



SPECIAL CALLED MEETING

ZONING & PLATTING COMMISSION

Thursday, July 14, 2016

The Zoning & Platting Commission convened in a regular meeting on July 14, 2016 @ 301 W. 2nd Street, Austin, TX 78701

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

Commission Members in Attendance:

**Ana Aguirre
Ann Denkler - Parliamentarian
Bruce Evans
Yvette Flores
Betsy Greenberg
Susan Harris
Jolene Kiolbassa – Secretary
Sunil Lavani
Gabriel Rojas – Vice-Chair
Thomas Weber - Chair**

Absent:

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. PUBLIC HEARINGS

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

There was a motion by Commissioner Bruce Evans, seconded by Commissioner Sunil Lavani to grant staff's recommendation of PUD zoning with conditions.

There was a friendly amendment by Commissioner Susan Harris to permit an additional 200,000 square feet of residential units. Friendly amendment accepted by the maker and seconded by Commissioner Sunil Lavani.

There were friendly amendments by Vice-Chair Gabriel Rojas for on street bike lane northbound side of Bull Creek, place a cap of 20 Detached Single-Family units along Idlewild. Require flat level parking garages. Include a stub out to Idlewild. Prohibit Single-Family detached uses on Tract B with the exception of within 100 feet of Tract A. Prohibit Single-Family detached uses on Tracts F and G. Automotive Rentals, Automotive Sales, and Automotive Washing are prohibited uses. Increase car sharing spaces for 5 to 8. Revise note 16a on the Land Use Plan to state that if the proposed bicycle and pedestrian bridge is not constructed across Shoal Creek, then funds shall be shall be utilized for pedestrian and bike improvements east of the site. Friendly amendments accepted by the maker.

There was a friendly amendment by Commissioner Betsy Greenberg requiring a bridge to cross 45th street. Friendly amendment not accepted by the maker.

There was a friendly amendment by Chair Thomas Weber for a 25 foot set back on Tract D. Friendly amendment accepted by the maker.

There was a friendly amendment by Commissioner Betsy Greenberg to require an alley behind 45th St., seconded by Vice-Chair Gabriel Rojas. Friendly amendment not accepted by the maker.

There was a friendly amendment by Commissioner Ann Denkler, seconded by Vice-Chair Gabriel Rojas to require 2007 parkland ordinance plus 10 percent; amendment not accepted by the maker.

There was a friendly amendment by Commissioner Ann Denkler to prohibit access to Jackson Ave.; amendment not accepted by the maker.

Commissioner Bruce Evans revised his motion to allow Automotive Sales, Automotive Rental and Automotive Washing land uses.

Friendly amendment by Commissioner Betsy Greenberg for an unadjusted trip count limit of 18,000 trips; amendment not accepted by the maker.

Substitute motion by Commissioner Betsy Greenberg, seconded by Commissioner Jolene Kiolbassa to grant staff's recommendation of PUD zoning and include BCRC recommendations with the following additional condition: Prior to first reading, the Applicant must provide verification that they control the necessary right of way to allow construction of the transportation improvements (see [BCRC Recommendations](#)).

Substitute motion by Commissioner Susan Harris, seconded by Vice-Chair Gabriel Rojas to grant staff's recommendation of PUD zoning for C814-2015-0074 - The Grove at Shoal Creek PUD located at 4205 Bull Creek Road, was approved with additional conditions on an affirmative vote of 6-4. Those voting aye were: Chair Thomas Weber, Vice-Chair Gabriel Rojas and Commissioners, Bruce Evans, Yvette Flores, Susan Harris and Sunil Lavani. Those voting nay were: Commissioners Ana Aguirre, Ann Denkler, Betsy Greenberg and Jolene Kiolbassa. Commissioner Dustin Breithaupt absent.

Conditions:

Permit 250,000 square feet of additional residential units.

Provide an on street bike lane on northbound Bull Creek Road.

Request that the applicant to consider flat level structured parking garages.

Prohibit Single-Family Detached Residential uses on Tract B, with the exception of within 150 feet from Tract A.

Prohibit Single-Family Detached Residential uses on Tracts F and G.

Revise Note 17b on the Land Use Plan to allow for a minimum of eight (8) car-sharing parking spaces.

Revise Note 16a on the Land Use Plan to state that if the proposed bicycle and pedestrian bridge is not constructed across Shoal Creek, then funds shall be shall be utilized for pedestrian and bike improvements east of the site.

Provide a 25-foot building setback from homes along Bull Creek Road on Tract D.

Provide a trail connection from the greenbelt to Jefferson Street.

Add the Group Residential use to Tracts B, F and G as a permitted use.

Request that the applicant consider working with Transportation Review (ATD and DSD Departments) on a Transportation Demand Management Plan (TDM) prior to 3rd Reading of the case at City Council to reduce vehicular trips to the site.

[Speaker/ Comment Cards Against](#)

Note: Public Hearing continued from July 21, 2016

[Speaker/ Comment Cards Neutral](#)

[Speaker/ Comment Cards For](#)

[Speaker/ Comment Cards Against](#)

ADJOURNMENT

Chair Thomas Weber adjourned the meeting without objection on Thursday, July 14, 2016 at 11:57 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.