



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, August 16, 2016

The Zoning & Platting Commission convened in a regular meeting on August 16, 2016 @ 301 W. 2nd Street, Austin, TX 78701

Chair Thomas Weber called the Commission Meeting to order at 6:00 p.m.

Commission Members in Attendance:

Ana Aguirre
Dustin Breithaupt (*absent for consent agenda*)
Ann Denkler - Parliamentarian
Bruce Evans
Yvette Flores
Betsy Greenberg
Susan Harris (*absent for consent agenda*)
Jolene Kiolbassa – Secretary
Thomas Weber - Chair

Absent:

Gabriel Rojas – Vice-Chair
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 August 2, 2016.

The motion to approve the minutes from August 2, 2016 was approved on the consent agenda by Commissioner Ana Aguirre, seconded by Commissioner Yvette Flores on a unanimous vote. Vice-Chair Gabriel Rojas, Commissioners Dustin Breithaupt (*absent for consent agenda*), Susan Harris (*absent for consent agenda*) and Sunil Lavani absent.

C. PUBLIC HEARINGS

1. **Rezoning:** [C14-2016-0021 - Double Creek Residences; District 5](#)
Location: 420 East FM 1626 Road, Onion Creek Watershed
Owner/Applicant: Riddell Family Limited Partnership (Jim Henry)
Agent: Walters Southwest (Amanda Swor)
Request: CS-CO; CS-MU-CO; GR-CO to CS-MU-CO
Staff Rec.: **Postponement request by the Staff to September 20, 2016**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

The motion to grant staff's request for postponement to October 4, 2016 was approved on the consent agenda by Commissioner Ana Aguirre, seconded by Commissioner Yvette Flores on a unanimous vote. Vice-Chair Gabriel Rojas, Commissioners Dustin Breithaupt (*absent for consent agenda*), Susan Harris (*absent for consent agenda*) and Sunil Lavani absent.

2. **Rezoning:** [C14-2016-0037 - Scofield Apartments; District 7](#)
Location: 13121, 13125, 13133, 13139, 13145, 13147 FM 1325 and 3001 Scofield Farms Drive, Walnut Creek Watershed
Owner/Applicant: Ringgold Partners II, LP (John Bultman, III)
Agent: Drenner Group (Amanda Swor)
Request: GR to GR-MU
Staff Rec.: **Recommendation Pending**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

The motion to grant staff's request for postponement to September 6, 2016 was approved on the consent agenda by Commissioner Ana Aguirre, seconded by Commissioner Yvette Flores on a unanimous vote. Vice-Chair Gabriel Rojas, Commissioners Dustin Breithaupt (*absent for consent agenda*), Susan Harris (*absent for consent agenda*) and Sunil Lavani absent.

3. **Preliminary Plan:** [C8J-2015-0110 - Breakwater Preliminary Plan](#)
Location: 11825 Rim Rock Trail, Bear Creek Watershed
Owner/Applicant: Jonathan Cheng
Agent: Cuatro Consultants (Hugo Elizondo)
Request: Approval of the Breakwater Preliminary Plan, comprised of 23 lots on 26.88 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Public Hearing closed.

Motion by Commissioner Betsy Greenberg, seconded by Commissioner Jolene Kiolbassa to postpone this item to September 6, 2016 failed on a vote of 4-5. Those voting aye were: Chair Thomas Weber and Commissioners Ann Denkler, Betsy Greenberg and Jolene Kiolbassa. Those voting nay were: Commissioner Ana Aguirre, Dustin Breithaupt, Bruce Evans, Yvette Flores and Susan Harris. Vice-Chair Gabriel Rojas and Commissioner Sunil Lavani absent.

Motion by Commissioner Susan Harris, seconded by Commissioner Bruce Evans to grant staff's recommendation for C8J-2015-0110 - Breakwater Preliminary Plan located at 11825 Rim Rock Trail was approved on a vote of 7-2. Those voting aye were: Chair Thomas Weber and Commissioners Ana Aguirre, Dustin Breithaupt, Ann Denkler, Bruce Evans, Yvette Flores and Susan Harris. Those voting nay were: Commissioners Betsy Greenberg and Jolene Kiolbassa. Vice-Chair Gabriel Rojas and Commissioner Sunil Lavani absent.

[Comment Cards - Against](#)

4. **Preliminary Plan:** [C8J-2015-0143 - Wolf Creek Subdivision Preliminary Plan](#)
Location: Wolf Lane, Maha Creek / Dry Creek Watersheds
Owner/Applicant: Silvermine Partners, LLC (Robert McDonald)
Agent: Vigil & Associates (Hermann Vigil)
Request: Approval of the Wolf Creek Subdivision Preliminary Plan consisting of 174 total lots on 153.94 acres.
Staff Rec.: **Recommended**
Staff: [Sue Welch](#), (512) 854-7637
Travis County/City of Austin Single Office

Public Hearing closed.

Motion to grant staff's recommendation for C8J-2015-0143 - Wolf Creek Subdivision Preliminary Plan located on Wolf Lane was approved on the consent agenda by Commissioner Ana Aguirre, seconded by Commissioner Yvette Flores on a unanimous vote. Vice-Chair Gabriel Rojas, Commissioners Dustin Breithaupt (*absent for consent agenda*), Susan Harris (*absent for consent agenda*) and Sunil Lavani absent.

5. **Final out of Preliminary:** [C8-2013-0092.01.3A - Springfield Section 5, District 2](#)
 Location: McKinney Falls Pkwy at Colton Bluff Springs Rd, Marble Creek Watershed
 Owner/Applicant: KB Home Lone Star, Inc. (John Zinsmeyer)
 Agent: Pape-Dawson Engineer, Inc. (Dustin Goss)
 Request: Approve a final plat out of an approved preliminary consisting of 75 lots on 14.055 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
 Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2013-0092.01.3A - Springfield Section 5 located on McKinney Falls Pkwy at Colton Bluff Springs Rd was approved on the consent agenda by Commissioner Ana Aguirre, seconded by Commissioner Yvette Flores on a unanimous vote. Vice-Chair Gabriel Rojas, Commissioners Dustin Breithaupt (*absent for consent agenda*), Susan Harris (*absent for consent agenda*) and Sunil Lavani absent.

6. **Final Plat:** [C8J-2016-0155.0A - Isaiah Subdivision](#)
 Location: 8321 Burleson Manor Road, Colorado River Watershed
 Owner/Applicant: Feliciano and Dolores Mendoza
 Agent: IT Gonzalez Engineers (I.T. Gonzales)
 Request: Approval of Isaiah Subdivision, composed of 1 lot on 1 acre.
 Staff Rec.: **Disapproval**
 Staff: Sue Welch, (512) 854-7637, Sue.Welch@traviscountytexas.gov
 Travis County/City of Austin Single Office
7. **Final Plat:** [C8-2016-0156.0A - Oak Ranch Section 2; District 2](#)
 Location: 5412-1/2 Ross Road, Onion Creek Watershed
 Owner/Applicant: Deerwood MHC LLC (Scott Roberts)
 Agent: Big Red Dog Engineering (Jerrett Daw)
 Request: Approval of Oak Ranch Section 2, composed of 1 lot on 150.98 acres.
 Staff Rec.: **Disapproval**
 Staff: [David Wahlgren](#), (512) 974-6455
 Development Services Department
8. **Final Plat:** [C8-2016-2210.0A - Barton Creek Section N Block B Lot 4 Resubdivision](#)
 Location: 7624 Tecoma Circle, Barton Creek Watershed-Barton Springs Zone
 Owner/Applicant: LJA Engineering & Surveying, Inc. (Danny Miller)
 Agent: LJA Engineering & Surveying, Inc. (Danny Miller)
 Request: Approval of Barton Creek Section N Block B Lot 4 Resubdivision, composed of 4 lots on 44.888 acres.
 Staff Rec.: **Disapproval**
 Staff: David Wahlgren, (512) 974-6455, david.wahlgren@austintexas.gov
 Development Services Department

9. **Final Plat - Resubdivision:** [C8J-2016-0160.0A - Country View Estates - Resubdivision of Tract 10](#)
 Location: 15909 FM 812 Road, Maha Creek Watershed
 Owner/Applicant: Laura N, Jafdyn D Vallejo & Maria R Nieto
 Agent: Joe Alfred Jimenez
 Request: Approval of Country View Estates - Resubdivision of Tract 10 composed of 2 lots on 2.62 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
10. **Final Plat with Preliminary:** [C8J-2008-0048.4A - Eastwood Section 1 \(Final Plat\)](#)
 Location: South FM 973 Road, Gilleland Creek / Wilbarger Creek Watersheds
 Owner/Applicant: Cyclone Development, Inc.
 Agent: Randall Jones & Associates Engineering, Inc. (Andrew Chanis, P.E.)
 Request: Approval of the Eastwood Section 1 (Final Plat) composed of 81 lots on 35.61 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Public Hearing closed.

The motion to disapprove Items #6-10 was approved on the consent agenda by Commissioner Ana Aguirre, seconded by Commissioner Yvette Flores on a unanimous vote. Vice-Chair Gabriel Rojas, Commissioners Dustin Breithaupt (*absent for consent agenda*), Susan Harris (*absent for consent agenda*) and Sunil Lavani absent.

D. 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)

Motion by Commissioner Bruce Evans, seconded by Commissioner Betsy Greenberg to amend the Rules of Procedure to allow six (6) minutes of speaking time to the Applicant and six (6) minutes to the Primary speaker in opposition; allow three (3) minutes for all other speakers. All speakers allowed three (3) minutes of donated time.

The motion was approved on a 9-0 vote. Vice-Chair Gabriel Rojas and Commissioner Sunil Lavani absent.

Motion by Commissioner Susan Harris, seconded by Commissioner Jolene Kiolbassa to amend the Rules of Procedure to allow three (3) speakers per side for postponement discussion cases; testimony limited to three (3) minutes each and to prohibit donation of time.

The motion was approved on a 9-0 vote. Vice-Chair Gabriel Rojas and Commissioner Sunil Lavani absent.

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

Comprehensive Plan Joint Committee – Commissioner Bruce Evans informed the Commission that the Committee held officer elections. Commissioner Bruce Evans was elected Chair and Commissioner Ana Aguirre voted Vice-Chair. Commissioner Bruce Evans also stated the Committee reviewed the Imagine Austin Amendments. The Committee instructed staff to review the notification process sent regarding the proposed code amendments and recommended the amendments with the exception of the Activity Corridor on Guadalupe, which was forwarded to Planning Commission without a recommendation.

ADJOURNMENT

Chair Thomas Weber adjourned the meeting without objection on Tuesday, August 16, 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.