



**REGULAR MEETING
MINUTES**

**ZONING & PLATTING COMMISSION
Tuesday, January 19, 2016**

The Zoning & Platting Commission convened in a regular meeting on January 19, 2016 @ 301 W. 2nd Street, Austin, TX 78701

Chair Gabriel Rojas called the Commission Meeting to order at 6:00 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 January 5, 2016.

The motion to approve the minutes from January 5, 2016 was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Sunil Lavani seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

C. PUBLIC HEARINGS

- Briefing:** Briefing on the Street Network Plan, the Austin Strategic Mobility Plan, and Connectivity
Staff: Scott Gross, P.E., 512-974-5621, scott.gross@austintexas.gov
Austin Transportation Department

The presentation was made by Scott Gross, Consulting Engineer, Austin Transportation Department.

- Rezoning:** **C14-2015-0129 - 7804 Cooper Lane; District 5**
Location: 7804 Cooper Lane, South Boggy Creek Watershed
Owner/Applicant: Kimo Mortgage Realty Inspection, PLLC (Chi-mo Dai)
Agent: Supreme Faith Group (Nick Vasquez)
Request: SF-2-CO to SF-3
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to February 16, 2016**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to February 16, 2016 was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Sunil Lavani seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- Rezoning:** **C14-2015-0083 - River Place; District 6 and 10**
Location: Milky Way Drive, West Bull Creek Watershed
Owner/Applicant: Berta Bradley
Agent: McLean & Howard LLP
Request: DR to SF-2
Staff Rec.: **Request for indefinite postponement by the Staff**
Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov

The motion to grant staff's request for indefinite postponement of this item was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Sunil Lavani seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

4. **Rezoning:** **C14-2015-0084 - River Place - Autism Center; District 6 and 10**
 Location: River Place Boulevard, West Bull Creek Watershed
 Owner/Applicant: Berta Bradley
 Agent: McLean & Howard LLP
 Request: DR to GO-CO
 Staff Rec.: **Request for indefinite postponement by the Staff**
 Staff: Victoria Haase, 512-974-7691, tori.haase@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 Sunil Lavani seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

5. **Zoning:** **C14-2015-0136 - 6914 McNeil Dr.; District 6**
 Location: 6914 McNeil Drive, Rattan Creek Watershed
 Owner/Applicant: Douglas L. Reynolds
 Agent: Bury, Inc. (Derek Villemez)
 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 February 2, 2016 was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Sunil Lavani seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

6. **Zoning:** **C14-2015-0139 - New Office/Retail Space; District 6**
 Location: 11812 Millwright Parkway, Lake Creek Watershed
 Owner/Applicant: NZ Lands, Inc. (Zulfiqar Ali Prasla and Nizar Prasla)
 Request: I-SF-2 to LR
 Staff Rec.: **Recommendation LO-MU**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning and Zoning Department

Public hearing closed.

Motion by Commissioner Thomas Weber, Commissioner Dustin Breithaupt seconded to approve LO-MU combining district zoning.

Friendly amendment made by Commissioner Ann Denkler to prohibit the use of medical office was not accepted by the maker.

There was a substitute motion by Commissioner Ann Denkler, Vice-Chair Jackie Goodman seconded to approve LO-MU-CO combining district zoning to prohibit the use of medical office. The motioned by Commissioner Ann Denkler failed on a vote of 3-7. Those voting nay were: Chair Gabriel Rojas, Commissioner Dustin Breithaupt, Commissioner Bruce Evans, Commissioner Yvette

Flores, Commissioner Susan Harris, Commissioner Sunil Lavani, Commissioner Thomas Weber; 1 vacancy on the Commission.

The motion by Commissioner Thomas Weber, seconded by Commissioner Dustin Breithaupt to grant LO-MU combining district zoning for C14-2015-0139 - New Office/Retail Space located at 6914 McNeil Dr. The motion prevailed on a vote of 8-2; Vice-Chair Jackie Goodman and Commissioner Ann Denkler voted nay; 1 vacancy on the Commission.

- 7. Rezoning: C14-2015-0148 - KC 5-1; District 5**
Location: 8701 Manchaca Road, South Boggy Creek Watershed
Owner/Applicant: KC 5 GP Dittmar (Sean Cummings)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: LR-CO to GR
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion by Commissioner Thomas Weber, seconded by Commissioner Bruce Evans to grant GR-CO combining district zoning for C14-2015-0148 - KC 5-1 located at 8701 Manchaca Road was approved on a vote of 10-0; 1 vacancy on the Commission.

Condition overlays as follows:

- Limited to LR uses with the exception of medical office.
- Maximum building height not to exceed 50 feet.

- 8. Rezoning: C14-2015-0151 - Jon 3.4; District 3**
Location: 1201 Bastrop Highway, Carson Creek Watershed
Owner/Applicant: Jonathan H. Weinstein
Agent: Jim Bennett Consulting (Jim Bennett)
Request: CS-CO to LI
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public hearing closed.

The motion to grant staff's recommendation of LI district zoning for C14-2015-0151 – Jon 3.4 located at 1201 Bastrop Highway was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Sunil Lavani seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 9. Rezoning: C14H-2015-0082 - Rainey House; District 10**
 Location: 3941 Balcones Drive, Shoal Creek Watershed
 Owner/Applicant: Jon Pierre and Angela Filardi
 Agent: Phoebe Allen
 Request: SF-3 to SF-3-H
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
 Planning and Zoning Department

Public hearing closed.

The motion to grant staff’s recommendation of SF-3-H combining district zoning for C14H-2015-0082 - Rainey House located at 3941 Balcones Drive was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Sunil Lavani seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

NOTE: Separate action required due to a staff notification error. Item to be reviewed on the February 2, 2016 Zoning and Platting Commission agenda.

- 10. Site Plan - Hill Country Roadway: SPC-2014-0467C - Volente Village; District 6**
 Location: 11907 Anderson Mill Road, Lake Travis Watershed
 Owner/Applicant: Johnson Four Corners (Brent Johnson)
 Agent: Michael Chapa
 Request: Approval to construct a retail building on 5.38 acres with associated improvements in the FM 620 High Intensity Hill Country Roadway.
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
 Development Services Department

Public hearing closed.

The motion to grant staff’s recommendation for SPC-2014-0467C - Volente Village located at 11907 Anderson Mill Road was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Sunil Lavani seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 11. Final Plat: C8J-2015-0139.0A - Smithfield Subdivision**
 Location: 1500-1/2 Frate Barker Road, Slaughter Creek Watershed
 Owner/Applicant: Gypsum Management & Supply, Inc. (Mike Callahan)
 Agent: Cunningham-Allen (Jana Rice)
 Request: The approval of the Smithfield Subdivision composed of 2 lots on 10.892 acres.
 Staff Rec.: **Recommended**
 Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
 Travis County/City of Austin Single Office

Public hearing closed.

The motion to grant staff's recommendation for C8J-2015-0139.0A - Smithfield Subdivision located at 1500-1/2 Frate Barker Road was approved on the consent agenda by Commissioner Thomas Weber, Commissioner, Sunil Lavani seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

12. Final Plat with Preliminary: C8-2015-0286.19A - Pioneer Crossing East Sec. 3B; District 1

Location: Furrow Hill Drive, Walnut Creek Watershed
Owner/Applicant: Pioneer Austin East Development 1 c/o Prime Strategies (Ralph Reed) Nonerg (Bernard Grenon)
Agent: DR Horton (Kevin Pape)
Request: Approval of the Pioneer Crossing East Section 3B composed of 2 lots on 23.88 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

13. Final Plat with Preliminary: C8J-2014-0131.1A - Bear Creek Crossing (AKA: Cebolla Creek) Phase 1 Final Plat

Location: 12300 Twin Creek Drive, Onion Creek Watershed
Owner/Applicant: M/I Homes of Austin, LLC (Royce Rippey)
Agent: LJA Engineering & Surveying, Inc. (Lauren Powell)
Request: Approval of Bear Creek Crossing (AKA: Cebolla Creek) Phase 1 Final Plat composed of 112 lots on 39.94 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public hearing closed.

The motion to disapprove Items #12-13 was approved on the consent agenda by Commissioner Thomas Weber, Commissioner Sunil Lavani seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

D. NEW BUSINESS

E. ITEMS FROM COMMISSION

- 1) Request for an informative briefing from the Law Department regarding the Texas Open Meetings Act, communication among members of the commission, and definition of a "walking quorum".
- 2) Request by the commission to extend an invitation to members of the [Flood Mitigation Task Force](#) to brief and update the commission on matters pertaining to the Task Force.

F. COMMITTEE REPORTS

Committee on the Comprehensive Plan – Commissioner Bruce Evans informed the commission that the committee had not met since the previous report and emphasized the need to have Zoning and Platting members become members of the committee to resolve lack of quorum issues.

Land Development Code Advisory Group – Vice-Chair Jackie Goodman distributed bios of the Land Development Code Advisory Group and informed the commission that the group received community input primarily regarding affordability, density, and green infrastructure.

Small Area Planning Joint Committee – Chair Gabriel Rojas informed the commission that the committee primarily focused on a recommendation and course of action to address community concerns regarding specific uses and development along the East Cesar Chavez Corridor. The recommendation will be forwarded to the Planning Commission for possible initiation.

See: [Memorandum – Small Area Planning Joint Committee Recommendation](#)

G. ADJOURNMENT

Chair Gabriel Rojas adjourned the meeting without objection at 8:51 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.