



**REGULAR MEETING
MINUTES**

**ZONING & PLATTING COMMISSION
Tuesday, November 17, 2015**

Convened at 6:08 PM

The Zoning & Platting Commission convened in a regular meeting on November 17, 2015 @ 301 W. 2nd Street, Austin, TX 78701

Commissioner Jolene Kiolbassa called the Commission Meeting to order at 6:08 p.m.

Board Members in Attendance:

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

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 3, 2015.

The motion to approve the minutes from November 3, 2015 was approved by Commissioner Yvette Flores, Commissioner Thomas Weber 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 1, 2015 by request of staff was approved on the consent agenda by Commissioner Ann Denkler, Commissioner Bruce Evans seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 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

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

- 3. Rezoning:** **C14-2015-0140 - Latta Rezoning; District 5**
Location: 7505 Wynne Lane, South Boggy Creek Watershed
Owner/Applicant: La Picharow, LLC (Glenn Latta)
Request: MH to SF-2
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning & Zoning Department

The motion to grant staff's recommendation of SF-2 district zoning for C14-2015-0140 - Latta Rezoning located at 7505 Wynne Lane was approved on the consent agenda by Commissioner Ann Denkler, Commissioner Bruce Evans 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. (Kate Kniejski)
 Request: I-RR to GR
 Staff Rec.: **Recommendation of LR-CO**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@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 Ann Denkler, Commissioner Bruce Evans seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 5. Final Plat - Resubdivision: C8-2015-0094.0A - Southpark Meadows Subdivision; Resubdivision of Lot 2 Block A and Lot 28 Block A, District 5**
 Location: 9500 Alice Mae Lane, Slaughter Creek Watershed
 Owner/Applicant: David Roche
 Agent: Cunningham-Allen (Jana Rice)
 Request: Approval of the Southpark Meadows Subdivision; Resubdivision of Lot 2 Block A and Lot 28 Block A composed of 2 lots on 10.842 acres
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
 Development Services Department

The motion to grant staff's recommendation for C8-2015-0094.0A - Southpark Meadows Subdivision; Resubdivision of Lot 2 Block A and Lot 28 Block A was approved on the consent agenda by Commissioner Ann Denkler, Commissioner Bruce Evans seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

- 6. Final Plat with Preliminary: C8J-2013-0226.1A - Ring Tract Phase 1**
 Location: South FM 1626 Road, Williamson Creek Watershed
 Owner/Applicant: 2013 Land Investments (Mark Tickner)
 Agent: Brown & Gay Engineers (Brian Williams)
 Request: Approval of the Ring Tract Phase 1 composed of 147 lots on 48.435 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

7. **Final Plat with Preliminary:** **C8-04-0043.08.1A.SH - Mueller - Section X (10) Final Plat; District 9**
 Location: 3600 Manor Road, Tannehill Branch Watershed
 Owner/Applicant: City of Austin – Economic Development Department (Pam Hefner)
 Agent: Bury, Inc. (Jose Farias)
 Request: Approval of the Mueller -Section X (10) Final Plat composed of 250 lots on 45.05 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
8. **Final Plat:** **C8J-2015-0229.0A - Gelfer Subdivision**
 Location: 11402 Rimrock Trail, Slaughter Creek Watershed
 Owner/Applicant: Cobalt Companies, LLC (Zack Gelfer)
 Agent: Brown & Gay Engineers (Steven Buffum)
 Request: Approval of Gelfer Subdivision composed of 3 lots on 10.9 acres
 Staff Rec.: **Disapproval**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
 Development Services Department
9. **Final Plat - Amended Plat:** **C8-2015-0231.0A - Shoalmont Addition, Plat of Lot 2 and Lot 12 Block 1; Amended Plat; District 7**
 Location: 5510 Burnet Road, Shoal Creek Watershed
 Owner/Applicant: Charles Delmonico
 Agent: Lenworth Consulting (Nash Gonzalez)
 Request: Approval of the Shoalmont Addition, Plat of Lot 2 and Lot 12 Block 1; Amended Plat of composed of 2 lots on 0.965 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
10. **Final Plat - Revised Preliminary:** **C8J-2007-0135.01(R2) - Stoney Ridge Phase C - Preliminary Plan - Revision 2**
 Location: Ross Road, Dry Creek East Watershed
 Owner/Applicant: KB Home Lone Star, LP (John Zinsmeyer)
 Agent: Doucet & Associates (Davood Salek)
 Request: Approval of the Stoney Ridge Phase C - Preliminary Plan - Revision 2 composed of 143 lots on 28.21 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 11. Final Plat - Resubdivision: C8-2015-0243.0A - Manor Forest; District 1**
 Location: 2906 Rogge Lane, Fort Branch Watershed
 Owner/Applicant: Manor Forest LLC (Andrea Hamilton)
 Agent: Brown & Gay Engineers Inc. (Pablo H. Martinez, P.E.)
 Request: Approval of the Manor Forest composed of 2 lots on 1.648 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 12. Final Plat - Amended Plat: C8-2015-0233.0A - Lincoln Gardens; District 1**
 Location: 1317 Fort Branch Boulevard, Fort Branch Watershed
 Owner/Applicant: Brian Bishop
 Agent: Bishop Architects P LLC (Brian Bishop)
 Request: Approval of the Lincoln Gardens composed of 1 lot on 0.316 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat - Previously Uplatted: C8-2015-0234.0A - Susie & Martin Cuellar Subdivision; District 3**
 Location: 617 Thrasher Lane, Country Club West Watershed
 Owner/Applicant: Eddie Sanchez & Naomi Cuellar Sanchez; Johnnie & Susan C. Garza
 Agent: I.T. Gonzalez Engineers (Bill Graham)
 Request: Approval of the Susie & Martin Cuellar Subdivision composed of 2 lots on 0.216 acres.
 Staff Rec.: **Disapproval**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department
- 14. Final Plat - Resubdivision: C8-2015-0244.0A - Gault Street Final Plat; District 7**
 Location: 7709 Gault Street, Country Club West Watershed
 Owner/Applicant: Kata Homes Inc. (Kurt Thiemer)
 Agent: Perales Engineering (Jerry Perales)
 Request: Approval of the Gault Street Final Plat composed of 2 lots on 0.33 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

15. Final Plat - Resubdivision: **C8-2015-0232.0A - Green Valley No. 1 Lot 1 Block 5; Resubdivision; District 1**
Location: 1126 Lott Avenue, Fort Branch and Boggy Creek Watersheds
Owner/Applicant: Leticia Smith
Agent: Hector Avila
Request: Approval of the Green Valley No. 1 Lot 1 Block 5; Resubdivision composed of 4 lots on 0.904 acres.
Staff Rec.: **Disapproval**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Development Services Department

16. Final Plat: **C8-2015-0235.0A - Hickman Oaks; District 1**
Location: 6207 Berkman Drive, Fort Branch Watershed
Owner/Applicant: Windsor Park Assett LLC (Kevin Smith)
Agent: Hector Avila; Prossner & Associates, Inc. (Kurt Prossner)
Request: Approval of Hickman Oaks composed of 3 lots on 0.59 acres.
Staff Rec.: **Disapproval**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Development Services Department

17. Final Plat: **C8-2015-0239.0A - Manor Townhomes Subdivision; District 1**
Location: 6211 Manor Road, Little Walnut Creek Watershed
Owner/Applicant: 6211 Manor Road, LLC (Andrey Derevianko)
Agent: Perales Engineering (Jerry Perales)
Request: Approval of Manor Townhomes Subdivision composed of 2 lots on 2.472 acres.
Staff Rec.: **Disapproval**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Development Services Department

Public Hearings Closed.

The motion to disapprove items 6-17 was approved on the consent agenda by Commissioner Ann Denkler, Commissioner Bruce Evans seconded the motion on a vote of 10-0; 1 vacancy on the Commission.

D. NEW BUSINESS

- 1) Appointment of a member of the Zoning and Platting Commission to the Committee on Comprehensive Planning. (December 1, 2015)
- 2) Request for staff briefing and update on CodeNext and the Sound Check event. (December 15, 2015)

E. ITEMS FROM COMMISSION

F. ADJOURNMENT

Chair Gabriel Rojas adjourned the meeting without objection at 6:22 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.