



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, August 2, 2016

The Zoning & Platting Commission convened in a regular meeting on August 2, 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
Dustin Breithaupt
Ann Denkler - Parliamentarian
Bruce Evans
Yvette Flores
Thomas Weber - Chair
Susan Harris
Sunil Lavani**

Absent:

**Betsy Greenberg
Jolene Kiolbassa – Secretary
Gabriel Rojas – Vice-Chair**

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 the Special Called Meeting from July 14, 2016.
2. Approval of minutes from July 19, 2016.

The motion to approve the minutes from the Special Called Meeting on July 14, 2016 and minutes of July 19, 2016 approved on the consent agenda by Commissioner Bruce Evans, seconded by Commissioner Sunil Lavani on a unanimous vote. Vice-Chair Gabriel Rojas, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2016-0013 - Foremost Partners, Ltd.; District 2](#)
Location: 135 Foremost Drive, South Boggy Creek Watershed
Owner/Applicant: Foremost Partners, Ltd. (John McCormack)
Agent: Coats Rose (John M. Joseph)
Request: GR to MF-4
Staff Rec.: **Recommendation of MF-4-CO**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of MF-4-CO combining district zoning for C14-2016-0013 - Foremost Partners, Ltd. located at 135 Foremost Drive was approved on the consent agenda by Commissioner Bruce Evans, seconded by Commissioner Sunil Lavani on a unanimous vote. Vice-Chair Gabriel Rojas, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

- 2. Rezoning:** [C14-2016-0017 - Driveway Austin; District 1](#)
Location: 8400 and 8401 Delwau Lane, Colorado River Watershed and Walnut Creek Watershed
Owner/Applicant: Interest Partners LLC (William Dollahite)
Agent: Coats Rose (John M. Joseph)
Request: GO to GR, as amended
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of GR district zoning for C14-2016-0017 - Driveway Austin located at 8400 and 8401 Delwau Lane was approved on the consent agenda by Commissioner Bruce Evans, seconded by Commissioner Sunil Lavani on a unanimous vote. Vice-Chair Gabriel Rojas, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

3. **Rezoning:** [C14-2016-0038 - ATCIC Braker; District 1](#)
 Location: 1120 East Braker Lane, Colorado River Watershed
 Owner/Applicant: Tran Group LLC (David Tran)
 Agent: Southwest Strategies Group (Lawson Pedder)
 Request: SF-6 to GO
 Staff Rec.: **Postponement to September 20, 2016 requested by Neighborhood**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department

Motion by Commissioner Ann Denkler, seconded by Chair Thomas Weber to postpone this item to September 6, 2016 was approved on a vote of 7-0-1. Commissioner Ana Aguirre recused herself on this item. Vice-Chair Gabriel Rojas, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

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

4. **Rezoning:** [C14-2016-0074 - Element Hotel; District 7](#)
 Location: 10728 Domain Drive, Walnut Creek Watershed
 Owner/Applicant: DBG Austin Domain, LLC
 Agent: Bennett Consulting (Rodney Bennett)
 Request: MI-PDA to MI-PDA, to change a condition of zoning
 Staff Rec.: **Pulled, Re-noticed for the August 9, 2016 Planning Commission meeting**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department

Pulled from the agenda; no action required.

5. **Final Plat Subdivision:** [C8-2015-0238.0A.SH - LaMadrid Apartments Subdivision, District 5](#)
 Location: 11320 Manchaca Road, Slaughter Creek Watershed
 Owner/Applicant: LAMADRID APARTMENTS, LLC
 Agent: KBGE (Bryant Bell)
 Request: Approve the subdivision of 6.025 acres into one lot.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for C8-2015-0238.0A.SH - LaMadrid Apartments Subdivision located at 11320 Manchaca Road was approved on the consent agenda by Commissioner Bruce Evans, seconded by Commissioner Sunil Lavani on a unanimous vote. Vice-Chair Gabriel Rojas, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

6. **Hill Country Roadway Site Plan:** [SPC-2015-0493D - Construction Site Plan for Utilities to Vaught Ranch Road Commercial; District 10](#)
 Location: 6720-1/2 Vaught Ranch Road, West Bull Creek Watershed
 Owner/Applicant: GSVR 2222 LLC (Adam B. Boenig)
 Agent: Garrett-Ihnen Civil Engineers (Norma Raven Divine)
 Request: Install a water and wastewater line on a Hill Country Roadway.
 Staff Rec.: **Recommended**
 Staff: [Scott Grantham](#), 512-974-2942
 Development Services Department

Public Hearing closed.

The motion to grant staff’s recommendation for SPC-2015-0493D - Construction Site Plan for Utilities to Vaught Ranch Road Commercial at 6720-1/2 Vaught Ranch Road was approved on the consent agenda by Commissioner Bruce Evans, seconded by Commissioner Sunil Lavani on a unanimous vote. Vice-Chair Gabriel Rojas, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

7. **Final with Preliminary:** [C8-2015-0093.01.1A.SH - Bradshaw Crossing Subdivision Section Twelve, District 2](#)
 Location: Bradshaw Road at Zachary Scott Street, Onion Creek Watershed
 Owner/Applicant: Lennar Buffington/Zachary Scott L.P. (Ryan Mattox)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approve a final plat out of an approved preliminary plan for 146 lots on 66.07 acres.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department

Public Hearing closed.

The motion to grant staff’s recommendation for C8-2015-0093.01.1A.SH - Bradshaw Crossing Subdivision Section Twelve located at Bradshaw Road at Zachary Scott Street was approved on the consent agenda by Commissioner Bruce Evans, seconded by Commissioner Sunil Lavani on a unanimous vote. Vice-Chair Gabriel Rojas, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

8. **Final Plat - Resubdivision:** [C8-2016-0147.0A - Three Points Common, Replat of Lot 1D, Block A, Resubdivision of Lots 1 & 7 Resubdivision of 1, 6, 7; District 7](#)
 Location: 15118 FM 1825 Road, Walnut Creek Watershed
 Owner/Applicant: University Federal Credit Union (Yung V. Tran, Exec VP)
 Agent: Catalyst Engineering Group, TBPE Firm No 13275 (Timothy John Moltz, PE)
 Request: Approve the Three Points Common, Replat of Lot 1D, Block A, Resubdivision of Lots 1 & 7 Resubdivision of 1, 6, and 7, composed of 2 lots on 3.337 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for C8-2016-0147.0A - Three Points Common, Replat of Lot 1D, Block A, Resubdivision of Lots 1 & 7 Resubdivision of 1, 6, 7 located at 15118 FM 1825 Road was approved on the consent agenda by Commissioner Bruce Evans, seconded by Commissioner Sunil Lavani on a unanimous vote. Vice-Chair Gabriel Rojas, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

- 9. Preliminary Plan:** [C8-2016-0145 - Parker Creek Ranch; District 1](#)
Location: 7620 Decker Lane, Decker Creek Watershed
Owner/Applicant: Russell & Jeanne Parker (Rusty Parker)
Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
Request: Approval of the Parker Creek Ranch Subdivision, composed of 388 lots on 138.49 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 10. Final Plat - Resubdivision:** [C8-2016-0142.0A - Jung Addition Section One Resubdivision of Lot 4 & part of vacated Perry Lane; District 7](#)
Location: 4615 Bull Creek Road, Shoal Creek Watershed
Owner/Applicant: JD Hunt Construction (Jason Hunt)
Agent: Hector L. Avila
Request: Approval of the Jung Addition Section One, Resubdivision of Lot 4 & part of vacated Perry Lane, composed of 2 lots on 0.337 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 11. Final Plat - Resubdivision:** [C8-2016-0152.0A - Commerce Park at Harris Branch Retail Section 4; Resubdivision; District 1](#)
Location: 12300 Harris Branch Parkway, Harris Branch Watershed
Owner/Applicant: Big Diamond Inc. (Debbie Avery)
Agent: Pape-Dawson Engineers Inc. (Terry Reynolds)
Request: Approval of Commerce Park at Harris Branch Retail Section 4; Resubdivision of composed of 2 lots on 5.00 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 12. Final Plat - Resubdivision:** [C8-2016-0148.0A - Highland Village Section 2 Part 1; District 10](#)
Location: 5021 West Frances Place, Shoal Creek Watershed
Owner/Applicant: Najib Wehbe
Agent: Hector L. Avila
Request: Approval of Highland Village Section 2 Part 1 composed of 3 lots on 0.483 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 13. Final Plat with Preliminary:** [C8-06-0133.02.5A.SH - Goodnight Ranch Subdivision Phase One section Six Final Plat; District 2](#)
 Location: East Slaughter Lane, Onion Creek Watershed
 Owner/Applicant: Austin Goodnight Ranch (Myra Goepf)
 Agent: Civile (Greg Fortman)
 Request: Approval of the Goodnight Ranch Subdivision Phase One Section Six Final Plat composed of 5 lots on 22.36 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Preliminary Plan:** [C8-2016-0146 - Park 183; District 2](#)
 Location: 8219 Burleson Road, Onion Creek Watershed
 Owner/Applicant: Joan Elaine Smith, et al.
 Agent: Jones & Carter, Inc.
 Request: Approval of the Park 183 composed of 9 lots on 95.05 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Public Hearing closed.

The motion to disapprove Items #9-14 was approved on the consent agenda by Commissioner Bruce Evans, seconded by Commissioner Sunil Lavani on a unanimous vote. Vice-Chair Gabriel Rojas, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

D. NEW BUSINESS

1. Discussion and possible action to approve the Annual Internal Review of the Zoning and Platting Commission.

Motion by Commissioner Ann Denkler, seconded by Commissioner Yvette Flores to approve the Annual Internal Review, as amended, was approved on a unanimous vote. Vice-Chair Gabriel Rojas, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

[Annual Internal Review](#)

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

Motion by Chair Thomas Weber, seconded by Commissioner Bruce Evans to postpone this item to August 16, 2016 was approved on a unanimous vote. Vice-Chair Gabriel Rojas, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

Zoning and Platting Commission note: Commissioner Ann Denkler and Commissioner Susan Harris given the task to compile Commissioner’s proposed changes and to prepare draft for Commission review.

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

Coded and Ordinances Joint Committee – Commissioner Ann Denkler informed the Commission the Committee reviewed the proposed Tenant Relocation code amendment.

Comprehensive Plan Joint Committee – To meet August 11, 2016

Small Area Planning Joint Committee – To meet August 3, 2016

ADJOURNMENT

Chair Thomas Weber adjourned the meeting without objection on Tuesday, August 2, 2016 at 8:18 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.