



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, September 20, 2016

The Zoning & Platting Commission convened in a regular meeting on September 20, 2016 @ 301 W. 2nd Street, Austin, TX 78701

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

Commission Members in Attendance:

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

Absent:

**Dustin Breithaupt
Susan Harris**

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 September 6, 2016.

The motion to approve the minutes from September 6, 2016 was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Chair Thomas Weber on a unanimous vote. Commissioners Dustin Breithaupt and Susan Harris 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; Postponement to October 4th, 2016**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to October 4, 2016 was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Chair Thomas Weber on a unanimous vote. Commissioners Dustin Breithaupt and Susan Harris absent.

2. **Rezoning:** [C14-2015-0083 - River Place; Districts 6 and 10](#)

Location: Milky Way Drive, West Bull Creek Watershed
Owner/Applicant: Berta Bradley
Agent: McLean & Howard, LLP (Jeff Howard)
Request: DR to SF-2
Staff Rec.: **Pending; Postponement to October 18th, 2016**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to October 18, 2016 was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Chair Thomas Weber on a unanimous vote. Commissioners Dustin Breithaupt and Susan Harris absent.

3. **Rezoning:** [C14-2015-0084 - River Place - Autism Center; Districts 6 and 10](#)

Location: River Place Boulevard, West Bull Creek Watershed
Owner/Applicant: Berta Bradley
Agent: McLean & Howard, LLP (Jeff Howard)
Request: DR to GO-CO
Staff Rec.: **Pending; Postponement to October 18th, 2016**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to October 18, 2016 was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Chair Thomas Weber on a unanimous vote. Commissioners Dustin Breithaupt and Susan Harris 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, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to October 4, 2016 was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Chair Thomas Weber on a unanimous vote. Commissioners Dustin Breithaupt and Susan Harris absent.

5. **Site Plan - Conditional Use** [SPC-2015-0504C - The Village on Triangle Avenue; District 9](#)

Permit:

Location: 4517 Triangle Avenue, Waller Creek Watershed
Owner/Applicant: SV Triangle LP (Brad Garner)
Agent: Stantec (Daniel M. Mahoney P.E.)
Request: Approval of a Conditional Use Permit for a congregate living facility in an MF-6-CO district
Staff Rec.: **Recommended**
Staff: Scott Grantham, 512-974-2942, scott.grantham@austintexas.gov
Development Services Department

Public Hearing closed.

The motion by Commissioner Bruce Evans, seconded by Vice-Chair Gabriel Rojas to grant staff's recommendation for SPC-2015-0504C - The Village on Triangle Avenue located at 4517 Triangle Avenue was approved on a unanimous vote. Commissioners Dustin Breithaupt and Susan Harris absent.

**6. Site Plan - [SP-2015-0328D - Bob Johnson Gas Station](#)
Environmental**

Variance:

Location: 2501 West FM 1626 Road, Bear Creek Watershed
Owner/Applicant: Lee Exa L. Estate
Agent: Moncada Enterprises, LLC (Phil Moncada)
Request: Approval of construction of a driveway with a gradient of more than 15% (LDC 25-8-301)
Staff Rec.: **Not Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
Development Services Department

Public Hearing closed.

The motion by Vice-Chair Gabriel Rojas, seconded by Commissioner Jolene Kielbassa to deny the Environmental Variance for SP-2015-0328D - Bob Johnson Gas Station located at 2501 West FM 1626 Road was approved on a unanimous vote. Commissioners Dustin Breithaupt and Susan Harris absent.

[Comment Cards - Against](#)

**7. Site Plan - [SPC-2015-0317C - Overlook at Spicewood Springs; District 10](#)
Conditional Use**

Permit and

Environmental

Variance:

Location: 4920 Spicewood Springs Rd, Bull Creek Watershed
Owner/Applicant: Jos. Binford & R. Haberman Trust
Agent: CivilE, LLC (Michael Carter, Jr)
Request: Due to a noticing error, this item must be postponed to October 4, 2016 and re-noticed
Staff Rec.: **Postponement to October 4th, 2016**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
Development Services Department

The motion to grant staff's request for postponement of this item to October 4, 2016 was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Chair Thomas Weber on a unanimous vote. Commissioners Dustin Breithaupt and Susan Harris absent.

8. Final Plat: [C8-2016-0180.0A - Tech Ridge Section 2, Replat of Lot 2 Block A; District 7](#)

Location: 401 Center Ridge Drive, Walnut Creek Watershed
Owner/Applicant: Live Oak Gottesman (Brent Ramirez)
Agent: Stantec Consulting Services Inc. (Jonah Mankovsky)
Request: Approval of the Tech Ridge Section 2, Replat of Lot 2 Block A composed of 2 lots on 11.07 acres
Staff Rec.: **Disapproval**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Development Services Department

9. Final Plat: [C8-2016-0177.0A - Northridge Park Section Two Phase A-2; Amended Plat; District 1](#)

Location: 7627 Rio Pass, Walnut Creek Watershed
Owner/Applicant: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
Agent: KB Home Lone Star, L.P. (John Zinsmeyer)
Request: Approval of the Northridge Park Section Two Phase A-2; Amended Plat of composed of 2 lots on 0.31 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

10. Final Plat: [C8-2016-0176.0A - Northridge Park Section Two Phase A-1; Amended Plat; District 1](#)

Location: 7708 Lazy Creek Drive, Walnut Creek Watershed
Owner/Applicant: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
Agent: KB Home Lone Star, L.P. (John Zinsmeyer)
Request: Approval of the Northridge Park Section Two Phase A-1; Amended Plat of composed of 4 lots on 0.74 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 11. Final Plat:** [C8J-2016-0171.0A - Wells Branch Center Subdivision](#)
- Location: 1700-1833 Cheddar Loop, Walnut Creek Watershed
 Owner/Applicant: Dhirubhai Patel
 Agent: JAB Engineering (Joshua A. Baran)
 Request: Approval of the Wells Branch Center Subdivision composed of 1 lot on 2.719 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 12. Preliminary Plan - Revised Preliminary:** [C8-2013-0092.02 - Revised Springfield Sections 2, 3, 4, 5, 10 & 11 Preliminary Plan; District 2](#)
- Location: East William Cannon Drive, Cottonwood Creek Watershed
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
 Agent: Pape-Dawson Engineers (Dustin Goss)
 Request: Approval of the Revised Springfield Sections 2, 3, 4, 5, 10 & 11 Preliminary Plan composed of 1 lot on 20.15 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Preliminary Plan:** [C8-2016-0181 - Ballantyne Subdivision; District 7](#)
- Location: 800-1/2 West Wells Branch Parkway, Harris Branch Watershed
 Owner/Applicant: Finley Company (Tim Finley)
 Agent: Jamison Civil Engineering (Stephen Jamison)
 Request: Approval of the Ballantyne Subdivision composed of 161 lots on 43.69 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat with Preliminary:** [C8J-2015-0255.SH.4A - Easton Park Section 2B Phase 3; District 2](#)
- Location: 7901 Colton Bluff Springs Road, Cottonmouth Creek Watershed
 Owner/Applicant: Carma Easton LLC (Logan Kimble)
 Agent: Peloton Land Solutions (Jonathan Fleming)
 Request: Approval of the Easton Park Section 2B Phase 3 composed of 191 lots on 48.7 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

15. **Final Plat - [C8J-2016-0172.0A - Addison Section 4](#)
Previously
Unplatted:**

Location: 8226-1/2 Dee Gabriel Collins Road, Cottonmouth Creek Watershed
Owner/Applicant: Carma Properties Westport (Chad Matheson)
Agent: Peloton Land Solutions (Paula Misi)
Request: Approval of the Addison Section 4 composed of 167 lots on 27.4 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearing closed.

The motion to disapprove Items #8-15 was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Chair Thomas Weber on a unanimous vote. Commissioners Dustin Breithaupt and Susan Harris absent.

D. NEW BUSINESS

1. **[Marbridge Farms – Project Consent 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 by Commissioner Ann Denkler, seconded by Commissioner Betsy Greenberg to grant interested party's request for postponement to October 4, 2016 was approved on a vote of 7-2. Those voting aye were Chair Thomas Weber, Vice-Chair Gabriel Rojas and Commissioners Ana Aguirre, Ann Denkler, Yvette Flores, Betsy Greenberg and Jolene Kiolbassa. Those voting nay were Commissioners Bruce Evans and Sunil Lavani. Commissioners Dustin Breithaupt and Susan Harris absent.

[Comment Cards - Against](#)

ITEMS FROM COMMISSION

1. **[Discussion and possible adoption of a resolution requesting Council 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)

Resolution was adopted on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Chair Thomas Weber on a unanimous vote. Commissioners Dustin Breithaupt and Susan Harris absent.

2. **[Discussion and possible adoption of a resolution regarding Imagine Austin.](#)**
(Vice-Chair Gabriel Rojas and Commissioner Betsy Greenberg)

Motion by Vice-Chair Gabriel Rojas, seconded by Commissioner Betsy Greenberg to adopt the resolution with the following amendment, include "Be it resolved, public participation shall be a

requirement.” was adopted on a vote of 8-1. Chair Thomas Weber voted nay. Commissioners Dustin Breithaupt and Susan Harris absent.

F. COMMITTEE REPORTS

Small Area Planning Joint Committee – Commissioner Jolene Kiolbassa stated the Committee discussed an item related to the possible temporary prohibition of certain land uses within the East Cesar Chavez corridor. Notice will be sent to the public and the Committee will hold a public hearing on the matter. The Committee also discussed and approved recommending a code amendment to incorporate the Garage Placement Infill Tool into the Bouldin Creek Neighborhood Plan. The item is forwarded to the Planning Commission for initiation. The Committee also received a presentation regarding the Waterfront Overlay.

ADJOURNMENT

Chair Thomas Weber adjourned the meeting without objection on Tuesday, September 20, 2016 at 7:29 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.