



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, October 4, 2016

The Zoning & Platting Commission convened in a regular meeting on October 4, 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
Dustin Breithaupt
Bruce Evans
Yvette Flores
Betsy Greenberg
Susan Harris
Jolene Kiolbassa – Secretary
Sunil Lavani
Gabriel Rojas – Vice-Chair
Thomas Weber - Chair**

Absent:

Ann Denkler - Parliamentarian

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 20, 2016.

The motion to approve the minutes, as amended, from September 20, 2016 was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Sunil Lavani on a unanimous vote. Commissioner Ann Denkler 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.: **Postponement request by Staff to October 18th, 2016**
Staff: [Andrew Moore](#), 512-974-7604
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 Commissioner Sunil Lavani on a unanimous vote. Commissioner Ann Denkler absent.

2. **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 November 1, 2016**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to November 1, 2016 was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Sunil Lavani on a unanimous vote. Commissioner Ann Denkler absent.

- 3. Rezoning:** [C14-2016-0086 - La Mexicana Supermercado Rezoning; District 2](#)
 Location: 2004 East William Cannon Drive, Williamson Creek Watershed
 Owner/Applicant: TATI Investments (Zulfiqar Maknojia)
 Agent: Cuatro Consultants, Ltd. (Mario Saldana Castillo)
 Request: LR; MF-3 to LR for Tract 1 and MF-3 for Tract 2, to increase the acreage of LR zoning and decrease the acreage of MF-3 zoning
 Staff Rec.: **Recommended**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of LR district zoning Tract 1 and MF-3 district zoning for Tract 2, to increase the acreage of LR district zoning and decrease the acreage of MF-3 district zoning for C14-2016-0086 - La Mexicana Supermercado Rezoning located at 2004 East William Cannon Drive was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Sunil Lavani on a unanimous vote. Commissioner Ann Denkler absent.

- 4. Rezoning:** [C14-2016-0068 - 1308 E. Braker Lane Rezoning; District 1](#)
 Location: 1308 E. Braker Lane, Walnut Creek Watershed
 Owner/Applicant: Sinh Trong Le
 Agent: Thrower Design (Ron Thrower)
 Request: SF-2 to MF-4
 Staff Rec.: **Recommendation of MF-2**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of MF-2 district zoning for C14-2016-0068 - 1308 E. Braker Lane Rezoning located at 1308 E. Braker Lane was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Sunil Lavani on a unanimous vote. Commissioner Ann Denkler absent.

- 5. Rezoning:** [C14-2016-0078 - 1114 Kramer Lane Rezoning, District 4](#)
 Location: 1114 Kramer Lane and 11107 & 11109 Plains Trail, Little Walnut Creek Watershed
 Owner/Applicant: Octavian Herescu
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: LR-CO, NO to MF-3
 Staff Rec.: **Recommendation of MF-3-CO**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of MF-3-CO combining district zoning for C14-2016-0078 - 1114 Kramer Lane Rezoning located at 1114 Kramer Lane and 11107 & 11109 Plains Trail was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Sunil Lavani on a unanimous vote. Commissioner Ann Denkler absent.

- 6. 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

Public Hearing closed.

The motion to grant staff's recommendation of GR-MU-CO combining district zoning for C14-2016-0037 - Scofield Apartments located at 13121, 13125, 13133, 13139, 13145, 13147 FM 1325 and 3001 Scofield Farms Drive was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Sunil Lavani on a unanimous vote. Commissioner Ann Denkler absent.

- 7. Preliminary Plan:** [C8J-2015-0097 - Upper East End Preliminary Plan](#)
 Location: 3010 East Howard Lane, Gilleland Creek Watershed
 Owner/Applicant: MMK Properties, LLC (Saeed Minhas)
 Agent: Cuatro Consultants, LTD (Hugo Elizondo)
 Request: Approve the Upper East End Preliminary Plan consisting of 101 lots on 29.07 acres.
 Staff Rec.: **Recommended**
 Staff: [Sarah Sumner](#), 512-854-7687
 Single Office

Public Hearing closed.

The motion to grant staff's recommendation for C8J-2015-0097 - Upper East End Preliminary Plan located at 3010 East Howard Lane was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Sunil Lavani on a unanimous vote. Commissioner Ann Denkler absent.

- 8. Final Plat:** [C8J-2007-0135.01.3A - Stoney Ridge Phase C-Section 2B; District 2](#)
 Location: Stoney Ridge Bend, Dry Creek East Watershed
 Owner/Applicant: KB Home Lone Star, Inc. (John Zinsmeyer)
 Agent: Doucet & Associates (Davood Salek)
 Request: Approval of a final plat consisting of 17 lots on 2.631 acres
 Staff Rec.: **Recommended**
 Staff: [Jose Luis Arriaga](#), 512-854-7562
 Travis County/COA Single Office

Public Hearing closed.

The motion to grant staff's recommendation for C8J-2007-0135.01.3A - Stoney Ridge Phase C-Section 2B located at Stoney Ridge Bend was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Sunil Lavani on a unanimous vote. Commissioner Ann Denkler absent.

- 9. 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.

The motion to grant staff's recommendation for C8-2016-0109 - Pioneer Crossing East located at Dessau Road was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Sunil Lavani on a unanimous vote. Commissioner Ann Denkler absent.

- 10. Final Plat:** [C8-2016-0109.1A - Pioneer Crossing East, Section 3A; District 1](#)
 Location: Dessau Road (Cameron Road, Sprinkle Cutoff Road), Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas (Ian Cude)
 Agent: Longaro Clarke, LP (Walter Hoysa)
 Request: Approve a final plat consisting of 41 lots on 10.22 acres.
 Staff Rec.: **Recommended**
 Staff: [Cesar Zavala](#), 512-974-3404
 Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for C8-2016-0109.1A - Pioneer Crossing East, Section 3A located at Dessau Road was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Sunil Lavani on a unanimous vote. Commissioner Ann Denkler absent.

- 11. Final Plat:** [C8-20160109.2A - Pioneer Crossing East Section 3B; District 1](#)
 Location: Dessau Road (Cameron Road, Sprinkle Cutoff Road), Walnut Creek Watershed
 Owner/Applicant: DR Horton (Kevin Pape)
 Agent: Longaro Clarke, LP (Walter Hoysa)
 Request: Approve a final plat consisting of 105 lots on 23.88 acres.
 Staff Rec.: **Recommended**
 Staff: [Steve Hopkins](#), 512-974-3175
 Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for C8-20160109.2A - Pioneer Crossing East Section 3B located at Dessau Road was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Sunil Lavani on a unanimous vote. Commissioner Ann Denkler absent.

- 12. Site Plan - Conditional Use Permit and Environmental Variance:** [SPC-2015-0317C - Overlook at Spicewood Springs; District 10](#)
- 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 18, 2016 and re-noticed.
- Staff Rec.: **Postponement request by the Staff to October 18th, 2016**
 Staff: [Christine Barton-Holmes](#), 512-974-2788
 Development Services 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 Commissioner Sunil Lavani on a unanimous vote. Commissioner Ann Denkler absent.

- 13. Final Plat:** [C8-2016-0190.0A - Pioneer Crossing East Section 4B; District 1](#)
- Location: 11502-1/2 Samsung Blvd., Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas (Kevin Pape)
 Agent: DR Horton (Kevin Pape)
 Request: Approval of Pioneer Crossing East Section 4B composed of 1 lot on 0.63 acres.
- Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat:** [C8-2016-0185.0A - Dittmar Office Park; District 5](#)
- Location: 8701 Manchaca Road, South Boggy Creek Watershed
 Owner/Applicant: KC 5 Dittmar LLC (John Cummings)
 Agent: Rachel Orta
 Request: Approval of the Dittmar Office Park composed of 2 lots on 5.8 acres.
- Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat:** [C8-2016-0182.0A - Oak Ranch Section 2; District 2](#)
- Location: 5412-5615 Ross Road, Onion Creek Watershed
 Owner/Applicant: Deerwood MHC LLC (Scott Roberts)
 Agent: Big Red Dog (Jerrett Daw)
 Request: Approval of Oak Ranch Section 2 composed of 1 lot on 150.98 acres.
- Staff Rec.: **Disapproval**
 Staff: Development Services Department

16. **Final Plat - Revised Preliminary:** [C8-2016-0183.0A - 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 177 lots on 43.69 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
17. **Final Plat:** [C8-2016-0187.0A - Mariposa Flats; District 3](#)
 Location: 1901 Mariposa Drive, Lady Bird Lake Watershed
 Owner/Applicant: Richard Bruggeman
 Agent: LJA Engineering, Inc. (Danny Miller)
 Request: Approval of the Mariposa Flats composed of 1 lot on 1.0036 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
18. **Final Plat with Replat:** [C8J-2016-0192.0A - Canyon Rim](#)
 Location: 203 Canyon Rim Drive, Barton Creek Watershed-Barton Springs Zone
 Owner/Applicant: William Parkhouse
 Agent: Civiltude, LLC (Nhat Ho)
 Request: Approval of Canyon Rim composed of 1 lot on 9.88 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Public Hearing closed.

The motion to disapprove Items #13-18 was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Sunil Lavani on a unanimous vote. Commissioner Ann Denkler 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 Vice-Chair Gabriel Rojas, seconded by Commissioner Bruce Evans to recommend approval of the Project Consent Agreement for the property located at 2636 Bliss Spillar Road and 12501 Hewitt Lane with the following conditions:

Property shall be restricted to the land use of food sales and related uses.
Fuel pumps shall be prohibited in the floodplain.

Motion by Vice-Chair Gabriel Rojas, seconded by Commissioner Bruce Evans was approved on a vote of 8-2. Those voting aye were Chair Thomas Weber, Vice-Chair Gabriel Rojas and Commissioners Ana Aguirre, Dustin Breithaupt, Bruce Evans, Yvette Flores, Susan Harris and Sunil Lavani. Those voting nay were Commissioners Betsy Greenberg and Jolene Kiolbassa. Commissioner Ann Denkler absent.

[Comment Cards – For](#)
[Comment Cards - Against](#)

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

Codes and Ordinances Joint Committee – No report provided.

Comprehensive Plan Joint Committee – Commissioner Bruce Evans stated the next meeting will take place November 3, 2016.

Small Area Planning Joint Committee – Have not met since previous report.

ADJOURNMENT

Chair Thomas Weber adjourned the meeting without objection on Tuesday, October 4, 2016 at 7:49 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.