



**REGULAR MEETING
MINUTES**

**ZONING & PLATTING COMMISSION
Tuesday, April 19, 2016**

The Zoning & Platting Commission convened in a regular meeting on April 12, 2016 @ 301 W. 2nd Street, Austin, TX 78701

Chair Gabriel Rojas 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
Jackie Goodman
Susan Harris
Jolene Kiolbassa
Sunil Lavani
Gabriel Rojas
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 April 5, 2016.

The motion to approve the minutes from April 5, 2016 was approved on the consent agenda by Commissioner Susan Harris, Commissioner Betsy Greenberg seconded on a unanimous vote.

C. PUBLIC HEARINGS

- 1. Zoning: C14-2016-0015 - Burleson; District 2**
Location: 8219 Burleson Road, Onion Creek Watershed
Owner/Applicant: Sundberg Farm Limited Partnership (Jean Hancock Chernosky); Bauman Grandchildren's Trust 2012 (Edwin R. Bauman, II); Sundberg C&C Partners, Ltd. (Camille C. Mealy); Joan Elaine Frensley Smith; Robert Carl Wolter; La Familia Partnership, Ltd. (Eleanor Schneider and John P. Schneider, M.D.)
Agent: Armbrust & Brown, PLLC (Eric deYoung)
Request: I-RR to LI
Staff Rec.: **Recommendation of LI-CO, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion to grant staff's recommendation of LI-CO combining district zoning, with conditions for C14-2016-0015 - Burleson located at 8219 Burleson Road was approved on Commissioner Ann Denkler's motion, Commissioner Dustin Breithaupt's second on a unanimous vote.

- 2. 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.

Motion to grant staff's recommendation of LI-CO combining district zoning with an additional condition for C14-2015-0161 - North Austin Muslim Community Center located at 11900 and 11902 North Lamar Boulevard was approved on the consent agenda by the motion of Commissioner Susan Harris, Commissioner Betsy Greenberg seconded on a unanimous vote.

Additional condition:

Building height shall not exceed 40 feet in height.

- 3. Rezoning: C14-2016-0001 - Ramirez .69; District 5**
 Location: 10000 Rocking Horse Road, Slaughter Creek Watershed-Barton Springs Zone
 Owner/Applicant: Rosa Imelda Ramirez
 Agent: Bennett Consulting (Rodney Bennett)
 Request: SF-2 to NO, as amended
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Planning and Zoning Department

Public hearing closed.

Motion to grant staff's recommendation of NO district zoning for C14-2016-0001 - Ramirez .69 located at 10000 Rocking Horse Road was approved on the consent agenda by Commissioner Susan Harris, Commissioner Betsy Greenberg seconded on a unanimous vote.

- 4. 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.: **Recommendation Pending**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning and Zoning Department

Motion to grant staff's request for postponement of this item to May 3, 2016 was approved on the consent agenda by Commissioner Susan Harris, Commissioner Betsy Greenberg seconded on a unanimous vote.

- 5. Rezoning: C14-2016-0026 - Pleasant Valley; District 2**
 Location: 5411 East William Cannon Drive and 6709 South Pleasant Valley Road, Onion Creek Watershed
 Owner/Applicant: Kalogridis & Kalogridis Development LLC (Mitchell Kalogridis)
 Agent: Bill Faust
 Request: W/LO to CS
 Staff Rec.: **Recommendation of CS-CO, with conditions**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Planning and Zoning Department

Public hearing closed.

Motion to grant staff's recommendation of CS-CO combining district zoning with additional conditions for C14-2016-0026 - Pleasant Valley located at 5411 East William Cannon Drive was approved on Commissioner Susan Harris's motion, Commissioner Betsy Greenberg's second on a unanimous vote.

Additional conditions are as follows:

Prohibition of the following land uses: Bail Bonds, Commercial Blood Plasma Center and Pawn Shops.

Building height shall not exceed 50 ft.

Limit of 70% impervious cover.

- 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 278 lots on 60.61 acres.
Staff Rec.: **Recommended**
Staff: Michael Hettenhausen, 512-854-7563,
michael.hettenhausen@traviscountytexas.gov
Travis County/City of Austin Single Office

Public hearing closed.

Motion to grant staff's recommendation for C8J-2015-0134 - Preston Park Subdivision Preliminary Plan located on Grand Avenue Parkway was approved on the consent agenda by Commissioner Susan Harris, Commissioner Betsy Greenberg seconded on a unanimous vote.

- 7. Final Plat - C8-2015-0151.0A - Cogbill Resubdivision; District 5**
Resubdivision:
Location: Northeast corner of Lenora and Cogbill Streets, South Boggy Creek Watershed
Owner/Applicant: Helena Kwee
Agent: PSCI, Inc. (Diane Bernal)
Request: Approval of the resubdivision of Lot 1, Cogbill Subdivision.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public hearing closed.

Motion to grant staff's recommendation for C8-2015-0151.0A - Cogbill Resubdivision located at the Northeast corner of Lenora and Cogbill Streets was approved on Commissioner Dustin Breithaupt's motion, Vice-Chair Jackie Goodman's second on a unanimous vote.

[Speakers Against](#)

- 8. Conditional Use Permit:** **SPC-2015-0193C - Starflight Expansion Phase II; District 1**
 Location: 7800 Old Manor Road, Building B, Walnut Creek Watershed
 Owner/Applicant: Travis County FMD (Roger El Khoury)
 Agent: Travis County FMD (Roger El Khoury)
 Request: Approve a CUP for development over 1 acre in size in P-Public zoning
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 512-974-2810, Lynda.Courtney@austintexas.gov
 Development Services Department

Public hearing closed.

Motion to grant staff's recommendation for SPC-2015-0193C - Starflight Expansion Phase II located at 7800 Old Manor Road, Building B was approved on the consent agenda by Commissioner Susan Harris, Commissioner Betsy Greenberg seconded on a 9-0-1-1. Commissioner Ann Denkler recused herself from this item. Commissioner Thomas Weber abstained on this item.

- 9. Final Plat:** **C8-06-0232.01.2A - Bellingham Meadows, Section 2; District 1**
 Location: 6805 Boyce Lane, Gilliland Creek Watershed
 Owner/Applicant: CADG Bellingham (Brian Saathoff)
 Agent: Lakeside Engineers (Christopher Ruiz)
 Request: Approval of the Bellingham Meadows, Section 2, comprised of 51 lots on 11.76 acres.
 Staff Rec.: **Recommended**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
 Development Services Department

Public hearing closed.

Motion to grant staff's recommendation for C8-06-0232.01.2A - Bellingham Meadows located at 6805 Boyce Lane was approved on the consent agenda by Commissioner Susan Harris, Commissioner Betsy Greenberg seconded on a unanimous vote.

- 10. 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 Watkin)
 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, cesar.zavala@austintexas.gov
 Development Services Department

Motion by Commissioner Jolene Kiolbassa, Commissioner Ann Denkler's second to postpone this item to May 3, 2016 was approved on a vote of 8-3. Those voting yea were: Vice-Chair Jackie Goodman, Commissioner Betsy Greenberg, Commissioner Dustin Breithaupt, Commissioner Ann Denkler, Commissioner Yvette Flores, Commissioner Jolene Kiolbassa, Commissioner Sunil

Lavani, and Commissioner Thomas Weber. Those voting nay were: Chair Gabriel Rojas, Commissioner Bruce Evans and Commissioner Susan Harris.

Speakers for Postponement

- 11. Final Plat with Preliminary: C8-2012-0049.3A - Pioneer Hill Section 3**
Location: Baden Lane and Langdale Lane, Walnut Creek Watershed
Owner/Applicant: D.R. Horton (Kevin Pape)
Agent: Randall Jones & Associates Engineering Inc. (Libby Jones)
Request: Approval of Pioneer Hill Section 3 composed of 80 lots on 16.65 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Development Services Department

Public hearing closed.
Motion to grant staff's recommendation for C8-2012-0049.3A - Pioneer Hill Section 3 located at Baden Lane and Langdale Lane was approved on the consent agenda by Commissioner Susan Harris, Commissioner Betsy Greenberg seconded on a unanimous vote.

- 12. Resubdivision: C8J-2015-0087.0A - Edelmon Estates**
Location: 11778 Rim Rock Trail, Slaughter Creek/Bear Creek Watersheds
Owner/Applicant: Gerald Gardner
Agent: Vickry & Associates, Inc (James Massaro)
Request: Approval of the resubdivision of Lot 2, Block A of Edelmon Estates.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public hearing closed.
Motion to grant staff's recommendation for C8J-2015-0087.0A - Edelmon Estates located at 11778 Rim Rock Trail was approved on the consent agenda by Commissioner Susan Harris, Commissioner Betsy Greenberg seconded on a unanimous vote.

- 13. Final Plat with Preliminary: C8J-05-0236.03.2A - Cantarra Section IIA-2**
Location: 3112-1/2 East Howard Lane, Gilliland Creek Watershed
Owner/Applicant: Intermandeco (Brett Corwin)
Agent: Carlson, Brigance & Doering, Inc. (Charles Brigance)
Request: Approval of Cantarra Section IIA-2, comprised of 98 lots on 19.851 acres
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public hearing closed.

Motion to grant staff's recommendation for C8J-05-0236.03.2A - Cantarra Section IIA-2 located at 3112-1/2 East Howard Lane was approved on the consent agenda by Commissioner Susan Harris, Commissioner Betsy Greenberg seconded on a unanimous vote.

**14. Final Plat - C8-2015-0063.0A - Parmer at Dessau; District 1
Resubdivision:**

Location: 1605 East Parmer Lane, Walnut Creek Watershed
Owner/Applicant: MGCC Texas Enterprises, LLC (John Patton)
Agent: Thompson Land Eng. (Mark Roeder)
Request: Approval of the Resubdivision of Lot 1, Parmer at Dessau Subdivision, Section II, comprised of two lots on 2.94 acres.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Dept.

Public hearing closed.

Motion to grant staff's recommendation for C8-2015-0063.0A - Parmer at Dessau located at 1605 East Parmer Lane was approved on the consent agenda by Commissioner Susan Harris, Commissioner Betsy Greenberg seconded on a unanimous vote.

**15. Final Plat: C8J-2015-0067.2A - Stoney Ridge Phase C Section 3 Final Plat;
District 2**

Location: 7400 McAngus Road, Dry Creek East Watershed
Owner/Applicant: SR Development, Inc. (Bill Gurasich)
Agent: Carlson, Brigance & Doering, Inc. (Bill E. Couch)
Request: Approval of Stoney Ridge Phase C Section 3 Final Plat composed of 101 lots on 16.506 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

**16. Final Plat: C8-06-0133.02.4ASH - Goodnight Ranch Phase One Section 4;
District 2**

Location: East Slaughter Lane, Onion Creek Watershed
Owner/Applicant: Goodnight Ranch GP, LLC (Myra Goepf)
Agent: Civile LLC (Lawrence M. Hanrahan)
Request: Approval of Goodnight Ranch Phase One Section 4 composed of 2 lots on 10.41 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 17. Final Plat:** **C8-2016-0074.0A - Channel Road Subdivision; District 10**
 Location: 1750 Channel Road, Lake Austin Watershed
 Owner/Applicant: Red Bud Partners
 Agent: Noble Surveying & Engineering
 Request: Approval of the Channel Road Subdivision composed of 1 lot on 0.20 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 18. Final Plat:** **C8-2015-0093.SH.1A - Bradshaw Crossing Subdivision Section Twelve**
 Location: 10115 Bradshaw Road, Onion Creek Watershed
 Owner/Applicant: Lennar Homes
 Agent: Lakeside Engineers (Christopher Ruiz)
 Request: Approval of Bradshaw Crossing Subdivision Section Twelve composed of 141 lots on 66.07 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 19. Final Plat:** **C8J-2016-0073.0A - The Preserve at Lost Gold Cave-Phase 1 Lots 7 & 8, Block A**
 Location: 1905 Cueva Oro Cove, Eanes Creek Watershed
 Owner/Applicant: Robert & Danielle Wills
 Agent: Husch Blackwell (Jerry L. Harris)
 Request: Approval of The Preserve at Lost Gold Cave-Phase 1 Lots 7 & 8, Block A composed of 1 lot on a 2.378 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 20. Final Plat:** **C8J-2016-0066.0A - JN&H Subdivision (Withdraw / Resubmittal of C8J-2015-0064.0A); District 10**
 Location: 4311 City Park Road, Turkey Creek Watershed
 Owner/Applicant: JN&H Associates, LLC (Neal Heffron)
 Agent: Land Answers
 Request: Approval of the JN&H Subdivision (Withdraw / Resubmittal of C8J-2015-0064.0A) composed of 3 lots on 9.6754 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 21. Final Plat:** **C8J-2016-0068.0A - Paladino Ridge**
 Location: 11735 Lime Creek Road, Lake Travis Watershed
 Owner/Applicant: Chris Paladino
 Agent: Jones & Carter, Inc. (Stephen Barger)
 Request: Approval of the Paladino Ridge composed of 1 lot on 4.99 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Items 15-21;
Public hearing closed.

The motion to disapprove Items #15-21 was approved on the consent agenda by Commissioner Susan Harris, Commissioner Betsy Greenberg seconded on a unanimous vote.

D. NEW BUSINESS

1. 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 May 3, 2016 was approved on Commissioner Ann Denkler's motion, Commissioner Jolene Kiolbassa's second on a unanimous vote.

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

Chair Gabriel Rojas called for nomination of Chair of Zoning and Platting Commission.

Chair Gabriel Rojas nominated by Commissioner Susan Harris; Commissioner Thomas Weber nominated by Commissioner Jolene Kiolbassa. Upon closing of nominations and election Commissioner Thomas Weber elected Chair of the Zoning and Platting Commission with 6 votes; Vice-Chair Jackie Goodman, Commissioner Betsy Greenberg, Commissioner Dustin Breithaupt, Commissioner Ann Denkler, Commissioner Jolene Kiolbassa, and Commissioner Thomas Weber. Chair Gabriel Rojas received 5 favorable votes. Those voting for were: Chair Gabriel Rojas, Commissioner Bruce Evans, Commissioner Yvette Flores, Commissioner Susan Harris and Commissioner Sunil Lavani.

Call for nominations for Vice-Chair of Zoning and Platting Commission

Vice-Chair Jackie Goodman nominated Commissioner Gabriel Rojas; Commissioner Gabriel Rojas nominated Susan Harris (nomination later *withdrawn*). Upon closing of nominations and election Commissioner Gabriel Rojas elected Vice-Chair of the Zoning and Platting Commission by unanimous vote.

Chair Thomas Weber called for nomination of Secretary and Parliamentarian of the Zoning and Platting Commission.

Commissioner Betsy Greenberg nominated by slate, Commissioner Jolene Kiolbassa for Secretary and Commissioner Ann Denkler for Parliamentarian. Upon closing of nominations and election Commissioner Jolene Kiolbassa elected for Secretary and Commissioner Ann Denkler elected for Parliamentarian of the Zoning and Platting Commission by unanimous vote.

E. ITEMS FROM COMMISSION

Request for informative briefing by staff regarding the review process of Subdivisions, Site Plans and Zoning cases. Proposed date May 31, 2016; *Joint PC/ZAP Meeting* (Commissioner Betsy Greenberg / Zoning and Platting Commission).

F. COMMITTEE REPORTS

Committee on the Comprehensive Plan – Commissioner Sunil Lavani informed the Commission that the Committee completed the Letter of Recommendations for the Long Range CIP. A presentation will be made at the Planning Commission meeting on April 26, 2016 and the Zoning and Platting Commission on May 3, 2016.

Small Area Planning Joint Committee – Commissioner Jolene Kiolbassa and Commissioner Susan Harris informed the Commission that the Committee discussed development-related issues in the Ebony Acres neighborhood. A citizen requested a neighborhood plan for the Ebony Acres neighborhood. Commissioner Jolene Kiolbassa also stated staff presented an update of the Waterfront Overlay.

G. ADJOURNMENT

Chair Gabriel Rojas 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.