



**REGULAR MEETING**

**ZONING & PLATTING COMMISSION**

**Tuesday, September 6, 2016**

**The Zoning & Platting Commission convened in a regular meeting on September 6, 2016 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701**

**Chair Thomas Weber called the Commission Meeting to order at 6:02 p.m.**

**Commission Members in Attendance:**

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

**Absent:**

**Jolene Kiolbassa – Secretary**

**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 16, 2016.

The motion to approve the minutes from August 16, 2016 was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Yvette Flores on a unanimous vote. Commissioner Jolene Kiolbassa absent.

## C. PUBLIC HEARINGS

1. **Rezoning:** [C814-2014-0120 - Austin Oaks PUD; District 10](#)  
Location: 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, 3737 Executive Center Drive; 7601, 7718 and 7719 Wood Hollow Drive, Shoal Creek Watershed  
Owner/Applicant: Twelve Lakes, LLC (Jon Ruff)  
Agent: Graves Dougherty Hearon & Moody (Michael Whellan)  
Request: LR, GR, LO, SF-3 to PUD  
Staff Rec.: **Pending**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department

The motion to grant staff's request for postponement to September 20, 2016 was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Yvette Flores on a unanimous vote. Commissioner Jolene Kiolbassa absent.

### [Comment Card - Against](#)

2. **Rezoning:** [C14-2016-0064 - 8311 South 1st; District 2](#)  
Location: 8311 South 1st Street, South Boggy Creek Watershed  
Owner/Applicant: Tommy R. Coats and Rogene K. Buhrdorf  
Request: SF-2 to LR-MU  
Staff Rec.: **Recommendation of GO-MU**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Sunil Lavani, seconded by Commissioner Susan Harris to grant GO-MU combining district zoning for C14-2016-0064 - 8311 South 1<sup>st</sup> located at 8311 South 1st Street.

Amendment by Commissioner Betsy Greenberg to allow Business Support Services, Personal Services, Printing and Publishing and allow all other LO uses; amendment not accepted by the maker.

Motion by Commissioner Sunil Lavani, seconded by Commissioner Susan Harris was approved on a vote of 7-3. Those voting aye were: Chair Thomas Weber, Vice-Chair Gabriel Rojas and Commissioners Dustin Breithaupt, Bruce Evans, Yvette Flores, Susan Harris and Sunil Lavani.

Those voting nay were Commissioners Ana Aguirre, Ann Denkler and Betsy Greenberg. Commissioner Jolene Kiolbassa absent.

3. **Rezoning:** [C14-2016-0076 - 7605 Wynne Lane Rezoning; District 5](#)  
Location: 7605 Wynne Lane, South Boggy Creek Watershed  
Owner/Applicant: Jimmy Salas and Violeta Orduna  
Request: MH to SF-3  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation of SF-3 district zoning for C14-2016-0076 - 7605 Wynne Lane Rezoning located at 7605 Wynne Lane was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Yvette Flores on a unanimous vote. Commissioner Jolene Kiolbassa absent.

4. **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.: **Recommended with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
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 Ann Denkler, seconded by Commissioner Yvette Flores on a unanimous vote. Commissioner Jolene Kiolbassa absent.

5. **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.: **Withdrawn by Applicant**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Withdrawn by applicant; no action required.

- 6. Environmental Variance:** [SP-2016-0185DS - Kristin Boat Dock; District 10](#)
- Location: 3811 Westlake Drive, Lake Austin Watershed
- Owner/Applicant: Mark Kristin
- Agent: Rick Rasberry Environmental Consulting (Rick Rasberry)
- Request: Construct a boat dock within a 150 foot Critical Environmental Feature buffer (Canyon Rimrock). [LDC Section 25-8-281 (C)(2)(b)]
- Staff Rec.: **Recommended**
- Staff: [Scott Grantham](#), 512-974-2942  
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for SP-2016-0185DS - Kristin Boat Dock located at 3811 Westlake Drive was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Yvette Flores on a unanimous vote. Commissioner Jolene Kiolbassa absent.

- 7. Preliminary Subdivision:** [C8-2016-0109 - Pioneer Crossing East, District 1](#)
- Location: Dessau Road (Cameron Road, Sprinkle Cutoff Road), Walnut Creek Watershed
- Owner/Applicant: Pioneer 40, LLC & NONERG, INC (Berniw Grenon)
- Agent: Longaro Clarke, LP (Walter Hoysa)
- Request: Approve a preliminary subdivision plan for 461 lots on 122.93 acres.
- Staff Rec.: **Recommended**
- Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2016-0109 - Pioneer Crossing East located at Dessau Road (Cameron Road, Sprinkle Cutoff Road) was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Yvette Flores on a unanimous vote. Commissioner Jolene Kiolbassa absent.

- 8. Final Plat:** [C8J-2012-0161.01.3A - Addison Section 3](#)
- Location: Kara Drive, Onion Creek and Cottonmouth Creek Watersheds
- Owner/Applicant: Brookfield Residential
- Agent: Peloton Land Solutions (Jonathan Fleming)
- Request: Approval of a final plat out of a preliminary plan consisting 137 lots on 60.57 acres.
- Staff Rec.: **Recommended**
- Staff: [Jose Luis Arriaga](#), 512-854-7562  
Travis County/City of Austin Single Office

Public Hearing closed.

Motion to grant staff's recommendation for C8J-2012-0161.01.3A - Addison Section 3 located at Kara Drive was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Yvette Flores on a unanimous vote. Commissioner Jolene Kiolbassa absent.

- 9. Final Plat:** [C8J-2015-0191.1A - Travesia Subdivision](#)  
Location: Grand Avenue Parkway, Walnut Creek Watershed  
Owner/Applicant: CARMA Properties Westport LLC  
Agent: Jones & Carter (Josh Miksch)  
Request: Approval of a final plat out of a preliminary plan consisting 84 lots on 17.5 acres.  
Staff Rec.: **Recommended**  
Staff: [Jose Luis Arriaga](#), 512-854-7562  
Travis County/City of Austin Single Office

Public Hearing closed.

Motion to grant staff's recommendation for C8J-2015-0191.1A - Travesia Subdivision located at Grand Avenue Parkway was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Yvette Flores on a unanimous vote. Commissioner Jolene Kiolbassa absent.

- 10. Preliminary Plan:** [C8J-2016-0163 - Whisper Valley, Village 1 – Phase 2](#)  
Location: East Braker Lane, Gilleland Creek Watershed  
Owner/Applicant: Club Deal 120 (Doug Gilliland)  
Agent: LandDev Consulting, LLC (Russell Kotara)  
Request: Approval of the Whisper Valley, Village 1 – Phase 2 Subdivision, composed of 264 lot on 68.46 acres.  
Staff Rec.: **Disapproval**  
Staff: [Sue Welch](#), 512-854-7637  
Development Services Department

- 11. Final Plat:** [C8J-2016-0146.1A - Park 183 Phase 1](#)  
Location: 8219 Burleson Road, Onion Creek Watershed  
Owner/Applicant: Joan Elaine Smith, et al  
Agent: Jones & Carter (Gemsong Ryan)  
Request: Approval of the Park 183 Phase 1 Subdivision, composed of 5 lots on 95.05 acres.  
Staff Rec.: **Disapproval**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

**12. Final Plat:** [C8J-2016-0161.0A - Leija Subdivision](#)  
Location: 10823 Old Lockhart Road, Marble Creek Watershed  
Owner/Applicant: The Lunaire Group, LP  
Agent: 4cuatro Consultants, Ltd. (Hugo Elizondo, Jr. PE)  
Request: Approval of the Leija Subdivision, composed of 5 lots on 10.1 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**13. Preliminary Plan:** [C8J-2016-0169 - Woods of Greenshores Section Two \(withdraw & resubmittal of C8J-2015-0156\)](#)  
Location: Pearce Road, Lake Austin Watershed  
Owner/Applicant: Woods of Greenshores (Russell Eppright)  
Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)  
Request: Approval of the Woods of Greenshores Section Two (withdraw & resubmittal of C8J-2015-0156) composed of 50 lots on 48.094 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearing closed.

The motion to disapprove C8J-2016-0169 - Woods of Greenshores Section Two (withdraw & resubmittal of C8J-2015-0156) located at Pearce Road was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Yvette Flores on a vote of 9-0-1. Chair Thomas Weber abstained on this item. Commissioner Jolene Kiolbassa absent.

**14. Final Plat with Preliminary:** [C8J-2015-0255.SH.3A - Easton Park Section 2B - Phase 2](#)  
Location: 7901 Colton Bluff Springs Road, Cottonmouth Creek Watershed  
Owner/Applicant: Carma Easton LLC (Luke Gosda)  
Agent: Peloton Land Solutions (Jonathan Fleming)  
Request: Approval of Easton Park Section 2B - Phase 2 composed of 169 lots on 43.22 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**15. Final Plat - Amended Plat:** [C8J-2016-0167.0A - Triple "R" Ranchettes Lot 15 Resubdivision](#)  
Location: North Turnersville Road, Plum Creek Watershed  
Owner/Applicant: Pablo G. & Claudia A. Hernandez  
Agent: Eleuterio Leos  
Request: Approval of Triple "R" Ranchettes Lot 15 Resubdivision composed of 2 lots on 9.43 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 16. Final Plat:** [C8J-2016-0170.0A - Gilbert Lane Subdivision](#)  
 Location: 13103 FM 969 Road, Decker Creek Watershed  
 Owner/Applicant: Stewart AJ & Dorothea; Najib Wehbe  
 Agent: PSCE (Mirza Baig)  
 Request: Approval of the Gilbert Lane Subdivision composed of 1 lot on 2.05 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 17. Final Plat:** [C8-2016-0165.0A - England Tract Lot 1](#)  
 Location: 9400-9525 Pearson Ranch Road, South Brushy Creek Watershed  
 Owner/Applicant: England Ranch NE Limited Partnership (Joe F. England)  
 Agent: Big Red Dog Engineering Consulting (Bailey Harrington)  
 Request: Approval of the England Tract Lot 1 composed of 1 lot on 2.26 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 18. Final Plat:** [C8J-2016-0164.0A - 9810 Rancho La Escondida](#)  
 Location: 9810 Thaxton Road, Marble Creek and Cottonmouth Creek Watersheds  
 Owner/Applicant: Ampelio Carreno  
 Agent: Lenworth Consulting (Nash Gonzales, Jr.)  
 Request: Approval of 9810 Rancho La Escondida composed of 4 lots on 4 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

Public Hearings closed.

The motion to disapprove Items #10-12 and #14-18 was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Yvette Flores on a unanimous vote. Commissioner Jolene Kiolbassa absent.

**D. NEW BUSINESS**

- 1. [Marbridge Farms – Project Cosent Agreement](#)**  
 Discussion and possible action on a recommendation regarding a proposed Project Consent Agreement for property located at 2636 Bliss Spillar Road and 12501 Hewitt Lane.  
 Staff: Andrew Linseisen, Acting Assistant Director, 512-974-2239  
 Development Services Department

Motion to grant interested party’s request for postponement to September 20, 2016 was approved on the consent agenda by Commissioner Ann Denkler, seconded by Commissioner Yvette Flores on a unanimous vote. Commissioner Jolene Kiolbassa absent.

**[Comment Card – Against](#)**

2. [Discussion and possible action to nominate a Member of the Zoning and Platting Commission for Council consideration of appointment to the Bond Election Advisory Task Force.](#)

Commissioner Bruce Evans nominated and recommended for appointment to the Bond Election Advisory Task Force by acclamation. Commissioner Jolene Kiolbassa absent.

#### **E. ITEMS FROM COMMISSION**

1. Discussion and possible action on a recommendation to Council to initiate a code amendment that would allow the Land Use Commissions to use an alternative format for public hearings. (Commissioner Betsy Greenberg and Commissioner Ana Aguirre)

Item tabled to September 20, 2016 by unanimous consensus. Commissioner Jolene Kiolbassa absent.

2. Proposed New Business item by Vice-Chair Gabriel Rojas and Commissioner Betsy Greenberg for the Commission to discuss and consider adoption of a resolution regarding an Imagine Austin amendment. Item to be set on the September 20, 2016 agenda.

#### **F. COMMITTEE REPORTS**

No reports provided.

#### **ADJOURNMENT**

**Chair Thomas Weber adjourned the meeting without objection on Tuesday, August 16, 2016 at 6:53 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 2 days before the meeting date. Please call Andrew Rivera at the Planning and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.