



**REGULAR MEETING
MINUTES**

**ZONING & PLATTING COMMISSION
Tuesday, February 16, 2016**

The Zoning & Platting Commission convened in a regular meeting on February 16, 2016 @ 301 W. 2nd Street, Austin, TX 78701

Chair Gabriel Rojas called the Commission Meeting to order at 6:06 p.m.

Board Members in Attendance:

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

Sunil Lavani - Absent

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 February 2, 2016.

The motion to approve the minutes from February 2, 2016 was approved on the consent agenda by Commissioner Ann Denkler, Commissioner Jolene Kiolbassa seconded the motion on a 10-0 vote. Commissioner Sunil Lavani absent.

C. PUBLIC HEARINGS

1. **Briefing:** [American Society of Landscape Architects of Central Texas Briefing on Integrating Nature into the City of Austin](#)
Presenter: Eleanor H. McKinney, ASLA, GRP, 512-445-5202

The presentation was made by Eleanor H. McKinney.

2. **Briefing:** [Briefing regarding the Texas Open Meetings Act and the Issue/Clarification of a “Walking Quorum.”](#)
Staff: Sabine Romero, 512-974-2518, sabine.romero@austintexas.gov
Law Department

The presentation was made by Sabine Romero, Attorney Senior, City of Austin Law Department.

3. **Zoning and Rezoning:** [C14-2015-0117 - Velocity Crossing; District 2](#)
Location: 3311 South FM 973 Road and 3326 East SH 71 Eastbound, Onion Creek and Colorado River Watersheds
Owner/Applicant: SH 71-130 Holdings, LP (Karl Koebel)
Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: I-RR; DR and CS-CO to LI-PDA
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to March 1, 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 March 1, 2016 was approved on the consent agenda by Commissioner Ann Denkler, Commissioner Jolene Kiolbassa seconded the motion on a 10-0 vote. Commissioner Sunil Lavani absent.

4. **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 March 1, 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 March 1, 2016 was approved on the consent agenda by Commissioner Ann Denkler, Commissioner Jolene Kiolbassa seconded the motion on a 10-0 vote. Commissioner Sunil Lavani absent.

5. **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 grant applicant's request for postponement of this item to April 5, 2016 was approved on the consent agenda by Commissioner Ann Denkler, Commissioner Jolene Kiolbassa seconded the motion on a 10-0 vote. Commissioner Sunil Lavani absent.

6. **Rezoning:** [C14-2015-0161 - North Austin Muslim Community Center; District 7](#)
 Location: 11900 and 11902 North Lamar Boulevard, Walnut Creek Watershed
 Owner/Applicant: North American Islamic Trust, Inc. (Younes Rahhali)
 Agent: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr.)
 Request: W/LO to GO
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning and Zoning Department

Public hearing closed.

The motion by Commissioner Ann Denkler, Commissioner Jolene Kiolbassa seconded to grant GO-CO combining district zoning for C14-2015-0161 - North Austin Muslim Community Center located at 11900 and 11902 North Lamar Boulevard was approved on a vote of 10-0 vote. Commissioner Sunil Lavani absent.

Conditional Overlay

Building shall not exceed 40 feet in height.

7. **Zoning:** [C14-2016-0002 - Rinard Substation; District 2](#)
 Location: 11125 Bradshaw Road, Onion Creek and Rinard Creek Watersheds
 Owner/Applicant: City of Austin, Austin Energy (Pamela England)
 Agent: Civil Land Group, LLC (Greg Ulcak)
 Request: I-RR to P
 Staff Rec.: **Recommendation Pending; Postponement request by the Applicant to April 5, 2016**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Planning and Zoning Department

The motion to grant applicant’s request for postponement of this item to April 5, 2016 was approved on the consent agenda by Commissioner Ann Denkler, Commissioner Jolene Kiolbassa seconded the motion on a 10-0 vote. Commissioner Sunil Lavani absent.

8. **Site Plan - EV Variance only:** [SP-2014-0465DX - Bowie High School Practice Fields; District 8](#)
[Backup Pt. 2, Backup Pt. 3.](#)
 Location: 3900-1/2 W. Slaughter Lane, Slaughter Creek Watershed-Barton Springs Zone
 Owner/Applicant: AISD (Florence Rice)
 Agent: Chan Partners Consulting Civil Engineers (Tom Curran P.E.)
 Request: Variance Request: To allow approximately 17,000 square feet of a natural grass multi sport/practice field to be within the water quality transition zone of a minor classified waterway within a Barton Springs watershed. [LDC Sec. 25-8-482(A)(1)]
 Staff Rec.: **Recommended**
 Staff: Jim Dymkowski, (512)974-2707, james.dymkowski@austintexas.gov
 Nikki Hoelter, (512)974-2863, nikki.hoelter@austintexas.gov
 Development Services Department

Public hearing closed.

The motion to grant staff’s recommendation for the environmental variance for SP-2014-0465DX - Bowie High School Practice Fields located at 3900-1/2 W. Slaughter Lane was approved on the consent agenda by Commissioner Ann Denkler, Commissioner Jolene Kiolbassa seconded the motion on a 10-0 vote. Commissioner Sunil Lavani absent.

9. **Preliminary Plan:** [C8-2014-0238 - Ballantyne Subdivision; District 7](#)
Location: 800-1/2 W. Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: Finley Co. (Tim Finley)
Agent: Jones and Carter, Inc. (Shawn Graham)
Request: Approval of a preliminary plan containing 188 lots on 43.69 acres.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for C8-2014-0238 - Ballantyne Subdivision located at 800-1/2 W. Wells Branch Parkway was approved on the consent agenda by Commissioner Ann Denkler, Commissioner Jolene Kiolbassa seconded the motion on a 10-0 vote. Commissioner Sunil Lavani absent.

10. **Preliminary Plan:** [C8-2014-0251 - Wildhorse Ranch Subdivision; District 1](#)
Location: Northwest corner of E Parmer Lane and N SH130, Gilliland Creek Watershed
Owner/Applicant: HOM Titan Development, LLC (William Peruzzi)
Agent: Murfee Engineering Co., Inc. (George Murfee)
Request: Approval of a preliminary plan containing 321 lots on 118.92 acres.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for C8-2014-0251 - Wildhorse Ranch Subdivision located at Northwest corner of E Parmer Lane and N SH130 was approved on the consent agenda by Commissioner Ann Denkler, Commissioner Jolene Kiolbassa seconded the motion on a 10-0 vote. Commissioner Sunil Lavani absent.

11. **Resubdivision:** [C8-2015-0007.0A - Westwood Fields; District 5](#)
Location: 1200 W. Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Creative Wealth Services LLC (Becky Walker)
Agent: Andrew Gates
Request: Approval of the resubdivision of an existing lot and unplatted property into a three lot subdivision on 0.858 acres
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

12. Resubdivision: **C8-2015-0043.0A - Resubdivision of Lot 7-A of the Resubdivision of Lot 7, Block A, Angus Valley Number 2; District 6**

Location: 5201 Bull Run, Walnut Creek Watershed
Owner/Applicant: Angus Valley Joint Venture
Agent: Lenworth Consulting, LLC (Nash Gonzalez)
Request: Approval of the resubdivision of an existing lot into a three lot subdivision on 1.137 acres.

Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public hearing closed.

There was a motion by Commissioner Jolene Kiolbassa, seconded by Vice-Chair Jackie Goodman to postpone this item to March 15, 2016. The motion failed on a vote of 5-5 (*due to lack of vote in the affirmative*). Those voting aye were: Vice-Chair Jackie Goodman, Commissioner Ann Denkler, Commissioner Yvette Flores, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa. Those voting nay were: Chair Gabriel Rojas, Commissioner Dustin Breithaupt, Commissioner Bruce Evans, Commissioner Susan Harris, and Commissioner Thomas Weber. Commissioner Sunil Lavani absent.

There was a motion by Commissioner Dustin Breithaupt, seconded by Commissioner Bruce Evans to grant staff recommendation. The motion failed on a vote of 5-5 (*due to lack of vote in the affirmative*). Those voting aye were: Chair Gabriel Rojas, Commissioner Dustin Breithaupt, Commissioner Bruce Evans, Commissioner Susan Harris, and Commissioner Thomas Weber. Those voting nay were: Vice-Chair Jackie Goodman, Commissioner Ann Denkler, Commissioner Yvette Flores, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa. Commissioner Sunil Lavani absent.

The motion by Commissioner Thomas Weber, seconded by Commissioner Bruce Evans to grant staff recommendation for C8-2015-0043.0A - Resubdivision of Lot 7-A of the Resubdivision of Lot 7, Block A, Angus Valley Number 2 located at 5201 Bull Run was approved on a vote of 6-3-1. Those voting aye were: Chair Gabriel Rojas, Commissioner Dustin Breithaupt, Commissioner Bruce Evans, Commissioner Yvette Flores, Commissioner Susan Harris, and Commissioner Thomas Weber. Those voting nay were: Commissioner Ann Denkler, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa. Vice-Chair Jackie Goodman abstained. Commissioner Sunil Lavani absent.

13. Site Plan - EV **[SP-2015-0004C - Restoration Temple of Deliverance; District 1](#)**
Variance Only:

Location: 6301 Moonglow Drive, Walnut Creek Watershed
Owner/Applicant: Restoration Temple of Deliverance Ministries (Pastor John Horne)
Agent: I.T. Gonzalez Engineers (Bill Graham)
Request: Approval of a variance to allow construction in a Critical Water Quality Zone in order to build a drive to provide the primary access to a proposed church.
Staff Rec.: **Recommendations with conditions**
Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov
Development Services Department

Public hearing closed.

Motion to grant staff recommendation and the Environmental Board recommendation for the environmental variance for SP-2015-0004C - Restoration Temple of Deliverance located at 6301 Moonglow Drive were approved on the motion by Commissioner Thomas Weber, seconded by Commissioner Bruce Evans on a vote of 8-2. Those voting yay were: Chair Gabriel Rojas, Vice-Chair Jackie Goodman, Commissioner Dustin Breithaupt, Commissioner Ann Denkler, Commissioner Yvette Flores, Commissioner Susan Harris, Commissioner Thomas Weber. Those voting nay were: Commissioner Kiolbassa and Commissioner Betsy Greenberg. Commissioner Sunil Lavani absent.

14. Site Plan - **[SPC-2015-0412C - Tech Ridge Assisted Living; District 1](#)**
Conditional Use
Permit:

Location: 400 East Yager Lane, Walnut Creek Watershed
Owner/Applicant: Applicant/Owner: Parmer South 97 Ltd. (Steve Mattingly)
Agent: Longaro & Clarke, LP (Alex Clarke)
Request: Approval of a Conditional Use Permit to allow development on a P (Public) zoned lot larger than one acre, and to allow the development of a Congregate Living land use on a property zoned LR (Neighborhood Commercial).
Staff Rec.: **Recommended**
Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov
Development Services Department

Public hearing closed.

Motion to grant staff recommendation for Site Plan - Conditional Use Permit: SPC-2015-0412C - Tech Ridge Assisted Living located at 400 East Yager Lane was approved on the motion by Commissioner Susan Harris, seconded by Bruce Evans on a vote of 10-0 vote. Commissioner Sunil Lavani absent.

15. **Final Plat:** [C8-2015-0133.2A - Cottages at Beaver Creek, Phase 2; 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 Cottages at Beaver Creek, Phase 2 composed of 92 lots on 10.4 acres.
 Staff Rec.: **Disapproval**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department
16. **Final Plat:** [C8J-2016-0020.0A - Austin Lake Estates Section Three Lots 14 & 15 Block 17; Amended Plat](#)
 Location: 2203 Balboa Road, Lake Austin Watershed
 Owner/Applicant: Donald L. and Julie D. Graham
 Request: Approval of Austin Lake Estates Section Three Lots 14 & 15 Block 17; Amended Plat composed of 2 lots on 0.798 acres
 Staff Rec.: **Disapproval**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
 Development Services Department
17. **Final Plat:** [C8J-2016-0019.0A - Courtyard Final Plat and Subdivision; District 10](#)
 Location: 6910 West Courtyard Drive, West Bull Creek Watershed
 Owner/Applicant: Christopher and Carolyn Skyles
 Agent: Perales Engineering, LLC (Jerry Perales)
 Request: Approval of Courtyard Final Plat and Subdivision composed of 2 lots on 3.26 acres
 Staff Rec.: **Disapproval**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
 Development Services Department
18. **Final Plat:** [C8J-2016-0015.0A - 2607 River Hill Road; District 10](#)
 Location: 2607 River Hill Road, Cuernavaca Creek Watershed
 Owner/Applicant: JB Goodwin
 Agent: AJ Ghaddar, P.E. & Associates (AJ Ghaddar)
 Request: Approval of 2607 River Hill Road composed of 1 lot on 2.28 acres
 Staff Rec.: **Disapproval**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
 Development Services Department

19. **Final Plat with Preliminary:** [C8J-2015-0110.1A - Breakwater Subdivision](#)
 Location: 11825 Rim Rock Trail, Bear Creek Watershed
 Owner/Applicant: Jonathan Cheng
 Agent: Cuatro Consultants, Ltd. (Hugo Elizondo)
 Request: Approval of Breakwater Subdivision composed of 24 lots on 26.88 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
20. **Final Plat with Replat:** [C8J-2016-0022.0A - Paradigm Metals Final Plat](#)
 Location: 15811 Vision Drive, Gilleland Creek Watershed
 Owner/Applicant: Peripheral Investment (Joe Caihoun)
 Agent: Garrett-Ihnen Civil Engineers (Norma Divine)
 Request: Approval of Paradigm Metals Final Plat composed of 2 lots on 9.04 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
21. **Final Plat - Amended Plat:** [C8-2016-0103.0A - Autumn Wood; Amended Plat](#)
 Location: 2600 Drew Lane, Slaughter Creek Watershed
 Owner/Applicant: Townbridge Homes, LLC (Aaron Levy)
 Agent: Vigil & Associates (Hermann Vigil)
 Request: Approval of Autumn Wood; Amended Plat composed of 21 lots on 3.79 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
22. **Final Plat with Preliminary:** [C8J-66-029.02.2A - Terrace at Walnut Creek Section One](#)
 Location: 8100-8425 Old Manor Rd, Walnut Creek Watershed
 Owner/Applicant: JB 290 Ltd and Central Texas Regional Mobility Authority (Edward Butler)
 Agent: LJA Engineering (Paul Viktorin)
 Request: Approval of Terrace at Walnut Creek Section One composed of 5 lots on 29.4680 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

23. **Preliminary Plan:** [C8J-2016-0188 - Easton Park Section 2C Preliminary Plan; District 2](#)
 Location: 7000 Auburn Blaze Lane, Cottonmouth Creek Watershed
 Owner/Applicant: Carma Easton (Logan Kimble)
 Agent: Peloton Land Solutions (Aousmane Traore)
 Request: Approval of the Easton Park Section 2C Preliminary Plan composed of 283 lots on 119.01 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
24. **Final Plat with Preliminary:** [C8-06-0133.01.1A.SH - Goodnight Ranch Phase One Section Three](#)
 Location: East Slaughter Lane, Onion Creek Watershed
 Owner/Applicant: Austin Goodnight Ranch (Myra Goepf)
 Agent: Civile (Lawrence M. Hanrahan)
 Request: Approval of the Goodnight Ranch Phase One Section Three composed of 115 lots on 59.83 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
25. **Final Plat:** [C8J-2016-0023.0A - Sosie Addition](#)
 Location: 8900 Johnny Morris Road, Decker Creek Watershed
 Owner/Applicant: 720 Lamar Place (Guy Oliver)
 Agent: Clay Johnson
 Request: Approval of the Sosie Addition composed of 2 lots on 6.8156 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
26. **Final Plat with Replat:** [C8-2016-0021.0A - Burleson Industrial Park Replat; District 2](#)
 Location: 7201 Burleson Road, Onion Creek Watershed
 Owner/Applicant: Ron W. Mills (Burleson Park Holdings)
 Agent: Klove Engineering (Kevin Love)
 Request: Approval of the Burleson Industrial Park Replat composed of 2 lots on 8.20 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

27. **Final Plat with Preliminary:** [C8-2014-0138.1A - Cantarra II Phase I; District 1](#)
Location: 4608 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Cantarra Ventures II (Brett Corwin)
Agent: RPS Espey (Joshua F. Henke)
Request: Approval of the Cantarra II Phase I composed of 45 lots on 11.2 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Items 15-27;

Public hearing closed.

The motion to disapprove Items #15-27 was approved on the consent agenda by Commissioner Ann Denkler, Commissioner Jolene Kiolbassa seconded the motion on a 10-0 vote. Commissioner Sunil Lavani absent.

D. NEW BUSINESS

E. ITEMS FROM COMMISSION

1. **Commission Item:** Discuss and consider approval of a letter from the Zoning and Platting Commission regarding a briefing heard on January 19, 2016.

Motion by Commissioner Jolene Kiolbassa, seconded by Commissioner Susan Harris to send the letter to City Manager Marc Ott was approved on a vote of 9-1. Commissioner Dustin Breithaupt voted nay. Commissioner Sunil Lavani absent.

F. COMMITTEE REPORTS

Committee on the Comprehensive Plan – Commissioner Bruce Evans informed the commission the committee met with a quorum and will focus on formalizing the direction of the report regarding recommendations for the Long-Range Capital Improvement Program.

Land Development Code Advisory Group – Vice-Chair Jackie Goodman stated the Group had not met since the previous report. Vice-Chair Jackie Goodman also stated she will bring forth a resolution to the commission for consideration of forwarding to the Group regarding the review of CodeNext.

Small Area Planning Joint Committee – Chair Gabriel Rojas stated the committee was presented a briefing regarding the background and update on the ongoing South Central Waterfront Initiative. Chair Gabriel Rojas also stated the committee considered a request from the Urban Renewal Board to initiate the rezoning of property along a segment of East 12th Street. The vote resulted in a 3-3 vote and will be forwarded to the Planning Commission without a recommendation.

G. ADJOURNMENT

Chair Gabriel Rojas adjourned the meeting without objection at 10:00 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.