



**REGULAR MEETING  
MINUTES**

**ZONING & PLATTING COMMISSION  
Tuesday, May 3, 2016**

**The Zoning & Platting Commission convened in a regular meeting on May 3, 2016 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701**

**Chair Thomas Weber called the Commission Meeting to order at 6:04 p.m.**

**Commission Members in Attendance:**

**Ann Denkler  
Bruce Evans  
Yvette Flores  
Betsy Greenberg  
Susan Harris  
Jolene Kiolbassa  
Sunil Lavani  
Thomas Weber**

**Absent**

**Gabriel Rojas  
Dustin Breithaupt**

**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 April 19, 2016.

The motion to approve the minutes from April 19, 2016 was approved on the consent agenda by Commissioner Susan Harris, Commissioner Betsy Greenberg seconded on a unanimous vote. Vice-Chair Gabriel Rojas and Commissioner Dustin Breithaupt absent; 1 vacancy on the Commission.

## C. PUBLIC HEARINGS

1. **Rezoning:** [C14-2015-0160 - Champions Tract 3; District 10](#)  
Location: 6409 City Park Road, West Bull Creek Watershed  
Owner/Applicant: Champion Assets LTD & Champion-Meier & Champion Legacy Partners LP  
Agent: Armbrust & Brown, PLLC (Richard Suttle)  
Request: GO-CO to GO-MU-CO  
Staff Rec.: **Recommended**  
Staff: [Victoria Haase](#), 512-974-7691  
Planning and Zoning Department

Motion by Commissioner Susan Harris, seconded by Commissioner Bruce Evans to postpone this item to May 17, 2016 was approved on a vote of 6-2. Those voting aye were: Chair Thomas Weber, Commissioner Ann Denkler, Commissioner Bruce Evans, Commissioner Yvette Flores, Commissioner Susan Harris and Commissioner Sunil Lavani. Those voting nay were: Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa. Vice-Chair Gabriel Rojas and Commissioner Dustin Breithaupt absent. 1 vacancy on the Commission.

### Speakers Opposed to Postponement

2. **Rezoning:** [C14-2016-0014 - 211 Canyon Ridge Drive Hotel; District 7](#)  
Location: 211 Canyon Ridge Drive, Walnut Creek Watershed  
Owner/Applicant: Tech Ridge Phase IV of Tech Ridge GP, LLC (Paul M. Juarez)  
Request: LI to LI-PDA  
Staff Rec.: **Recommended, with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public hearing closed.

The motion to grant LI-PDA combining district zoning for C14-2016-0014 - 211 Canyon Ridge Drive Hotel located at 211 Canyon Ridge Drive failed (*Due to lack of an affirmative vote*) on Commissioner Susan Harris's motion, Commissioner Sunil Lavani's second on a vote of 5-3. Those voting aye were: Chair Thomas Weber, Commissioner Bruce Evans, Commissioner Yvette Flores, Commissioner Susan Harris and Commissioner Sunil Lavani. Those voting nay were: Commissioner Ann Denkler, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa.

Vice-Chair Gabriel Rojas and Commissioner Dustin Breithaupt absent; 1 vacancy on the Commission.

The motion to deny LI-PDA combining district zoning for C14-2016-0014 - 211 Canyon Ridge Drive Hotel located at 211 Canyon Ridge Drive failed (*Due to lack of an affirmative vote*) on Commissioner Ann Denkler's motion, Commissioner Betsy Greenberg's second on a vote of 3-5. Those voting aye were: Commissioner Ann Denkler, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa. Those voting nay were: Chair Thomas Weber, Commissioner Bruce Evans, Commissioner Yvette Flores, Commissioner Susan Harris and Commissioner Sunil Lavani. Vice-Chair Gabriel Rojas and Commissioner Dustin Breithaupt absent; 1 vacancy on the Commission.

*Item is forwarded to Council without a recommendation due to lack of an affirmative vote of the Commission.*

- 3. Rezoning:** [C14-2016-0023.SH - Elysium Park; District 7](#)  
Location: 3300 Oak Creek Drive, Walnut Creek Watershed  
Owner/Applicant: Two-Way Land, L.P. (John K. Condon)  
Agent: Waeltz & Prete, Inc. (Antonio A. Prete)  
Request: IP-CO, RR to MF-4-CO  
Staff Rec.: **Recommendation Pending**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to May 17, 2016 was approved on the consent agenda by Commissioner Betsy Greenberg, Commissioner Jolene Kiolbassa seconded on a unanimous vote; Vice-Chair Gabriel Rojas and Commissioner Dustin Breithaupt absent; 1 vacancy on the Commission.

**Speaker in Support of Postponement**

- 4. Rezoning:** [C14-2016-0033 - 300 Corral Ln; District 2](#)  
Location: 300 Corral Lane, South Boggy Creek Watershed  
Owner/Applicant: Scott Michael Williams  
Request: SF-2 to SF-3  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public hearing closed.

The motion to grant staff's recommendation of SF-3 district zoning for C14-2016-0033 - 300 Corral Lane located at 300 Corral Lane was approved on the consent agenda by Commissioner Betsy Greenberg, Commissioner Jolene Kiolbassa seconded on a unanimous vote; Vice-Chair Gabriel Rojas and Commissioner Dustin Breithaupt absent; 1 vacancy on the Commission.

5. **Rezoning:** [C14H-2015-0152 - Hoefgen-Wilson-Ransom House; District 9](#)  
Location: 1610 Watchhill Road, Shoal Creek Watershed  
Owner/Applicant: Blake and Julie Bergstrom, owners  
Request: SF-3 to SF-3-H  
Staff Rec.: **Recommended**  
Staff: [Steve Sadowsky](#), 512-974-6454  
Planning and Zoning Department

Public hearing closed.

The motion to grant staff's recommendation of SF-3-H combining district zoning for C14H-2015-0152 - Hoefgen-Wilson-Ransom House located at 1610 Watchhill Road was approved on the consent agenda by Commissioner Betsy Greenberg, Commissioner Jolene Kiolbassa seconded on a unanimous vote; Vice-Chair Gabriel Rojas and Commissioner Dustin Breithaupt absent; 1 vacancy on the Commission.

6. **Resubdivision:** [C8J-2015-0087.0A - Edelman Estates](#)  
Location: 11778 Rim Rock Trail, Slaughter Creek/Bear Creek Watersheds  
Owner/Applicant: Gerald Gardner  
Agent: Vickrey & Associates, Inc. (James Massaro)  
Request: Approval of the resubdivision of Lot 2, Block A of Edelman Estates.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for C8J-2015-0087.0A - Edelman Estates located at 11778 Rim Rock Trail was approved on the consent agenda by Commissioner Betsy Greenberg, Commissioner Jolene Kiolbassa seconded on a unanimous vote; Vice-Chair Gabriel Rojas and Commissioner Dustin Breithaupt absent; 1 vacancy on the Commission.

7. **Final Plat with Preliminary Plan:** [C8J-05-0236.03.4A - Cantarra IV; District 1](#)  
Location: Cantarra Drive and E Howard Lane, Gilleland Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP; d.b.a. DR Horton (Richard Maier)  
Agent: Charlson, Brigance & Doering, Inc. (Geoff Guerrero)  
Request: Approval of Cantarra IV, comprised of 94 lots on 14.7 acres  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for C8J-05-0236.03.4A - Cantarra IV located at Cantarra Drive and E Howard Lane was approved on the consent agenda by Commissioner Betsy Greenberg, Commissioner Jolene Kiolbassa seconded on a unanimous vote; Vice-Chair Gabriel Rojas and Commissioner Dustin Breithaupt absent; 1 vacancy on the Commission.

- 8. Resubdivision:** [C8-2015-0086.0A - Resubdivion of Lot 1, Block F, Allandale Oaks; District 7](#)
- Location: 6101 Cary Drive, Shoal Creek Watershed  
 Owner/Applicant: Delwood Development, LLC (Chris Wood)  
 Agent: Bleyl & Associates (Kenny Watkins)  
 Request: Approval of the resubdivision of one lot into a two lot subdivision on 0.37 acres
- Staff Rec.: **Recommended**  
 Staff: [Cesar Zavala](#), 512-974-3404  
 Development Services Department

At 7:10 p.m. Chair Thomas Weber recessed the Zoning and Platting Commission meeting to go into Executive Session, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel, to discuss matters regarding C8-2015-0086.0A - Resubdivion of Lot 1, Block F, Allandale Oaks.

Executive Session ended and Chair Thomas Weber called the Zoning and Platting Commission meeting back to order at 7:33 p.m.

Public hearing closed.

The motion to grant staff’s recommendation for C8-2015-0086.0A - Resubdivion of Lot 1, Block F, Allandale Oaks located at 6101 Cary Drive was approved on Commissioner Bruce Evans’s motion, Commissioner Susan Harris’s second on a vote of 7-0 vote. Commissioner Ann Denkler off the dais. Vice-Chair Gabriel Rojas and Commissioner Dustin Breithaupt absent; 1 vacancy on the Commission.

**Speakers in Opposition**

- 9. Final Plat with Preliminary Plan:** [C8J-66-029.02.2A - Terrace at Walnut Creek Section One Final Plat](#)
- Location: Highway 290 East, Walnut Creek Watershed  
 Owner/Applicant: JB 290, Ltd (E. Butler) & Travis County Housing Finance Corporation (A. Shields)  
 Agent: LJA Engineering, Inc. (D. Miller)  
 Request: Approval of the Terrace at Walnut Creek Section One Final Plat composed of six lots on 30.16 acres.
- Staff Rec.: **Recommended**  
 Staff: [Michael Hettenhausen](#), 512-854-7563  
 Travis County/City of Austin Single Office

Public hearing closed.

The motion to grant staff’s recommendation for C8J-66-029.02.2A - Terrace at Walnut Creek Section One Final Plat located at Highway 290 East was approved on the consent agenda by Commissioner Betsy Greenberg, Commissioner Jolene Kiolbassa seconded on a unanimous vote;

Vice-Chair Gabriel Rojas and Commissioner Dustin Breithaupt absent; 1 vacancy on the Commission.

**10. Site Plan - [SPC-2015-0474C - Pioneer Hill Amenity Center](#)**

**Conditional Use**

**Permit:**

Location:

10110 Baden Lane, Walnut Creek Watershed

Owner/Applicant:

DR Horton-Continental Homes of Texas LLP

Agent:

Randall Jones & Associates Engineers Inc. (Chris Caywood P.E.)

Request:

Request approval of a conditional use site plan permit for a community recreation (private) land use within the SF-6-CO zoning district.

Staff Rec.:

**Recommended**

Staff:

[Nikki Hoelter](#), (512)974-2863

Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for SPC-2015-0474C - Pioneer Hill Amenity Center located at 10110 Baden Lane was approved on the consent agenda by Commissioner Betsy Greenberg, Commissioner Jolene Kiolbassa seconded on a unanimous vote; Vice-Chair Gabriel Rojas and Commissioner Dustin Breithaupt absent; 1 vacancy on the Commission.

**11. Vacation of Right- [#9609 and 9610-1510](#)**

**of-Way:**

Location:

Deer Lane

Applicant:

Danny Miller, P.E. of LJA Engineering

Owner:

WW Deerfield, LTD, and 31 Deerfield, LTD.

Request:

Approve vacation of a portion of the Deer Lane right-of-way, located between Davis Lane and Brodie Lane.

Staff Rec.:

**Recommended**

Staff:

[Eric Hammack](#), 512-974-7079

Office of Real Estate Services

Public hearing closed.

The motion to grant staff's recommendation and approve vacation of a portion of the Deer Lane right-of-way, located between Davis Lane and Brodie Lane for case files #9609 and 9610-1510 was approved on the consent agenda by Commissioner Betsy Greenberg, Commissioner Jolene Kiolbassa seconded on a unanimous vote; Vice-Chair Gabriel Rojas and Commissioner Dustin Breithaupt absent; 1 vacancy on the Commission.

**12. Vacation of Right- [F#9357-1404](#)**  
**of-Way:**

Location: Ben Garza Lane / Camino Largo Rd.  
Owner/Applicant: Rancho Garza, Ltd.  
Agent: Drenner Group, PC (Amanda Swor)  
Request: Approve vacation of an unconstructed portion of right-of-way, approximately located at Ben Garza Lane  
Staff Rec.: **Recommended**  
Staff: [Eric Hammack](#), 512-974-7079  
Office of Real Estate Services

Public hearing closed.

The motion to grant staff's recommendation and approve vacation of a portion of the unconstructed portion of right-of-way, approximately located at Ben Garza Lane for case file # 9357-1404 was approved on the consent agenda by Commissioner Betsy Greenberg, Commissioner Jolene Kiolbassa seconded on a unanimous vote; Vice-Chair Gabriel Rojas and Commissioner Dustin Breithaupt absent; 1 vacancy on the Commission.

- 13. Final Plat:** [C8-2016-0076.0A - Chick-fil-A Marconda Park 620/183; District 6](#)  
Location: 13201 North FM 620, Lake Creek Watershed  
Owner/Applicant: Lowes Home Center, LLC; Chick-fil-A, Inc. (Gary Wyatt; Gregg Lollis)  
Agent: Bury, Inc. (Megan Meyer)  
Request: Approval of Chick-fil-A Marconda Park 620/183 composed of 2 lots on 18.48 acres  
Staff Rec.: **Disapproval**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department
- 14. Final Plat:** [C8-2014-0251.1A - Heritage Point at Wildhorse Ranch Section 1; District 7](#)  
Location: East Parmer Lane, Gilliland Creek Watershed  
Owner/Applicant: Kimley-Horn & Associates, Inc.  
Agent: Kimley-Horn & Associates, Inc. (Robert Smith)  
Request: Approval of Heritage Point at Wildhorse Ranch Section 1 composed of 117 lots on 37.80 acres  
Staff Rec.: **Disapproval**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department
- 15. Final Plat with Preliminary Plan:** [C8J-2012-0161.5A - Addison Section 5](#)  
Location: South US 183 Highway, Cottonwood Creek Watershed  
Owner/Applicant: Brookfield Residential (Walter Elias)  
Agent: Peloton Land Solutions (Sarah Thompson)  
Request: Approval of the Addison Section 5 composed of 1 lot on 15.05 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 16. Final Plat with Replat:** [C8J-2016-0075.0A - State Farm Section Five; Amended Plat](#)

- Location: 9239 Amberglen Boulevard, Lake Creek Watershed  
 Owner/Applicant: Austin Jack, L.L.C, c/o Transwestern (Katherine Hubbard)  
 Agent: LJA Engineering & Surveying, Inc. (Danny Miller)  
 Request: Approval of the State Farm Section Five; Amended Plat composed of 1 lot on 22.58 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 17. Final Plat - Amended Plat:** [C8-2016-0078.0A - Oakmount Heights Amended Plat of Lots 9 & 10 Block 6](#)  
 Location: 1916 West 37th Street, Shoal Creek Watershed  
 Owner/Applicant: 700 Wayside LLC  
 Agent: Hector Avila  
 Request: Approval of the Oakmount Heights Amended Plat of Lots 9 & 10 Block 6 composed of 2 lots on 0.277 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 18. Final Plat with Preliminary Plan:** [C8-2015-0012.1A - Equinox East Section One](#)  
 Location: 8515-1/2 East Parmer Lane, Gilleland Creek Watershed  
 Owner/Applicant: Austin HB Residential Properties (John McCullough)  
 Agent: Charles E. Steinman II (CSF Civil Group)  
 Request: Approval of the Equinox East Section One composed of 3 lots on 41.889 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 19. Final Plat with Preliminary Plan:** [C8J-03-0146.8A - Austin Colony Section 12 Final Plat](#)  
 Location: Hunters Bend Road, Elm Creek Watershed  
 Owner/Applicant: Qualico CR, LP (Vera Massaro)  
 Agent: Carlson, Brigance, and Doering, Inc. (Bill E. Couch)  
 Request: Approval of the Austin Colony Section 12 Final Plat composed of 104 lots on 17.125 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 20. Final Plat with Preliminary Plan:** [C8-98-0115.19A - Pioneer Crossing East Section 17](#)  
 Location: 10800-1/2 Sprinkle Cutoff Road, Walnut Creek Watershed  
 Owner/Applicant: DRH Inc. Controlled Disb  
 Agent: Longaro & Clarke LP (Walter Hoysa, P.E.)  
 Request: Approval of Pioneer Crossing East Section 17 composed of 107 lots on 32.37 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department



Public hearing closed.

The motion to disapprove Items #13-20 was approved on the consent agenda by Commissioner Betsy Greenberg, Commissioner Jolene Kiolbassa seconded on a unanimous vote; Vice-Chair Gabriel Rojas and Commissioner Dustin Breithaupt absent; 1 vacancy on the Commission.

## D. PRESENTATIONS

### 1. [Fiscal Year 2016-17 Long-Range Capital Improvement Program Strategic Plan](#)

Presentation on the FY 2016-17 Long-Range CIP Strategic Plan.

Staff: [John Warren](#), Senior Business Process Consultant, 512-974-6020  
Capital Planning Office

The presentation was made by [John Warren](#), Capital Planning Office.

### 2. [Mobility Talks](#)

Mobility Talks presentation to identify and prioritize transportation projects for potential funding and to identify recommended funding options.

Staff: [Mike Trimble](#), Capital Planning Officer, 512-974-3442  
Capital Planning Office

The presentation was made by [Mike Trimble](#), Capital Planning Office.

### 3. [Sidewalk Master Plan and ADA Transition Plan Update](#)

Presentation and possible recommendation on the [Sidewalk Master Plan and ADA Transition Plan Update](#).

Staff: [John Eastman](#), Project Manager, 512-974-7025  
Public Works Department

The presentation was made by [John Eastman](#), Public Works Department.

Motion by Commissioner Ann Denkler, seconded by Chair Thomas Weber to recommend the Sidewalk Master Plan and ADA Transition Plan Update approved on a unanimous vote; Vice-Chair Gabriel Rojas and Commissioner Dustin Breithaupt absent; 1 vacancy on the Commission.

## E. NEW BUSINESS

1. Discussion and possible action on amending the Zoning and Platting Commission Rules and Procedures.

Motion by Commissioner Susan Harris, seconded by Commissioner Yvette Flores to adopt the Zoning and Platting Commission Rules and Procedures as amended was approved on a unanimous vote; Vice-Chair Gabriel Rojas and Commissioner Dustin Breithaupt absent; 1 vacancy on the Commission.

## **F. ITEMS FROM COMMISSION**

1. **Mobility Resolution**

Set an item on the May 17, 2016 Zoning and Platting Commission agenda to discuss and consider adoption of a resolution to support mobility priorities. (Chair Thomas Weber, Commissioner Betsy Greenberg and Commissioner Sunil Lavani)

## **G. COMMITTEE REPORTS**

Committee on the Comprehensive Plan – *No report given*

Small Area Planning Joint Committee - *No report given*

## **H. ADJOURNMENT**

**Chair Thomas Weber adjourned the meeting without objection at 9:22 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.