



**REGULAR MEETING
MINUTES**

**ZONING & PLATTING COMMISSION
Tuesday, December 1, 2015**

The Zoning & Platting Commission convened in a regular meeting on December 1, 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:

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

1 Vacancy

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 November 17, 2015.

The motion to approve the minutes from November 17, 2015 meeting was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Susan Harris seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

C. PUBLIC HEARINGS

1. **Briefing & Presentation:** Briefing on development regulations related to floodplain and drainage; and presentation on "Future of the Creeks".
Staff: Kevin Shunk, 512-974-9176, Kevin.Shunk@AustinTexas.gov
Matt Hollon, 512-974-2212, Matt.Hollon@AustinTexas.gov
Watershed Protection Department

The motion to postpone this item to December 15, 2015 by request of staff was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Susan Harris seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

2. **Zoning:** **C814-2015-0074 - The Grove at Shoal Creek PUD; District 10**
Location: 4205 Bull Creek Road, Shoal Creek Watershed
Owner/Applicant: ARG Bull Creek, Ltd. (Garrett Martin)
Agent: Thrower Design (A. Ron Thrower)
Request: Unzoned to PUD
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

The motion to indefinitely postpone this item by request of staff was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Susan Harris seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

3. **Rezoning:** **C14-2015-0112 - The Village on Triangle Avenue; District 9**
Location: 4517 Triangle Avenue, Waller Creek Watershed
Owner/Applicant: SV Triangle LP (Steve Freche)
Agent: McLean & Howard, LLP (Jeff Howard)
Request: GR-MU-CO to MF-6
Staff Rec.: **Recommended**
Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov
Planning and Zoning Department

Public hearing closed.

The motion to grant staff's recommendation of MF-6-CO combining district zoning for 4517 Triangle Avenue located at 4517 Triangle Avenue was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Susan Harris seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

Conditions as read in to the record are:

- a. Multifamily use will be limited to no more than 254 units.
- b. Streetscape design elements per the Triangle Square Development Regulating Plan will be required.

4. Rezoning: C14-2015-0122 - Phase 5B Riverplace Center Rezoning; District 6
 Location: 10819 FM 2222 Road, Bull Creek and Panther Hollow Watersheds
 Owner/Applicant: Capella Commercial Riverplace LLC (Simon Lee)
 Agent: Land Answers (Jim Wittliff)
 Request: GR-CO to GR-CO, to change a condition of zoning
 Staff Rec.: **Recommended**
 Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov
 Planning & Zoning Department

The motion to postpone this item to December 15, 2015 by request of the Applicant was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Susan Harris seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

5. Rezoning: C14-2015-0143 - Rezoning of Lots 1, 2, and 7 of Parmer Place; District 7
 Location: 12320 and 12400 Dessau Road, and 1600 East Parmer Lane, Walnut Creek and Harris Branch Watersheds
 Owner/Applicant: Dessau Partners, Ltd. (John C. Lewis)
 Agent: Longaro & Clarke, L.P. (Joseph Longaro)
 Request: GR to MF-3-CO
 Staff Rec.: **Recommendation Pending**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning and Zoning Department

Public hearing closed.

The motion to grant staff’s recommendation of MF-3-CO combining district zoning for C14-2015-0143 - Rezoning of Lots 1, 2, and 7 of Parmer Place located at 12320 and 12400 Dessau Road, and 1600 East Parmer Lane was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Susan Harris seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

6. Site Plan Compatibility SP-2015-0032C - Statel Hill Condominiums; District 2
Waiver:
 Location: 8101 Peaceful Hill Lane, South Boggy Creek Watershed
 Owner/Applicant: Peaceful Hill Partners, LLC (Joe Straub)
 Agent: Alm Engineering (Matthew Mitchell)
 Request: Waiver from a 25-ft to a 6-ft compatibility setback, for a sidewalk, driveway, and 3 parking spaces
 Staff Rec.: **Recommended**
 Staff: Scott Grantham, 512-974-2942, scott.grantham@austintexas.gov
 Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for SP-2015-0032C - Stately Hill Condominiums located at 8101 Peaceful Hill Lane was approved by Vice-Chair Goodman, Commissioner Ann Denkler seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 7. Final Plat with Preliminary: C8-2015-0133.1A - The Cottages at Beaver Creek, Phase 1; District 7**
Location: 801 East Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: KB Home Lone Star, L.P. (John Zinsmeyer)
Agent: Garrett-Inhen Civil Engineers (Steve Ihnen)
Request: Approval of The Cottages at Beaver Creek Phase 1 composed of 115 lots on 30.36 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 C8-2015-0133.1A - The Cottages at Beaver Creek, Phase 1 located at 801 East Wells Branch Parkway was approved by Vice-Chair Goodman, Commissioner Ann Denkler seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 8. Final Plat with Preliminary: C8-2012-0086.2A - Avana Phase 2, Section 2; District 8**
Location: 12131-1/2 Escarpment Boulevard, Slaughter Creek and Bear Creek Watersheds-Barton Springs Zone
Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)
Agent: LJA Engineering & Surveying (John Clark)
Request: Approval of Avana Phase 2, Section 2 composed of 87.8 lots on 44 acres.
Staff Rec.: **Disapproval**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Development Services Department

- 9. Final Plat - Previously Unplatted: C8J-2015-0245.0A - 12926 Lowden Ln.**
Location: 12926 Lowden Lane, Bear Creek Watershed
Owner/Applicant: Goebler Properties (Matt Goebler)
Agent: Ash & Associates (Rick McDaniel)
Request: Approval of the 12926 Lowden Ln. composed of 2 lots on 4.965 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 10. Final Plat - Previously Unplatted:** **C8J-2015-0240.0A - Garcia's PP&M Subdivision**
 Location: 10755 Circle Drive, Slaughter Creek Watershed
 Owner/Applicant: Joni Garcia Rodriguez
 Agent: Landmark Engineering (Javier Barajas)
 Request: Approval of the Garcia's PP&M Subdivision composed of 1 lot on 3 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 11. Final Plat - Amended Plat:** **C8J-2015-0247.0A - Kugler Subdivision**
 Location: 2 Wildwind Point, Lake Austin Watershed
 Owner/Applicant: Andrew Kugler
 Agent: Conley Engineering (Carl Conley)
 Request: Approval of the Kugler Subdivision composed of 2 lots on 1.550 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 12. Final Plat - Resubdivision:** **C8-2015-0242.0A - Beautiful Saviour Lutheran Church Addition; Lot 1; District 2**
 Location: 6830 South Pleasant Valley Road, Onion Creek Watershed
 Owner/Applicant: Beautiful Saviour Lutheran Church (Wayne Harned)
 Agent: Texas Engineering Solutions (Nick Sandlin)
 Request: Approval of the Beautiful Saviour Lutheran Church Addition; Lot 1 composed of 2 lots on 10.03 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat:** **C8J-2015-0236.0A - Rancho Flores Subdivision**
 Location: 14421 South Turnersville Road, Plum Creek Watershed
 Owner/Applicant: Jose Guerrero & Luz De Jesus Campos
 Agent: IT Gonzalez Engineers
 Request: Approval of the Rancho Flores Subdivision composed of 1 lot on 2.499 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 14. Final Plat - Resubdivision: C8-2015-0248.0A - Sheldon 230 Bumpstead Subdivision; District 2**
 Location: 7864 Thaxton Road, Onion Creek Watershed
 Owner/Applicant: Castillo Life Estate (Deleon Beatriz)
 Agent: Southwest Engineers (Miguel Gonzales)
 Request: Approval of the Sheldon 230 Bumpstead Subdivision composed of 6 lots on 1.026 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat: C8-2015-0238.0A - LaMadrid Apartments and Townhomes**
 Location: 11320 Manchaca Road, Slaughter Creek Watershed
 Owner/Applicant: KC 4 Manchaca, LP a Texas Limited Partnership (John Cummings, Jr.)
 Agent: KBGE (Bryant Bell)
 Request: Approval of the LaMadrid Apartments and Townhomes composed of 1 lot on 6.0281 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 16. Final Plat: C8-2013-0190.1A - Pence Subdivision; District 2**
 Location: 8900 South Congress Avenue, Onion Creek Watershed
 Owner/Applicant: Bert Pence
 Agent: RPS (Andrew Ancy)
 Request: Approval of the Pence Subdivision composed of 4 lots on 10.6 acres.
 Staff Rec.: **Disapproval**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
 Development Services Department
- 17. Final Plat: C8-2015-0241.0A - Deer Run Subdivision; District 2**
 Location: 7513 Cooper Lane, Boggy Creek Watershed
 Owner/Applicant: Conde Rudolfo
 Agent: Thrower Design (A. Ron Thrower)
 Request: Approval of the Deer Run Subdivision composed of 2 lots on 4.67 acres.
 Staff Rec.: **Disapproval**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
 Development Services Department
- 18. Final Plat: C8-2011-0065.5A - Avana Phase 1, Section 5**
 Location: Escarpment Boulevard, Bear Creek and Slaughter Creek Watersheds- Barton Springs Zone
 Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)
 Agent: LJA Engineering & Surveying (John Clark)
 Request: Approval of Avana Phase 1, Section 5 composed of 80.03 lots on 115.06 acres.
 Staff Rec.: **Disapproval**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
 Development Services Department

19. Final Plat: C8-84-039.07.13A - Parke 27; District 6
Location: 11601-1/2 Vista Parke Drive, Lake Travis Watershed
Owner/Applicant: FP Properties Inc. / Parke Properties I, LP (Shay Rathburn)
Agent: Longaro & Clarke, L.P. (Alex Clarke)
Request: Approval of Parke 27 composed of 1 lot on 27.18 acres.
Staff Rec.: **Disapproval**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Development Services Department

Items 8-19;

Public hearing closed.

The motion to disapprove Items #8-19 was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Susan Harris seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

D. NEW BUSINESS

1. Discussion and possible action on forwarding a memorandum to the Mayor and Council regarding the formation of two additional joint committees of the Planning Commission and Zoning and Platting Commission.

The motion to approve sending a memorandum to Mayor and Council regarding the formation of two additional joint committees of the Planning Commission and Zoning and Platting Commission was approved by Vice-Chair Goodman, Commissioner Bruce Evans seconded the motion on a vote of 9-0-1; Commissioner Ann Denkler abstained on this item; 1 vacancy on the Commission.

2. Discussion and action on appointing a member of the Zoning and Platting Commission to the Comprehensive Planning Committee.

Motion to indefinitely postpone this item was approved by Commissioner Bruce Evans, Commissioner Yvette Flores seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

E. ITEMS FROM COMMISSION

1. Zoning and Platting Commission requests a briefing by staff on transportation matters including connectivity, traffic impact analysis, pro rata share and any future related amendments to the Austin City Code. Proposed date of briefing: January 5, 2016 or January 19, 2016. (Development Services Department and Austin Transportation Department)
2. Vice-Chair Jackie Goodman informed the commission of her intent to attend and speak at a future Planning Commission meeting to seek support in recommending the Green Infrastructure Ordinance.

F. ADJOURNMENT

Chair Gabriel Rojas adjourned the meeting without objection at 6:55 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.