



**REGULAR MEETING  
MINUTES**

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

**The Zoning & Platting Commission convened in a regular meeting on March 15, 2016 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701**

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

**Commission Members in Attendance:**

**Dustin Breithaupt  
Ann Denkler  
Betsy Greenberg  
Jackie Goodman  
Susan Harris  
Jolene Kiolbassa  
Sunil Lavani  
Gabriel Rojas - Chair  
Thomas Weber**

**Bruce Evans – Absent  
Yvette Flores - 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**

**Ms. Karen Sironi** – Ms. Sironi conveyed her concern regarding the schedule and voting process for a plan during the Austin Oaks Charrette.

[Mr. Dan Germain](#) – Mr. Germain conveyed his concern regarding the management of the speaker sign in process relative to the indefinite postponement of the Austin Oaks PUD at the previous Commission meeting. Mr. Germain also conveyed concerns regarding the Austin Oaks Charrette.

[Mr. William Mange](#) – Mr. Mange conveyed his concern regarding the management of the speaker sign in process related to the indefinite postponement of the Austin Oaks PUD at the previous Commission meeting.

## **B. APPROVAL OF MINUTES**

1. Approval of minutes from March 15, 2016.

The motion to approve the minutes from March 15, 2016 was approved on the consent agenda by Commissioner Jolene Kiolbassa, Commissioner Betsy Greenberg seconded on a vote of 9-0; Commissioner Yvette Flores and Commissioner Bruce Evans absent.

## **C. PUBLIC HEARINGS**

1. **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Staff Rec.: **Application withdrawn; no action required.**  
Staff: [Victoria Haase](#), 512-974-7691  
Planning and Zoning Department

Application withdrawn; no action required.

2. **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 (Linda Hampton)  
Agent: Civil Land Group, LLC (Greg Ulcak)  
Request: I-RR to P  
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to May 17, 2016**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public hearing closed.

The motion to grant applicants request for postponement of this item to May 17, 2016 was approved on the consent agenda by Commissioner Jolene Kiolbassa, Commissioner Betsy Greenberg seconded on a vote of 9-0; Commissioner Yvette Flores and Commissioner Bruce Evans absent.

3. **Zoning and Rezoning:** [C14-2016-0009 - Rezoning Comfort Suites; District 6](#)  
 Location: 13681 North U.S. Highway 183, Lake Creek Watershed  
 Owner/Applicant: Anand and Alisha, LP (Anand Patel)  
 Agent: Consort Inc. (Ben Turner)  
 Request: GR, I-RR to GR  
 Staff Rec.: **Recommended**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department

Public hearing closed.

The motion to grant staff's recommendation of GR district zoning for C14-2016-0009 - Rezoning Comfort Suites located at 13681 North U.S. Highway 183 was approved on the consent agenda by Commissioner Jolene Kiolbassa, Commissioner Betsy Greenberg seconded on a vote of 9-0; Commissioner Yvette Flores and Commissioner Bruce Evans absent.

4. **Site Plan - Hill Country Roadway Approval:** [SPC-25015-0311C - Extra Space Storage](#)  
 Location: 11200 North FM 620 Road, Bull Creek Watershed  
 Owner/Applicant: CH Realty VII-Baranof I Austin RR620 Self Storage, L.P.  
 Agent: Garrett-Ihnen Civil Engineers (Jevon Poston)  
 Request: The applicant is requesting approval to construct five convenience storage buildings in the FM 620 Moderate Intensity Zone Hill Country Roadway.  
 Staff Rec.: **Recommended**  
 Staff: [Rosemary Avila](#), 512-974-2784  
 Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for SPC-25015-0311C - Extra Space Storage located at 11200 North FM 620 Road was approved on the consent agenda by Commissioner Jolene Kiolbassa, Commissioner Betsy Greenberg seconded on a vote of 9-0; Commissioner Yvette Flores and Commissioner Bruce Evans absent.

5. **Site Plan - Driveway Waiver:** [SP-2015-0133C - South First Grocery](#)  
 Location: 7814 S. 1st Street, South Boggy Creek  
 Owner/Applicant: Sultan Momin  
 Agent: Stansberry Engineering (Blayne Stansberry)  
 Request: The application has expired. Request is withdrawn.  
 Staff Rec.: **The application has expired and request withdrawn. No action required.**  
 Staff: [Scott Grantham](#), 512-974-2942  
 Development Services Department

Application expired and withdrawn by applicant; no action required.

6. **Preliminary Plan:** [C8J-2015-0134 - Preston Park Subdivision Preliminary Plan](#)  
 Location: Grand Avenue Parkway, Gilleland Creek Watershed  
 Owner/Applicant: ZYDECO Partners-1, Ltd (Howard Yancy)  
 Agent: Thrower Design (Ron Thrower)  
 Request: Approval of the Preston Park Subdivision Preliminary Plan which consists of 279 lots on 60.61 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Michael Hettenhausen](#), 512-854-7563  
 Travis County/City of Austin Single Office

The motion to grant staff's request for postponement of this item to April 19, 2016 was approved on the consent agenda by Commissioner Jolene Kiolbassa, Commissioner Betsy Greenberg seconded on a vote of 9-0; Commissioner Yvette Flores and Commissioner Bruce Evans absent.

7. **Resubdivision:** [C8-2015-0049.0A - Resubdivision of the North 109 Feet of Lots 1 & 2, Block 10 of Green Acres](#)  
 Location: 2601 Pegram Avenue, Shoal Creek Watershed  
 Owner/Applicant: Weekley Homes, LLC (Jim Rado)  
 Agent: Marc Dickey  
 Request: Approval of the resubdivision of portions of existing lots into a two lot subdivision on 0.328 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Cesar Zavala](#), 512-974-3404  
 Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for C8-2015-0049.0A - Resubdivision of the North 109 Feet of Lots 1 & 2, Block 10 of Green Acres located at 2601 Pegram Avenue was approved on Commissioner Ann Denkler's motion, Commissioner Dustin Breithaupt's second on a unanimous vote; Commissioner Bruce Evans and Commissioner Yvette Flores absent.

[Speakers - Against](#)

*Commission Note:* Board Liaison given instruction to request information and report back to the Commission the findings from the Watershed Protection Department regarding the issue of drainage and localized flooding in the surrounding area.

- 8. Site Plan - Conditional Use Permit:** [SPC-2015-0211C - New Travis County Medical Examiner Building](#)
- Location: 7723 Springdale Road, Walnut Creek Watershed  
 Owner/Applicant: Travis County Facilities Management (Roger El Khoury)  
 Agent: Travis County Facilities Management (Roger El Khoury)  
 Request: Conditional Use Permit approval to construct a commercial building on 3.354 acres within the P (Public) District, per Section 25-2-625
- Staff Rec.: **Recommended**  
 Staff: [Christine Barton-Holmes](#), 512-974-2788  
 Development Services Department

Public hearing closed.

The motion to grant staff’s recommendation for SPC-2015-0211C - New Travis County Medical Examiner Building located at 7723 Springdale Road was approved on the consent agenda by Commissioner Jolene Kiolbassa, Commissioner Betsy Greenberg seconded on a vote of 8-0-1; Commissioner Ann Denkler recused herself from this item (*Conflict of interest – Employed by Travis County*) Commissioner Yvette Flores and Commissioner Bruce Evans absent.

- 9. Final Plat:** [C8J-2016-0060.0A - Deolloz Subdivision](#)
- Location: 13104 Palmer Road, Maha Creek Watershed  
 Owner/Applicant: Albert Deolloz  
 Agent: Texas Land Surveying (Ron Taylor)  
 Request: Approval of the Deolloz Subdivision composed of 1 lot on 3.00 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 10. Final Plat with Preliminary:** [C8-95-0208.03.1A - Final Plat of Tech Ridge Center Phase VI, Lot 5](#)
- Location: North IH-35 Service Road Northbound, Walnut Creek Watershed  
 Owner/Applicant: Tech Ridge Phase (Paul Juarez)  
 Agent: LJA Engineering (Reese Hurley)  
 Request: Approval of the Final Plat of Tech Ridge Center Phase VI, Lot 5 composed of 1 lot on 2.404 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 11. Final Plat with Preliminary:** [C8-2016-0058.0A - Upper East End Subdivision](#)
- Location: 3010 East Howard Lane, Gilleland Creek Watershed  
 Owner/Applicant: MMK Properties  
 Agent: Cuatro Consultants (Hugo Elizondo Jr. P.E.)  
 Request: Approval of the Upper East End Subdivision composed of 98 lots on 19.34 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

12. **Final Plat:** [C8J-2016-0056.0A - Gelfer Subdivision](#)  
 Location: Rimrock Trail, Walnut Creek Watershed  
 Owner/Applicant: Cobalt Companies (Zack Gelfer)  
 Agent: Brown & Gay Engineers (Steven Buffum)  
 Request: Approval of the Gelfer Subdivision composed of 4 lots on 10.9 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
13. **Final Plat:** [C8J-2016-0061.0A - Stoneridge Subdivision](#)  
 Location: 3304 Stoneridge Road, Eanes Creek Watershed  
 Owner/Applicant: GPA Stoneridge (Terrell Gates)  
 Agent: KBGE (Bryant Bell)  
 Request: Approval of Stoneridge subdivision composed of 4 lots on 4.51 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
14. **Final Plat with Preliminary:** [C8-06-0133.02.3A.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
15. **Final Plat:** [C8-2016-0052.0A - Lenox Springs Section One](#)  
 Location: 10500 South IH 35 Service Road Southbound, Slaughter Creek Watershed  
 Owner/Applicant: Sterling/Babcock & Brown Double Creek, LP (Stephen Preston)  
 Agent: Jones & Carter, Inc. (James Schissler)  
 Request: Approval of Lenox Springs Section One composed of 1 lot on 19.40 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
16. **Final Plat:** [C8J-2016-0054.0A - Webberville Industrial Park](#)  
 Location: 12712 FM 969 Road, Decker Creek Watershed  
 Owner/Applicant: River Road Baptist Church  
 Agent: Garrett-Ihnen Civil Engineers (Norma Divine)  
 Request: Approval of Webberville Industrial Park composed of 1 lot on 6.35 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

17. **Final Plat with Preliminary:** [C8-85-011.1A - Scofield Ridge Mopac](#)  
 Location: 3100 Scofield Ridge Parkway, Walnut Creek Watershed  
 Owner/Applicant: Tiger Creek Partners, LP by: Tiger Creek Ventures, LLC its General Partner (John Bultman)  
 Agent: LJA Engineering (Joseph Sandoval)  
 Request: Approval of Scofield Ridge Mopac composed of 1 lot on 3.28 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
18. **Final Plat with Preliminary:** [C8J-2008-0048.2A - Eastwood Section 1](#)  
 Location: South FM 973 Road, Gilleland Creek Watershed  
 Owner/Applicant: Cyclone Development Inc.  
 Agent: Randall Jones & Associates (Andrew Chanis)  
 Request: Approval of Eastwood Section 1 composed of 81 lots on 35.61 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
19. **Final Plat - Resubdivision:** [C8J-2016-0062.0A - St. Alban's Addition; Resubdivision](#)  
 Location: 11819 South IH 35 Service Road Northbound, Onion Creek Watershed  
 Owner/Applicant: Protestant Episcopal Church, Church Council of the Diocese of Texas  
 Agent: PW Land Development, LLC (David Deibel)  
 Request: Approval of St. Alban's Addition; Resubdivision of composed of 3 lots on 14.88 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
20. **Final Plat - Resubdivision:** [C8J-2016-0063.0A - Cedar Creek DTP Addition](#)  
 Location: 6721 FM 535, Walnut Creek Watershed  
 Owner/Applicant: Park West Group LLC (Michael Joseph)  
 Agent: John Cowan & Associates (Ben Black)  
 Request: Approval of Cedar Creek DTP Addition composed of 1 lot on 1.3 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
21. **Final Plat - Amended Plat:** [C8-2016-0059.0A - Tech Ridge Center Phase IV, Amended Plat of Lots 5, 6, and 7](#)  
 Location: 211 Canyon Ridge Drive, Walnut Creek Watershed  
 Owner/Applicant: Tech Ridge Phase IV LP (Paul Juarez)  
 Agent: LJA Engineering (Reese Hurley)  
 Request: Approval of Tech Ridge Center Phase IV, Amended Plat of Lots 5, 6, and 7 composed of 3 lots on 14.281 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

Public hearing closed.

The motion to disapprove Items #9-21 was approved on the consent agenda by Commissioner Jolene Kiolbassa, Commissioner Betsy Greenberg seconded on a vote of 9-0; Commissioner Yvette Flores and Commissioner Bruce Evans absent.

#### **D. NEW BUSINESS**

**1. Discussion and possible action on amending the Zoning and Platting Commission Bylaws and forward to Audit and Finance for approval.**

The motion to adopt the Bylaws with amendments was approved on Commissioner Ann Denkler's motion, Commissioner Dustin Breithaupt's second on a unanimous vote; Commissioner Bruce Evans and Commissioner Yvette Flores absent.

**2. Discussion and possible action on amending the Zoning and Platting Commission Rules and Regulations.**

The motion to postpone the adoption Zoning and Platting Commission Rules and Regulations to April 19, 2016 was approved on Vice-Chair Jackie Goodman's motion, Commissioner Susan Harris's second on a unanimous vote; Commissioner Bruce Evans and Commissioner Yvette Flores absent.

**3. Nomination and election of Chair, Vice – Chair, Secretary and Parliamentarian of the Zoning and Platting Commission.**

The motion to postpone the election of officers to April 19, 2016 was approved on Vice-Chair Jackie Goodman's motion, Commissioner Susan Harris's second on a unanimous vote; Commissioner Bruce Evans and Commissioner Yvette Flores absent.

#### **E. ITEMS FROM COMMISSION**

**1. Discuss and consider a resolution requesting staff and consultant Opticos, relative to the Code rewrite and CodeNEXT, furnish the Zoning and Platting Commission any and all draft rewrite language on an ongoing continuous basis in legislative format and manner that is a comparative and trackable representation of the old and new Code.**

Motion by Vice-Chair Goodman, seconded by Commissioner Betsy Greenberg to adopt and forward the resolution was approved on a vote of 8-0-1; Commissioner Dustin Breithaupt abstained. Commissioner Bruce Evans and Commissioner Yvette Flores absent.

**2. Request for informative briefing regarding the Sidewalk Masterplan (Commissioner Jolene Kiolbassa/ Zoning and Platting Commission)**



## **F. COMMITTEE REPORTS**

Committee on the Comprehensive Plan – Commissioner Sunil Lavani stated the Committee was presented with the draft of the Long Range CIP. The Committee will meet as Working Groups to discuss and draft a letter of recommendations to forward to the Planning Commission and Council.

Land Development Code Advisory Group – Group has not met since previous report.

Small Area Planning Joint Committee – Group has not met since previous report.

## **G. ADJOURNMENT**

**Chair Gabriel Rojas adjourned the meeting without objection at 9:50 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.