



**REGULAR MEETING**

**ZONING & PLATTING COMMISSION**

**Tuesday, July 19, 2016**

**The Zoning & Platting Commission convened in a regular meeting on July 19, 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:**

**Ana Aguirre  
Ann Denkler - Parliamentarian  
Bruce Evans  
Betsy Greenberg  
Jolene Kiolbassa – Secretary  
Gabriel Rojas – Vice-Chair  
Thomas Weber - Chair**

**Absent:**

**Dustin Breithaupt  
Yvette Flores  
Susan Harris  
Sunil Lavani**

**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 July 5, 2016.

The motion to approve the minutes from July 5, 2016 was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Ana Aguirre on a unanimous vote. Commissioners Dustin Breithaupt, Yvette Flores, Susan Harris and Sunil Lavani absent.

## C. PUBLIC HEARINGS

1. **Rezoning:** [C14-2016-0057 - Ross Road Homes; District 2](#)  
Location: 6101 Ross Road, Dry Creek East Watershed  
Owner/Applicant: Najib F. Wehbe  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: DR to MH  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department

Public Hearing closed.

There was a motion by Commissioner Ann Denkler, seconded by Vice-Chair Gabriel Rojas to postpone this item to August 2, 2016. Motion later withdrawn.

There was a motion by Chair Thomas Weber, seconded by Commissioner Ana Aguirre to re-open the Public Hearing and postpone the item to August 16, 2016. The motion failed on a vote of 5-2. Those voting aye were: Chair Thomas Weber, Commissioners Ana Aguirre, Ann Denkler, Betsy Greenberg and Commissioner Jolene Kiolbassa. Those voting nay were: Vice-Chair Gabriel Rojas and Commissioner Bruce Evans. Commissioners Dustin Breithaupt, Yvette Flores, Susan Harris and Sunil Lavani absent.

There was a motion by Vice-Chair Gabriel Rojas, second by Commissioner Bruce Evans to postpone this item to August 2, 2016. The motion failed on a vote of 5-2. Those voting aye were: Chair Thomas Weber, Vice-Chair Gabriel Rojas, Commissioners Ana Aguirre, Ann Denkler and Bruce Evans. Those voting nay were: Commissioners Jolene Kiolbassa and Betsy Greenberg. Commissioners Dustin Breithaupt, Yvette Flores, Susan Harris and Sunil Lavani absent.

The motion by Vice-Chair Gabriel Rojas, seconded by Commissioner Jolene Kiolbassa to grant SF-4A district zoning and include a restrictive covenant to prohibit gated access, was approved on a unanimous vote of 7-0. Commissioners Dustin Breithaupt, Yvette Flores, Susan Harris and Sunil Lavani absent.

[Speaker/Comment Cards For](#)  
[Speaker/Comment Cards Against](#)

2. **Rezoning:** [C14-2016-0055 - Gateway to Tech Ridge; District 7](#)  
 Location: 14125-1/2 The Lakes Boulevard, Harris Branch Watershed  
 Owner/Applicant: Lichter Equities, L. P. (Bob Lichter)  
 Agent: Land Strategies (Erin Welch)  
 Request: MF-2-CO to GR  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Planning and Zoning Department

Public Hearing closed.

The motion to grant staff recommendation for GR-CO combining district zoning, with conditional overlay to limit the height of the property to 40 feet and to prohibit Automotive Sales, Outdoor Entertainment, Outdoor Sports and Recreation land uses, for C14-2016-0055 - Gateway to Tech Ridge located at 14125-1/2 The Lakes Boulevard was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Ana Aguirre on a unanimous vote. Commissioners Dustin Breithaupt, Yvette Flores, Susan Harris and Sunil Lavani absent.

3. **Zoning:** [C14-2016-0062 - Goddard School of Avery Ranch; District 6](#)  
 Location: 9409-1/2 Pearson Ranch Road, South Brushy Creek Watershed  
 Owner/Applicant: England Ranch NE Limited Partnership  
 Agent: Drenner Group (Amanda Swor)  
 Request: I-RR to LO  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Planning and Zoning Department

Public Hearing closed.

The motion to grant staff recommendation for LO district zoning for C14-2016-0062 - Goddard School of Avery Ranch to Tech Ridge located at 9409-1/2 Pearson Ranch Road was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Ana Aguirre on a unanimous vote. Commissioners Dustin Breithaupt, Yvette Flores, Susan Harris and Sunil Lavani absent.

4. **Rezoning:** [C14-2016-0060 - 2801 Hancock Dr; District 10](#)  
 Location: 2801 Hancock Drive, Shoal Creek Watershed  
 Owner/Applicant: Robert P. Stern Trust  
 Agent: Texas Design Interests, LLC (Jeff Shindler)  
 Request: CS to CS-MU  
 Staff Rec.: **Recommended**  
 Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov  
 Planning and Zoning Department

Public Hearing closed.

There was motion a motion by Commissioner Ann Denkler, seconded by Vice-Chair Gabriel Rojas to grant CS-MU-CO combining district zoning with the following prohibited land uses:

Transitional Housing, Adult-Oriented Businesses, Bail Bond Services, Drop-off Recycling Collection Facility, Transportation Terminal, Automotive Repair Services, Commercial Blood Plasma Center, Pawn Shop Services and Campground.

Friendly amendment by Commissioner Jolene Kiolbassa, seconded by Commissioner Betsy Greenberg to prohibit the land uses of Outdoor Entertainment and Outdoor Sports and Recreation were accepted by the maker.

Friendly amendment by Commissioner Betsy Greenberg, seconded by Commissioner Jolene Kiolbassa to prohibit Hospital Services Limited, Hospital Services General and Medical Offices was accepted by the maker.

Vice-Chair Gabriel Rojas withdrew his support of seconding Commissioner Ann Denkler's perfected motion by way of friendly amendments offered by Commissioner Jolene Kiolbassa and Commissioner Betsy Greenberg. Commissioner Ann Denkler's motion and the friendly amendments garnered the second of Commissioner Betsy Greenberg.

The motion by Commissioner Ann Denkler, seconded by Commissioner Betsy Greenberg and the friendly amendments by Commissioners Jolene Kiolbassa and Betsy Greenberg failed on a vote of 5-2. Those voting aye were: Chair Thomas Weber, Commissioners Ana Aguirre, Ann Denkler, Betsy Greenberg and Commissioner Jolene Kiolbassa. Those voting nay were: Vice-Chair Gabriel Rojas and Commissioner Bruce Evans. Commissioners Dustin Breithaupt, Yvette Flores, Susan Harris and Sunil Lavani absent.

The motion by Commissioner Ann Denkler, seconded by Vice-Chair Gabriel Rojas to grant CS-MU-CO combining district zoning for C14-2016-0060 - 2801 Hancock Dr located at 2801 Hancock Drive with the following uses prohibited: Transitional Housing, Adult-Oriented Businesses, Bail Bond Services, Drop-off Recycling Collection Facility, Transportation Terminal, Automotive Repair Services, Commercial Blood Plasma Center, Pawn Shop Services, Campground, Outdoor Entertainment and Outdoor Sports and Recreation, was approved on a vote of 6-1. Commissioner Jolene Kiolbassa voted nay. Commissioners Dustin Breithaupt, Yvette Flores, Susan Harris and Sunil Lavani absent.

[Speaker/Comment Cards Against](#)

5. **Resubdivision:** [C8-2015-0213.0A - Walmart 1129; District 6](#)  
Location: 10014-1/2 Lake Creek Parkway, Lake Creek Watershed  
Owner/Applicant: Wal-Mart Real Estate Business Trust  
Agent: Southwest Engineers (Miguel Gonzales)  
Request: Resubdivision of a portion of Lot 2, Block A of Maconda Park, comprised of one lot on 0.956 acre.  
Staff Rec.: **Recommended**  
Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)  
Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for C8-2015-0213.0A - Walmart 1129 located at 10014-1/2 Lake Creek Parkway was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Ana Aguirre on a unanimous vote. Commissioners Dustin Breithaupt, Yvette Flores, Susan Harris and Sunil Lavani absent.

**6. Preliminary Plan**      [C8-2015-0183.SH - Interport; District 2](#)

**Subdivision:**

Location: E SH Hwy 71 WB at Falwell Lane, Colorado River, Onion Creek Watersheds  
Owner/Applicant: GRCE/TX Auatin (James Goveia)  
Agent: Urban Design Group (Katie Draughton)  
Request: Approve a preliminary subdivision for 2 lots and right of way on 39.561 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for C8-2015-0183.SH - Interport located at E SH Hwy 71 WB at Falwell Lane was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Ana Aguirre on a unanimous vote. Commissioners Dustin Breithaupt, Yvette Flores, Susan Harris and Sunil Lavani absent.

**7. Final out of**      [C8-2015-0183.1A.SH - Riverbend West 1; District 2](#)

**Preliminary Plan:**

Location: E SH Hwy 71 WB at Falwell Lane, Colorado River, Onion Creek Watersheds  
Owner/Applicant: GRCE/TX Auatin (James Goveia)  
Agent: Urban Design Group (Katie Draughton)  
Request: Approve a final plat out of a preliminary subdivision for 2 lots and right-of-way on 39.561 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for C8-2015-0183.1A.SH - Riverbend West 1 located at E SH Hwy 71 WB at Falwell Lane was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Ana Aguirre on a unanimous vote. Commissioners Dustin Breithaupt, Yvette Flores, Susan Harris and Sunil Lavani absent.

- 8. Final Plat:** [C8-2015-0248.0A - Sheldon 230 Bumpstead Subdivision; District 2](#)  
 Location: 6218 Bumpstead Drive, Onion Creek Watershed  
 Owner/Applicant: Castillo Life Estate (Deleon Beatriz)  
 Agent: Southwest Engineers (Miguel Gonzales)  
 Request: Approve a final plat comprised of 6 lots on 1.02 acres  
 Staff Rec.: **Recommended**  
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov  
 Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for C8-2015-0248.0A - Sheldon 230 Bumpstead Subdivision located at 6218 Bumpstead Drive was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Ana Aguirre on a unanimous vote. Commissioners Dustin Breithaupt, Yvette Flores, Susan Harris and Sunil Lavani absent.

- 9. Site Plan - Hill Country Roadway:** [SPC-2015-0471C - Canyon Ridge Lot 6; District 10](#)  
 Location: 8110 FM 2222 Road, West Bull Creek Watershed  
 Owner/Applicant: CSGM LP  
 Agent: Cunningham Allen (Sharon Teague)  
 Request: Approval of condominium construction on 5.23 acres within the Low Intensity Zone of FM 2222 Hill Country Roadway  
 Staff Rec.: **Recommended**  
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov  
 Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for SPC-2015-0471C - Canyon Ridge Lot 6 located at 8110 FM 2222 Road was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Ana Aguirre on a unanimous vote. Commissioners Dustin Breithaupt, Yvette Flores, Susan Harris and Sunil Lavani absent.

- 10. Final Plat:** [C8J-2016-0131.0A - Schmidt Acres](#)  
 Location: 9723 FM 1625 Road, South Fork Dry Creek Watershed  
 Owner/Applicant: Robert Schmidt  
 Agent: Thrower Design (A. Ron Thrower)  
 Request: Approval of the subdivision of Schmidt Acres, comprised of 3 lots on 22.24 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

11. **Final Plat - Resubdivision:** [C8J-2016-0133.0A - Resubdivision of Lot 2, Cedar Bluff Research Park Section One](#)  
 Location: 10549 West SH 71, Barton Creek Watershed-Barton Springs Zone  
 Owner/Applicant: AustinSeventyOne LTD (John Boswell)  
 Agent: Perales Engineering LLC (Jerry Perales)  
 Request: Approval of the resubdivision of Lot 2, Cedar Bluff Research Park Section One comprised of 5 lots on 39.935 acres  
 Staff Rec.: **Disapproval**  
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
 Development Services Department
12. **Final Plat with Preliminary:** [C8-2014-0147.1A - Harris Branch Tract E-68 Section One; District 1](#)  
 Location: East Howard Lane, Harris Branch Watershed  
 Owner/Applicant: Austin HB Residential Properties LTD (John McCullough)  
 Agent: CSF Civil Group, LLC (Christine Potts)  
 Request: Approval of the subdivision of Harris Branch Tract E-68 Section One, comprised of 82 lots on 18.71 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
 Development Services Department
13. **Final Plat:** [C8J-2016-0136.0A - Adam Tai Subdivision](#)  
 Location: 1416 North Weston Lane, Lake Austin Watershed  
 Owner/Applicant: Bing Tai  
 Agent: The Moore Group (Ed Moore)  
 Request: Approval of Adam Tai Subdivision composed of 1 lot on 4.78 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
14. **Final Plat:** [C8J-2016-0135.0A - James Subdivision](#)  
 Location: 11604 Aus Tex Acres Lane, Gilleland Creek Watershed  
 Owner/Applicant: Jaimes Iris  
 Agent: FNF CAD Services (Fred Fuentes)  
 Request: Approval of James Subdivision composed of 1 lot on 2.827 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
15. **Preliminary Plan Subdivision:** [C8J-2016-0137 - Big Valley Subdivision](#)  
 Location: 2211 West FM 1626 Road, Williamson Creek Watershed  
 Owner/Applicant: Leroy & Joybe Young  
 Agent: Peloton Land Solutions (Jenilee Mead)  
 Request: Approval of the Big Valley Subdivision composed 18 lots on 107.10 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 16. Final Plat -** [C8J-2016-0139.0A - Amended Plat of Lots 15C & 15D, Resubdivision of Lot 15 Triple 'R' Ranchettes](#)  
**Amended Plat:** [C8J-2016-0139.0A - Amended Plat of Lots 15C & 15D, Resubdivision of Lot 15 Triple 'R' Ranchettes](#)  
Location: North Turnersville Road, Plum Creek Watershed  
Owner/Applicant: Pablo G. & Claudia A. Hernandez  
Agent: Eleuterio Leos  
Request: Approval of the Amended Plat of Lots 15C & 15D, Resubdivision of Lot 15 Triple 'R' Ranchettes composed of 2 lots on 9.43 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearing closed.

The motion to disapprove Items #10-16 was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Ana Aguirre on a unanimous vote. Commissioners Dustin Breithaupt, Yvette Flores, Susan Harris and Sunil Lavani absent.

#### **D. BRIEFING**

1. Briefing by members of the [Flood Mitigation Task Force](#) regarding findings and recommendations with a focus on land use issues.

Presentation was made by members of the Flood Mitigation Task Force.

#### **E. NEW BUSINESS**

1. Discussion and possible action to amend the Zoning and Platting Commission Rules and Regulations. (Co-Sponsors: Chair Thomas Weber and Commissioner Dustin Breithaupt)

By unanimous consent this item was postponed to August 2, 2016.

#### **F. ITEMS FROM COMMISSION**

#### **G. COMMITTEE REPORTS**

Small Area Planning Joint Committee – Commissioner Jolene Kiolbassa informed the commission that the committee has decided upon a mission statement. Commissioner Jolene Kiolbassa also stated Council established the South Central Waterfront Advisory Group.

#### **ADJOURNMENT**

**Chair Thomas Weber adjourned the meeting without objection on Tuesday, July 19, 2016 at 8:45 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.