Code relating to secondary dwelling units.

- 4. Briefing/Status Update:** Briefing / Status Update regarding CodeNEXT.
Staff: Jim Robertson, 512-974-3564, jim.robertson@austintexas.gov
Planning and Zoning Department

The presentation was made by Jim Robertson, Division Manager of Urban Design, Planning and Zoning Department.

- 5. Final Plat with Preliminary: C8J-2012-0095.3A - Hills of Bear Creek, Section Three**
- Location: 2101 West F.M. 1626 Road, Bear Creek and Little Bear Creek Watersheds
- Owner/Applicant: 2013 Land Investments, LTD (Steve Walkup)
- Agent: Gray Engineering Inc. (Steve Berke)
- Request: Approval of the Hills of Bear Creek, Section Three composed of 58 lots on 12.682 acres.
- Staff Rec.: **Recommended**
- Staff: Joe Arriaga, (512) 854-7562, joe.arriaga@traviscounty.gov
Travis County

Public Hearing Closed.

The motion to grant staff's recommendation for C8J-2012-0095.3A - Hills of Bear Creek was approved on the consent agenda by Commissioner Bruce Evans, Vice-Chair Jackie Goodman seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 6. Resubdivision: C8-2015-0122.0A - Resubdivision of Lot 1, Block A Final Plat Oaks Park North; District 7**
- Location: 13000 North IH-35 Service Road Southbound, Walnut Creek Watershed
- Owner/Applicant: Lowe's Home Center LLC (Devin Staley)
- Agent: Doucet & Associates (Syd Xinos)
- Request: Approval of the Resubdivision of Lot 1, Block A Final Plat Oaks Park North Subdivision
- Staff Rec.: **Recommended**
- Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing Closed.

The motion to grant staff's recommendation for C8-2015-0122.0A - Resubdivision of Lot 1, Block A Final Plat Oaks Park North was approved on the consent agenda by Commissioner Bruce Evans, Vice-Chair Jackie Goodman seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 7. Final Plat - Resubdivision: C8-2015-0114.0A - NE Corner; District 7**
- Location: 14401 The Lakes Boulevard, Harris and Walnut Creek Watersheds
- Owner/Applicant: Techridge Spectrum BC, LP (Ian Asselstine)
- Agent: 360 Professional Services, Inc. (Scott Foster)
- Request: Approval of the NE Corner Subdivision composed of 6 lots on 55.3 acres
- Staff Rec.: **Recommended**
- Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Development Services Department

Public Hearing Closed.

The motion to grant staff's recommendation for C8-2015-0114.0A - NE Corner was approved on the consent agenda by Commissioner Bruce Evans, Vice-Chair Jackie Goodman seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 8. Preliminary Plan: C8-2015-0133 - Cottages at Beaver Creek Preliminary Plan; District 7**
 Location: 801 East Wells Branch Parkway, Harris Branch Watershed
 Owner/Applicant: KB Home (John Zinsmeyer)
 Agent: Garrett-Inhen Civil Engineers (Steve Inhen)
 Request: Approval of the Beaver Creek Preliminary Plan composed of 207 lots on 43.11 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department

Public Hearing Closed.

The motion to grant staff's recommendation for C8-2015-0133 - Cottages at Beaver Creek Preliminary Plan was approved on the consent agenda by Commissioner Bruce Evans, Vice-Chair Jackie Goodman seconded the motion on a vote of 9-0-1; Commissioner Ann Denkler abstained on this item; 1 vacancy on the Commission.

- 9. Final Plat with Preliminary: C8J-2009-0142.02.3A - Estancia Hill Country Subdivision, Phase 3; District 5**
 Location: Puryear Road, Onion Creek Watershed
 Owner/Applicant: Estancia Villas, LLC (Kurt Goll)
 Agent: Bury, Inc. (Stephanie Stanford)
 Request: Approval of Estancia Hill Country Club Subdivision, Phase 3 composed of 1 lot on 16.331 acres
 Staff Rec.: **Disapproval**
 Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
 Development Services Department
- 10. Preliminary Plan: C8J-2015-0228 - Creeks Edge**
 Location: 6813 Caudill Lane, Little Barton Creek Watershed
 Owner/Applicant: Creeks Edge Ltd. (Roger Aufieri)
 Agent: LJA Engineering & Surveying (Daniel Ryan)
 Request: Approval of Creeks Edge composed of 34 lots on 58.80 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 11. Final Plat: C8J-2012-0161.4A - Kara Drive Bridge**
 Location: South U.S. 183 Highway, Cottonmouth Creek Watershed
 Owner/Applicant: Carma Properties Westport LLC (Chad Matheson)
 Agent: Peloton Land Solutions (Ousmane Traore)
 Request: Approval of Kara Drive Bridge composed of 1 lot on 1.0 acres
 Staff Rec.: **Disapproval**
 Staff: Joe Arriaga, 512-854-7562, joe.arriaga@traviscounty.gov
 Development Services Department

- 12. Final Plat with Preliminary:** **C8J-2012-0161.3A - Addison Section 3**
- Location: South U.S. 183 Highway, Cottonmouth Creek and Onion Creek Watersheds
- Owner/Applicant: Carma Properties Westport LLC (Chad Matheson)
- Agent: Peloton Land Solutions (Ousmane Traore)
- Request: Approval of Addison Section 3 composed of 136 lots on 60.6 acres
- Staff Rec.: **Disapproval**
- Staff: Joe Arriaga, 512-854-7562, joe.arriaga@traviscounty.gov
Development Services Department

Public Hearing Closed.

The motion to disapprove items 9-12 was approved on the consent agenda by Commissioner Bruce Evans, Vice-Chair Jackie Goodman seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

D. NEW BUSINESS

- 1. New Business:** Discussion and possible action on revising the Zoning and Platting Commission Bylaws, and forwarding to the Audit and Finance Committee for approval.

The motion to indefinitely postpone this item in the course of the Law Department furnishing a revised draft of the Bylaws was approved by Commissioner Bruce Evans, Vice-Chair Goodman seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 2. New Business:** Discussion and possible action on revising the Zoning and Platting Commission Rules and Regulations, and forwarding to the Audit and Finance Committee for approval.

The motion to indefinitely postpone this item in the course of the Law Department furnishing a revised draft of the Rules and Regulations was approved by Commissioner Bruce Evans, Vice-Chair Goodman seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 3. New Business:** Discussion and action on approving the 2016 Zoning and Platting Commission meeting schedule.

The motion to approve the 2016 Zoning and Platting Commission meeting schedule was approved by Commissioner Dustin Breithaupt, Commissioner Susan Harris seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

F. ITEMS FROM COMMISSION

G. ADJOURNMENT

Chair Gabriel Rojas adjourned the meeting without objection at 10:03 PM.

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Jerry Rusthoven at the Planning and Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.