



**REGULAR MEETING  
MINUTES**

**ZONING & PLATTING COMMISSION  
Tuesday, May 17, 2016**

**The Zoning & Platting Commission convened in a regular meeting on May 17, 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:**

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

**Absent**

**Ana Aguirre**

**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 May 3, 2016.

The motion by Commissioner Ann Denkler, seconded by Commissioner Sunil Lavani to approve the minutes as amended from May 3, 2016 was approved on a vote of 9-0-1. Vice-Chair Gabriel Rojas abstained. Commissioner Ana Aguirre was absent.

## C. PUBLIC HEARINGS

1. **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; Indefinite Postponement request by the Applicant**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

The motion to grant the applicant's request for indefinite postponement of this item was approved on the consent agenda by Vice-Chair Gabriel Rojas, Commissioner Ann Denkler seconded on a unanimous vote. Commissioner Ana Aguirre was absent.

2. **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

Public Hearing closed.

There was a motion by Commissioner Ann Denkler, seconded by Commissioner Betsy Greenberg to grant MF-4-CO combining district zoning with the following additional conditions:

- 1) Trip Limitation set at 8,600 trips per day applied to Tracts 1, 2 and 3.
- 2) Building height shall not exceed 53 feet.
- 3) A 100 foot building setback from the southern property line.
- 4) Endorsement of the Staff Traffic Impact Analysis recommendations with the additional improvements to signal timing at the intersection of West Courtyard and Loop 360, not to exceed \$5,000 and adding a turn lane on City Park Road approaching RM 2222 intersection as agreed upon by the Applicant.

Substitute motion by Commissioner Susan Harris, seconded by Commissioner Bruce Evans to grant MF-4-CO combining district zoning for C14-2015-0160 - Champions Tract 3 located at 6409 City Park Road, with the following additional conditions:

- 1) Tract 3 subject to trip limitation set at 2,100 trips per day.
- 2) 325 maximum Dwelling Unit Cap.
- 3) A 100 foot building setback from the southern property line.
- 4) Building height shall not exceed 53 feet.
- 5) Endorsement of the Staff Traffic Impact Analysis recommendations with the additional improvements to signal timing at the intersection of West Courtyard and Loop 360, not to exceed \$5,000 and adding a turn lane on City Park Road approaching RM 2222 intersection as agreed upon by the Applicant.

The substitute motion was approved on a vote of 7-3. Those voting aye were: Chair Thomas Weber, Vice-Chair Gabriel Rojas, Commissioner Dustin Breithaupt, 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. Commissioner Ana Aguirre was absent.

Comment Cards FOR

[Comment Cards AGAINST](#)

- 3. Rezoning:** [C14-2016-0016 - Loma Vista; District 1](#)  
Location: Hidden West Boulevard, Walnut Creek and Elm Creek Watersheds  
Owner/Applicant: Roberts Resorts (Scott Roberts)  
Agent: Conley Engineering (Carl Conley)  
Request: LI-CO to MH  
Staff Rec.: **Recommendation of MH-CO**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

The motion to grant the staff's request for postponement of this item to June 7, 2016 was approved on the consent agenda by Vice-Chair Gabriel Rojas, Commissioner Ann Denkler seconded on a unanimous vote. Commissioner Ana Aguirre was absent.

- 4. 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.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion by Vice-Chair Gabriel Rojas, seconded by Commissioner Bruce Evans to grant staff's recommendation of MF-4-CO combining district zoning with additional conditions for C14-2016-

0023.SH - Elysium Park located at 3300 Oak Creek Drive was approved on a unanimous vote. Commissioner Ana Aguirre was absent.

Additional Conditions

- 1) Maintain a 75 foot building/parking facility setback along the north, south and west property lines, with the exception for emergency access use, from the current zoning ordinance (Ordinance No. 010517-13) on the property.
- 2) Limit impervious cover on the property to a maximum of 30%.
- 3) 75 feet from the northern property line to 150 feet to the south, there will be a maximum height of 42 feet.
- 4) From the critical water quality line along the eastern side of the tract to 100 feet to the west, there will be a maximum height of 52 feet.
- 5) The remainder of the property will have a maximum height of 35 feet.

[Comment Cards FOR](#)

[Comment Cards AGAINST](#)

5. **Zoning:** [C14-2016-0045 - Austin River Oaks Apartments; District 5](#)  
Location: 6607 Brodie Lane, Williamson Creek Watershed-Barton Springs Zone  
Owner/Applicant: CPF River Oaks Austin, LLC (John R. Wooten)  
Agent: Graves, Dougherty, Hearon & Moody, P.C. (Peter J. Cesaro)  
Request: I-RR to MF-2  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

The motion to grant the neighborhood’s request for postponement of this item to June 7, 2016 was approved on a vote of 7-3. Those voting aye were: Vice-Chair Gabriel Rojas, Commissioner Dustin Breithaupt, Commissioner Ann Denkler, Commissioner Yvette Flores, Commissioner Betsy Greenberg, Commissioner Jolene Kiolbassa and Commissioner Sunil Lavani. Those voting nay were: Chair Thomas Weber, Commissioner Susan Harris and Commissioner Bruce Evans. Commissioner Ana Aguirre was absent.

[Comment Cards FOR](#)

[Comment Cards AGAINST](#)

- 6. Zoning:** [C814-2015-0074 - The Grove at Shoal Creek PUD; District 10](#)  
 Location: 4205 Bull Creek Road, Shoal Creek Watershed  
 Owner/Applicant: ARG Bull Creek, Ltd. (Garrett Martin)  
 Agent: Thrower Design (A. Ron Thrower)  
 Request: Unzoned to PUD  
 Staff Rec.: **Recommendation Pending**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department

Motion by Vice-Chair Gabriel Rojas, seconded by Commissioner Jolene Kiolbassa to grant the staff’s request for indefinite postponement of this item was approved on a vote of 7-3. Those voting aye were: Chair Thomas Weber, Vice-Chair Gabriel Rojas, Commissioner Dustin Breithaupt, Commissioner Ann Denkler, Commissioner Yvette Flores, Commissioner Betsy Greenberg, Commissioner Jolene Kiolbassa. Those voting nay were: Commissioner Bruce Evans, Commissioner Susan Harris and Commissioner Sunil Lavani. Commissioner Ana Aguirre was absent.

[Comment Cards Neutral](#)

- 7. Site Plan - Conditional Use Permit:** [SPC-2015-0427C - Mariposa Montessori School; District 5](#)  
 Location: 3338 Paisano Trail, Williamson Creek Watershed-Barton Springs Zone  
 Owner/Applicant: Mariposa Real Estate (John Falcon)  
 Agent: LandDev Consulting (Kevin Sawtelle)  
 Request: Approval of a Conditional Use Site Plan Permit for a Day Care Services (Commercial) and Private Primary Education Facility land uses within a SF-2 zoning district.  
 Staff Rec.: **Recommended**  
 Staff: [Rosemary Avila](#), 512-974-2784  
 Development Services Department

Public Hearing closed.

The motion to grant’s staff’s recommendation for SPC-2015-0427C - Mariposa Montessori School located at 3338 Paisano Trail was approved on the consent agenda by Vice-Chair Gabriel Rojas, Commissioner Ann Denkler seconded on a unanimous vote. Commissioner Ana Aguirre was absent.

- 8. Final with Preliminary:** [C8J-2013-0226.1A - Ring Tract, Phase 1](#)
- Location: South FM 1626 Road @ Bob Johnson Road, Bear and Little Bear Creek Watersheds
- Owner/Applicant: 2013 Investments LLC (Mark Thicker)
- Agent: Brown and Gay Engineers Inc. (Brian Grace, P. E.)
- Request: Approval of a final plat composed of 144 single family lots on 48.43 acres
- Staff Rec.: **Recommended**
- Staff: [Jose Luis Arriaga](#), Supervisor, 512-854-7562  
Single-Office: City of Austin-Travis County

Public Hearing closed.

The motion to grant's staff's recommendation for C8J-2013-0226.1A - Ring Tract located at South FM 1626 Road @ Bob Johnson Road was approved on the consent agenda by Vice-Chair Gabriel Rojas, Commissioner Ann Denkler seconded on a unanimous vote. Commissioner Ana Aguirre was absent.

- 9. Resubdivision:** [C8-2015-0098.0A - Stratford Heights; District 8](#)
- Location: 2707 Stratford Dive, Town Lake (Lady Bird Lake) Watershed
- Owner/Applicant: CSanders Holdings, LLC (Chris Sanders)
- Agent: KBGE Engineering (Armando Portillo)
- Request: Approve the resubdivision of one lot into 2 lots on 0.68 acres.
- Staff Rec.: **Recommended**
- Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

The motion to grant's staff's recommendation C8-2015-0098.0A - Stratford Heights located at 2707 Stratford Dive was approved on the consent agenda by Vice-Chair Gabriel Rojas, Commissioner Ann Denkler seconded on a unanimous vote. Commissioner Ana Aguirre was absent.

- 10. Preliminary Plan:** [C8J-2012-0161.01 – Addison](#)
- Location: South U.S. 183 Highway, Cottonmouth Creek Watershed
- Owner/Applicant: Carma Poperties Westport LLC (Chad Matheson)
- Agent: Peloton Land Solutions (Ousmane Traore)
- Request: Approval of Addison composed of 326 lots on a 121.08 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

- 11. Final Plat with Preliminary:** [C8J-2015-0255.SH.1A - Easton Park Section 2B - Phase 1; District 2](#)  
 Location: 7901 Colton Bluff Springs Road, Cottonmouth Creek Watershed  
 Owner/Applicant: Carma Easton LLC (Logan Kimble)  
 Agent: Peloton Land Solutions (Ousmane Traore)  
 Request: Approval of Easton Park Section 2B - Phase 1 composed of 152 lots on a 170.99 acres  
 Staff Rec.: **Disapproval**  
 Staff: [Michael Hettenhausen](#),  
 Development Services Department
- 12. Final Plat with Preliminary:** [C8-2013-0092.01.3A - Springfield Section 5; District 2](#)  
 Location: East William Cannon Drive, Marble Creek Watershed  
 Owner/Applicant: KB Home Lone Star, Inc. (John Zinsmeyer)  
 Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)  
 Request: Approval of Springfield Section 5 composed of 75 lots on a 14.049 acres  
 Staff Rec.: **Disapproval**  
 Staff: [Sylvia Limon](#), 512-974-2767  
 Development Services Department
- 13. Final Plat:** [C8J-2016-0084.0A - Southern Oaks Church of Christ](#)  
 Location: 2411 Frate Barker Road, Bear Creek Watershed  
 Owner/Applicant: Southern Oaks Church of Christ (Mark Bounds)  
 Agent: RPS Espey (Keith Moody)  
 Request: Approval of Southern Oaks Church of Christ Subdivision composed of 1 lot on 3.56 acres  
 Staff Rec.: **Disapproval**  
 Staff: [Don Perryman](#), 512-974-2786  
 Development Services Department
- 14. Final Plat:** [C8J-2016-0086 - Cardinal Hills Estates, Unit 14](#)  
 Location: 2505 North F.M. 620, Running Deer Creek Watershed  
 Owner/Applicant: LG Lakeway Storage LLC (Jake Walker)  
 Agent: JAB Engineering, LLC (Josh Baran)  
 Request: Approval of Cardinal Hills Estates, Unit 14 composed of 1 lot on 8.12 acres  
 Staff Rec.: **Disapproval**  
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
 Development Services Department

- 15. Final Plat:** [C8J-2016-0093.0A - Pearson Place Section Seven; District 6](#)  
 Location: 14424 Iveans Way, Lake Creek Watershed  
 Owner/Applicant: Century Land Holdings II, LLC (Adib Khoury)  
 Agent: CSF Civil Group, LLC (Christine Potts)  
 Request: Approval of Pearson Place Section Seven composed of 8 lots on 1.62 acres  
 Staff Rec.: **Disapproval**  
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov  
 Development Services Department
- 16. Final Plat with Preliminary:** [C8-06-0133.SH.5A - Goodnight Ranch Phase 1 Section 5; District 2](#)  
 Location: East Slaughter Lane, Onion Creek Watershed  
 Owner/Applicant: Austin Goodnight Ranch GP, LLC (Myra Goepf)  
 Agent: LandDev Consulting, LLC  
 Request: Approval of Goodnight Ranch Phase 1 Section 5 composed of 1 lot on 14.70 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 17. Final Plat:** [C8-2016-0082.0A - Pleasant Hill Subdivision; District 2](#)  
 Location: 6709 Circle S Road, Williamson Creek Watershed  
 Owner/Applicant: Pleasant Hill Baptist Church  
 Agent: KBGE (Jennifer Garcia)  
 Request: Approval of the Pleasant Hill Subdivision composed of 2 lots on 4.333 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

Public hearings closed.

The motion to disapprove Items #10-17 was approved on the consent agenda by Vice-Chair Gabriel Rojas, Commissioner Ann Denkler seconded on a unanimous vote. Commissioner Ana Aguirre was absent.

#### **D. ITEMS FROM COMMISSION**

1. Discussion and possible recommendation of a resolution to forward to Mayor and Council in support of Mobility Priorities. (Chair Thomas Weber, Commissioner Betsy Greenberg and Commissioner Sunil Lavani)

The motion to adopt the resolution as amended and forward to forward to Mayor and Council in support of Mobility Priorities was approved on a vote of 8-0-2. Commissioner Ann Denkler and Commissioer Susan Harris abstained. Commissioner Ana Aguirre was absent.



## **E. PRESENTATIONS & RECOMMENDATIONS**

### **1. Review of Austin Water Capital Improvement Projects**

Review of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone to boards and commissions for review and recommendation for approval to include in Austin Water 5-year capital spending plan.

Staff: [Kristi Fenton](#), Utility Finance Manager, 972-0178  
Austin Water Utility

The presentation was made by [Kristi Fenton](#), Austin Water Utility.

The motion to recommend Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in Austin Water 5-year (2017-2021) capital spending plan was approved on the motion of Vice-Chair Gabriel Rojas, seconded by Commissioner Bruce Evans on a unanimous vote. Commissioner Ana Aguirre was absent.

## **F. COMMITTEE REPORTS**

Committee on the Comprehensive Plan – No report provided.

Small Area Planning Joint Committee – No report provided.

## **G. ADJOURNMENT**

**Chair Thomas Weber adjourned the meeting without objection at 12:08 a.m. Wednesday, May 18, 2016.**

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.