



**REGULAR MEETING
MINUTES**

**ZONING & PLATTING COMMISSION
Tuesday, January 5, 2016**

The Zoning & Platting Commission convened in a regular meeting on January 5, 2016 @ 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
Ann Denkler
Bruce Evans
Yvette Flores
Jackie Goodman
Susan Harris
Jolene Kiolbassa
Thomas Weber**

**Sunil Lavani - absent
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 December 15, 2015.

The motion to approve the minutes from December 15, 2015 with an edit to reflect a rescind and reconsider action related to item C-05 was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Ann Denkler seconded the motion on a vote of 8-0; Vice-Chair Jackie Goodman (arrived late) and Commissioner Sunil Lavani absent; 1 vacancy on the Commission.

C. PUBLIC HEARINGS

1. **Briefing/Status Update:** [Briefing / Status update regarding C814-2014-0120 - Austin Oaks Planned Unit Development, District 10](#)
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.

- Informed the Commission of the upcoming Vision and Values Workshop scheduled for Tuesday, January 12, 2016
- Informed the Commission of the Charrette scheduled for January 25-29, 2016.

Additional comments by:

Michael Whellan, Attorney/Agent (Graves Dougherty Hearon & Moody)
Jon Ruff, President, Spire Realty
Ben Luckens, Charrette Project Manager

Instruction to Staff:

- Sign-up sheet be present at workshop and Charrette. Copies furnished to the Commission at a future briefing.
- Furnish objectives, strategies and measurements.
- Furnish a list of participating stakeholders.

2. **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

Public hearing closed.

The motion to grant staff's recommendation of GR-CO combining district zoning with an additional condition for C14-2015-0122 - Phase 5B Riverplace Center Rezoning located at 10819 FM 2222 Road was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Ann

Denkler seconded the motion on a vote of 8-0; Vice-Chair Jackie Goodman (arrived late) and Commissioner Sunil Lavani absent; 1 vacancy on the Commission.

Additional condition is as follows.

- Applicant shall limit food sale uses to 5, 300 square feet.

3. **Zoning:** [C14-2015-0136 - 6914 McNeil Dr.; District 6](#)
Location: 6914 McNeil Drive, Rattan Creek Watershed
Owner/Applicant: Douglas L. Reynolds
Agent: Bury, Inc. (Kate Kniejski)
Request: I-RR to GR
Staff Rec.: **Recommendation of LR**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

The motion to grant applicant's request for postponement of this item to January 19, 2016 was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Ann Denkler seconded the motion on a vote of 8-0; Vice-Chair Jackie Goodman (arrived late) and Commissioner Sunil Lavani absent; 1 vacancy on the Commission.

4. **Rezoning:** [C14-2015-0155 - Luby's; District 6](#)
Location: 13817 U.S. Highway 183 North Bound, Lake Creek Watershed
Owner/Applicant: Luby's Fuddrucker's Restaurants, LLC (Bill Gordon)
Agent: W.M. Faust (Bill Faust)
Request: GR, DR to GR
Staff Rec.: **Recommended**
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 GR district zoning for C14-2015-0155 - Luby's located at 13817 U.S. Highway 183 North Bound was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Ann Denkler seconded the motion on a vote of 8-0; Vice-Chair Jackie Goodman (arrived late) and Commissioner Sunil Lavani absent; 1 vacancy on the Commission.

5. **Rezoning:** [C14-2015-0156 - Anna Plaza Spec's; District 6](#)
Location: 13109 North FM 620 Road, Lake Creek Watershed
Owner/Applicant: VS Anna Plaza, LLC (Richard Huddleston)
Agent: Smith, Robertson, Elliott & Douglas, L.L.P. (Mary Stratmann)
Request: GR-CS-CO to CS-1
Staff Rec.: **Recommendation of CS-1-CO**
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 CS-1-CO combining district zoning for C14-2015-0156 - Anna Plaza Spec's located at 13109 North FM 620 Road was approved ~~on the consent agenda~~ by Commissioner **Bruce Evans** ~~Thomas Weber~~, Commissioner Ann Denkler seconded the motion on a vote of 9-0; Commissioner Sunil Lavani absent; 1 vacancy on the Commission.

- 6. Zoning:** [C14-2015-0158 - Hymeadow Square Office Park; District 6](#)
Location: 12331 and 12335 Hymeadow Drive, Lake Creek Watershed
Owner/Applicant: Hymeadow Square Office Park Condominium Association, Inc. (Ruth Ann Dickensheets)
Agent: Liddiard Real Estate (Brian Liddiard)
Request: I-SF-2 to LO
Staff Rec.: **Recommended**
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 LO district zoning for C14-2015-0158 - Hymeadow Square Office Park located at 12331 and 12335 Hymeadow Drive was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Ann Denkler seconded the motion on a vote of 8-0; Vice-Chair Jackie Goodman (arrived late) and Commissioner Sunil Lavani absent; 1 vacancy on the Commission.

- 7. Rezoning:** [C814-04-0187.02.SH - Goodnight Ranch PUD - 2nd Amendment; District 2](#)
Location: East side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch L.P. (David C. Mahn)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: PUD to PUD, to change conditions of zoning
Staff Rec.: **Request for indefinite postponement by the Staff**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

The motion to grant staff's request for indefinite postponement of this item was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Ann Denkler seconded the motion on a vote of 8-0; Vice-Chair Jackie Goodman (arrived late) and Commissioner Sunil Lavani absent; 1 vacancy on the Commission.

- 8. Final Plat with Preliminary:** [C8-2010-0139.4A - Greyrock Ridge Phase 4; District 8](#)
Location: South MoPac Expressway Southbound, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Blake Magee Company (Blake Magee)
Agent: LJA Engineering & Surveying, Inc. (Lauren Powell)
Request: Approval of Greyrock Ridge Phase 4 final plat composed of 59 lots on 12 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 C8-2010-0139.4A - Greyrock Ridge Phase 4 located at South MoPac Expressway Southbound was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Ann Denkler seconded the motion on a vote of 8-0; Vice-Chair Jackie Goodman (arrived late) and Commissioner Lavani Sunil absent; 1 vacancy on the Commission.

- 9. Final Plat:** [C8J-2015-0272.0A - Frontier Commercial Subdivision](#)
Location: 13213 FM 969 Road, Williamson Creek Watershed
Owner/Applicant: Diane Marley
Agent: Steve Wenzel
Request: Approval of the Frontier Commercial Subdivision composed of 1 lot on 2.40 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 10. Final Plat with Preliminary:** [C8J-2013-0226.2A - Ring Tract Phase Two](#)
Location: South FM 1626 Road, Little Bear Creek Watershed
Owner/Applicant: 2013 Land Investments (Garrett Martin)
Agent: Brown & Gay Engineers (Brian Williamson)
Request: Approval of the Ring Tract Phase Two composed of 90 lots on 38.62 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 11. Preliminary Plan:** [C8J-2015-0271 - Malone Preliminary Plan](#)
Location: 10109 Slaughter Creek Drive, Slaughter Creek Watershed
Owner/Applicant: David & Diane Malone
Agent: LJA Engineering (John A. Clark)
Request: Approval of the Malone Preliminary Plan composed of 172 lots on 40.48 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 12. Final Plat with Preliminary:** [C8-2012-0049.4A - Pioneer Hill Section 4; District 4](#)
Location: Dessau Road, Walnut Creek Watershed
Owner/Applicant: D.R. Horton Homes
Agent: Randall Jones & Assc. (Christopher W. Caywood, P.E.)
Request: Approval of Pioneer Hill Section 4 composed of 151 lots on 26.32 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

13. **Final Plat without Preliminary:** [C8J-2015-0280.0A - Otoniel Acres](#)
 Location: 15613 FM 969 Road, Walnut Creek Watershed
 Owner/Applicant: Bertha Garcia
 Agent: Hector Avila
 Request: Approval of Otoniel Acres composed of 1 lot on 2.39 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
14. **Final Plat with Preliminary:** [C8J-03-0146.7A - Austin's Colony Section 13 Final Plat](#)
 Location: Hunters Bend Road, Elm Creek Watershed
 Owner/Applicant: Qualico CR, LP (Vera Massaro)
 Agent: Carlson, Brigance & Doering, Inc. (Bill E. Couch)
 Request: Approval of the Austin's Colony Section 13 Final Plat composed of 91 lots on 28.377 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
15. **Final Plat - Resubdivision:** [C8-2015-0266.0A - Ridgewood Village Section One Resubdivision of Lot 29A or Resubdivision of Lots 29, 31, 32; District 8](#)
 Location: 400 Ridgewood Road, Lady Bird Lake Watershed
 Owner/Applicant: George Rodenbusch
 Agent: Southwest Engineers (Chris Dringenberg)
 Request: Approval of Ridgewood Village Section One Resubdivision of Lot 29A or Resubdivision of Lots 29, 31, 32 composed of 2 lots on 0.322 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
16. **Preliminary Plan:** [C8-95-0208.03 - Metrotech Preliminary Plan - Revision #3](#)
 Location: North IH 35, Walnut Creek Watershed
 Owner/Applicant: Tech Ridge Phase IV LP (Paul Juarez)
 Agent: Dorothy Parks
 Request: Approval of Metrotech Preliminary Plan - Revision #3 composed of 6 lots on 19.1 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
17. **Final Plat:** [C8-2015-0273.0A - 5005 Spicewood; District 10](#)
 Location: 5005 Spicewood Springs Road, Bull Creek Watershed
 Owner/Applicant: 5005 SSR, LLC (Douglas Gibbins)
 Agent: Big Red Dog Engineering (Mike Reyes)
 Request: Approval of 5005 Spicewood composed of 1 lot on 2.37 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 18. Final Plat:** [C8-2015-0270.0A - 3804 McNeil Dr.; District 7](#)
 Location: 3804 McNeil Drive, Walnut Creek Watershed
 Owner/Applicant: SAM Builders, LLC (Saeed Minhas)
 Agent: Cuatro Consultants, Ltd. (Hugo Elizondo)
 Request: Approval of 3804 McNeil Dr. composed of 8 lots on 9.52 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 19. Final Plat with Preliminary:** [C8J-2009-0142.02.4A - 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 Subdivision, Phase 3 composed of 29 lots on 600 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 20. Final Plat - Resubdivision:** [C8-2015-0281.0A - Congress Group Subdivision; District 7](#)
 Location: 7601 South Congress Avenue, South Boggy Creek Watershed
 Owner/Applicant: Congress Group LLC (Odhavji Lavani)
 Agent: KBGE (Jennifer Garcia)
 Request: Approval of Congress Group Subdivision composed of 2 lots on 5.98 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Items #9-20;

Public hearing closed.

The motion to disapprove Items #9-20 was approved on the consent by Commissioner Thomas Weber, Commissioner Ann Denkler seconded the motion on a vote of 8-0; Vice-Chair Jackie Goodman (arrived late) and Commissioner Sunil Lavani absent; 1 vacancy on the Commission.

D. NEW BUSINESS

E. ITEMS FROM COMMISSION

Request was made by the Commission to invite Eleanor McKinney to provide a presentation regarding Green Infrastructure.

F. COMMITTEE REPORTS

Committee on the Comprehensive Plan (Commissioner Bruce Evans, Commissioner Sunil Lavani) - Commissioner Bruce Evans informed the Commission that staff provided a briefing on the Long-Range Capital Improvement Program.

G. ADJOURNMENT

Chair Gabriel Rojas adjourned the meeting without objection at 7:15 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.