



**REGULAR MEETING
MINUTES**

**ZONING & PLATTING COMMISSION
Tuesday, February 2, 2016**

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

Chair Gabriel Rojas called the Commission Meeting to order at 6:14 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

Mr. Siddartha Naidu – Mr. Naidu conveyed his concern regarding water and wastewater impact fees and how they are assessed and charged. Mr. Naidu informed the commission that since the City and Texas Local Government code do not clarify which specific assessment date should be used for plat exception cases; staff chooses to use the issuance date. Mr. Naidu stated that this leads to a very uneven assessment of fees and requested the assistance of the commission in addressing this issue.

B. APPROVAL OF MINUTES

1. Approval of minutes from January 19, 2016.

The motion to approve the minutes from January 19, 2016 was approved on the consent agenda by Vice-Chair Jackie Goodman, Commissioner Yvette Flores seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

C. PUBLIC HEARINGS

- 1. Briefing:** **Briefing on development impacts to Austin creeks**
Staff: Chuck Lesniak, Environmental Officer, 512-974-2699; Mike Kelly, Managing Engineer, 512-974-6591; Kevin Shunk, Supervising Engineer, 512-974-9176
Watershed Protection Department

The presentation was made by Mike Kelly and Kevin Shunk, Watershed Protection Department

- 2. Rezoning:** **[C14-2015-0144 - Ski Shores Zoning; District 10](#)**
Location: 2905 Pearce Road, Lake Austin Watershed
Owner/Applicant: Ski Shores Properties, Ltd. (Bradley Fowler)
Agent: Coats Rose (Pam Madere)
Request: SF-3 to CR
Staff Rec.: **Recommended**
Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov
Planning and Zoning Department

The motion to postpone this item to February 16, 2016 was approved on the consent agenda by Vice-Chair Jackie Goodman, Commissioner Yvette Flores seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 3. Zoning:** **[C14-2015-0159 - Bluff Springs Rezoning; District 2](#)**
Location: 8006 Bluff Springs Road, South Boggy Creek Watershed
Owner/Applicant: Davis Kalogridis Foundation (Mitchell Kalogridis)
Agent: Davis Kalogridis Foundation (Susan Bartram)
Request: I-RR to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

The motion to grant staff's recommendation of GR-CO combining district zoning with an additional condition to prohibit pawn shop services for C14-2015-0159 - Bluff Springs Rezoning located at 8006 Bluff Springs Road was approved on the motion by Vice-Chair Jackie Goodman, Commissioner Dustin Breithaupt seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

4. **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 indefinite postponement of this item was approved on the consent agenda by Vice-Chair Jackie Goodman, Commissioner Yvette Flores seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

5. **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

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 Vice-Chair Jackie Goodman, Commissioner Yvette Flores seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

6. **Environmental Variance:** [SP-2011-0037D\(R1\) - Hart Residence Boat Dock](#)
 Location: 13500 Pecan Drive, Lake Austin Watershed
 Owner/Applicant: Mark Hart
 Agent: Moncada Consulting (Phil Moncada)
 Request: Approve an environmental variance to Section 25-8-261(C) for an additional access to a boat dock
 Staff Rec.: **Recommended with Conditions**
 Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov
 Development Services Department

There was a motion by Commissioner Susan Harris, seconded by Commissioner Bruce Evans to grant the environmental variance. The motion failed on a vote of 3-7. Those voting yea were: Commissioner Bruce Evans, Commissioner Susan Harris and Commissioner Sunil Lavani. Those voting nay were: Chair Gabriel Rojas, Vice-Chair Jackie Goodman, Commissioner Dustin Breithaupt, Commissioner Ann Denkler, Commissioner Yvette Flores, Commissioner Jolene Kiolbassa and Commissioner Thomas Weber. 1 vacancy on the Commission.

The motion to deny the environmental variance for SP-2011-0037D(R1) - Hart Residence Boat Dock located at 13500 Pecan Drive by Commissioner Jolene Kiolbassa, seconded by Commissioner Dustin Breithaupt was approved on a vote of 7-3. Those voting yea were: Chair Gabriel Rojas, Vice-Chair Jackie Goodman, Commissioner Dustin Breithaupt, Commissioner Ann Denkler, Commissioner Yvette Flores, Commissioner Jolene Kiolbassa and Commissioner Thomas Weber. 1 vacancy on the Commission. Those voting nay were: Commissioner Bruce Evans, Commissioner Susan Harris and Commissioner Sunil Lavani. 1 vacancy on the Commission.

- 7. Final Plat with Preliminary:** [C8J-2015-0134.1A - Preston Park Section One](#)
Location: 16140 Bratton Lane, Gilleland Creek Watershed
Owner/Applicant: Zydeco Partners-1, Ltd. (Howard Yancy)
Agent: Thrower Design (Ron Thrower)
Request: Approval of Preston Park Section One composed of 271 lots on 22.073 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 8. Final Plat:** [C8-2016-0009.0A - Hunt Subdivision](#)
Location: 1100 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: Quatreo Business LLC
Agent: PSCE, Inc. (Diane Bernal)
Request: Approval of the Hunt Subdivision composed of 1 lot on 0.84 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 9. Final Plat:** [C8-2016-0006.0A - Castlewood Forest Estates 2](#)
Location: 9506 Woodshire Drive, Slaughter Creek Watershed
Owner/Applicant: Donna Fullerton
Agent: B-Squared Engineering (Brian Baird)
Request: Approval of Castlewood Forest Estates 2 composed of 1 lot on 0.19 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 10. Final Plat:** [C8J-2016-0012.0A - 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 Garcia's PP&M Subdivision composed of 1 lot on 3 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

11. **Final Plat - Amended Plat:** [C8-2016-0002.0A - Meadow at Bluff Springs](#)
 Location: 7313 Bluff Springs Road, South Boggy Creek Watershed
 Owner/Applicant: Onehil Azmitia
 Agent: Moncada Consulting (Phil Moncada)
 Request: Approval of the Meadow at Bluff Springs composed of 1 lot on 0 acres, for the purpose of adding a plat note.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
12. **Final Plat:** [C8-2016-0007.0A - Parmer Place Subdivision Amended Plat of Lots 1, 2, & 7; District 7](#)
 Location: 12320 Dessau Road, Walnut Creek Watershed
 Owner/Applicant: Dessau 38 Partners, Ltd. c/o John Lewis Company (John C. Lewis)
 Agent: Dessau 38 Partners, Ltd. c/o John Lewis Company (John C. Lewis)
 Request: Approval of Parmer Place Subdivision Amended Plat of Lots 1, 2, & 7 composed of 1 lot on 11.86 acres.
 Staff Rec.: **Disapproval**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
 Development Services Department
13. **Final Plat:** [C8-2013-0092.01.2A - Springfield Section 4; District 2](#)
 Location: East William Cannon Drive, Cottonmouth Creek Watershed
 Owner/Applicant: KB Home Lone Star, LP (John Zinsmeyer)
 Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)
 Request: Approval of Springfield Section 4 composed of 86 lots on 17.811 acres.
 Staff Rec.: **Disapproval**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
 Development Services Department
14. **Final Plat:** [C8-2016-0010.1A - Amended Plat of The Cottages at Beaver; District 7](#)
 Location: 1701 South Heatherwilde Boulevard, Harris Branch Watershed
 Owner/Applicant: KB Home Lone Star, LP (John Zinsmeyer)
 Agent: Garrett-Ihnen Civil Engineers (Norma Divine)
 Request: Approval of the Amended Plat of The Cottages at Beaver composed of 108 lots on 30.36 acres.
 Staff Rec.: **Disapproval**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department

15. **Final Plat:** [C8-2016-0008.0A - Rob Roy](#)
Location: 11 Hedge Lane, Lake Austin Watershed
Owner/Applicant: Robert & Summer Adresakis
Agent: Land Strategies, Inc. (Paul Linehan)
Request: Approval of Rob Roy composed of 6.54 lots on 6.54 acres.
Staff Rec.: **Disapproval**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Development Services Department

Items 7-15;

Public hearing closed.

The motion to disapprove Items #7-15 was approved on the consent agenda by Vice-Chair Jackie Goodman, Commissioner Yvette Flores seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

D. NEW BUSINESS

- 1) Commissioner Jolene Kiolbassa and Chair Gabriel Rojas proposed an item for the next meeting to discuss and consider sending a letter in support of Scott Gross.

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

Committee on the Comprehensive Plan – *Had not met since previous report*

Land Development Code Advisory Group – Vice- Chair Jackie Goodman informed the Commission that the Group held its officer elections and elected Jim Duncan as Chair and Dave Sullivan as Vice-Chair.

Small Area Planning Joint Committee – *Had not met since previous report*

G. ADJOURNMENT

Chair Gabriel Rojas adjourned the meeting without objection at 8:57 p.m.

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.