



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, October 18, 2016

The Zoning & Platting Commission convened in a regular meeting on October 18, 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**
- Ann Denkler - Parliamentarian**
- Bruce Evans**
- Yvette Flores**
- Betsy Greenberg**
- Susan Harris**
- Jolene Kiolbassa – Secretary (*arrived late*)**
- Sunil Lavani**
- Gabriel Rojas – Vice-Chair**
- Thomas Weber - 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 October 4, 2016.

The motion to approve the minutes of October 4, 2016, as amended, was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Bruce Evans on a vote of 10-0. Commissioner Jolene Kiolbassa was absent (*arrived late*).

C. PUBLIC HEARINGS

1. **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; Staff Postponement to November 15, 2016**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to November 15, 2016 was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Bruce Evans on a vote of 10-0. Commissioner Jolene Kiolbassa was absent (*arrived late*).

2. **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; Staff Postponement request to November 15, 2016**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to November 15, 2016 was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Bruce Evans on a vote of 10-0. Commissioner Jolene Kiolbassa was absent (*arrived late*).

3. **Rezoning:** [C14-2016-0096 - 7901 Ranch Road 2222, District 10](#)
Location: 7901 Ranch Road 2222, West Bull Creek Watershed
Owner/Applicant: Malamae/Dentastic, LP (James V. Potter)
Agent: John Stinson
Request: LO-CO to GO-MU
Staff Rec.: **No action required; Postponed to November 1, 2016 due to notification error.**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Item to be renotified; no action required.

- 4. Rezoning:** [C14-2016-0101 - 3900 Pearce Road](#)
Location: 3900 Pearce Road, Lake Austin
Owner/Applicant: Luxor Custom Homes (Blair Drenner)
Agent: Luxor Custom Homes (Denise Ferry)
Request: RR to SF-1
Staff Rec.: **Recommendation of SF-1-CO**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of SF-1-CO combining district zoning for C14-2016-0101 - 3900 Pearce Road located at 3900 Pearce Road was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Bruce Evans on a vote of 10-0. Commissioner Jolene Kiolbassa was absent (*arrived late*).

- 5. Rezoning:** [C14-2016-0102 - 3906 Pearce Road](#)
Location: 3906 Pearce Road, Lake Austin
Owner/Applicant: Luxor Custom Homes (Blair Drenner)
Agent: Luxor Custom Homes (Denise Ferry)
Request: DR to SF-1
Staff Rec.: **Recommendation of SF-1-CO**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of SF-1-CO combining district zoning for C14-2016-0102 - 3906 Pearce Road located at 3906 Pearce Road was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Bruce Evans on a vote of 10-0. Commissioner Jolene Kiolbassa was absent (*arrived late*).

- 6. 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.: **Recommended with conditions**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Motion by Commissioner Ann Denkler, seconded by Commissioner Betsy Greenberg to grant the neighborhood's request for postponement of this item to November 1, 2016.

Substitute motion by Commissioner Susan Harris, Commissioner Sunil Lavani seconded to grant the neighborhood's request for postponement to November 1, 2016 with the following conditions:

- 1) Neighborhood provides staff with the errors in the TIA by Wednesday, October 26, 2016.
- 2) Should it be the Commission's intent, the case shall be immediately referred to a subcommittee with a date set prior to November 1, 2016.

The substitute motion failed on a vote of 3-7. Those voting aye were Commissioners Susan Harris, Sunil Lavani, and Bruce Evans. Those voting nay were: Chair Thomas Weber, Vice-Chair Gabriel and Commissioners Ana Aguirre, Dustin Breithaupt, Yvette Flores, Ann Denkler and Betsy Greenberg. Commissioner Jolene Kiolbassa absent (*arrived late*).

Motion by Commissioner Ann Denkler, seconded by Commissioner Betsy Greenberg to grant the neighborhood's request for postponement of this item to November 1, 2016 was approved on a vote of 6-4. Those voting aye were: Chair Thomas Weber and Commissioners Ana Aguirre, Dustin Breithaupt, Yvette Flores, Ann Denkler and Betsy Greenberg. Those voting nay were: Vice-Chair Gabriel Rojas and Commissioners Susan Harris, Sunil Lavani, and Bruce Evans. Commissioner Jolene Kiolbassa absent (*arrived late*).

7. **Final Plat -** [C8J-2015-0178.0A - Solorzano Subdivision a Partial Resubdivision of Plain View Estates Lot 7](#)
Resubdivision:
Location: 4805 Clear View Drive, Elm Creek Watershed
Owner/Applicant: Jose Solarzano
Agent: Macias & Associates (Paul Guerrero)
Request: Approval of the Solorzano Subdivision consisting of 1 lot on 1.00 acre. Water will be provided by Hornsby Bend Utility Company and wastewater by on site septic system.
Staff Rec.: **Recommended**
Staff: [Sarah Sumner](#), 512-854-7687
Single Office

Public Hearing closed.

The motion to grant staff's recommendation for C8J-2015-0178.0A - Solorzano Subdivision a Partial Resubdivision of Plain View Estates Lot 7 located at 4805 Clear View Drive was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Bruce Evans on a vote of 10-0. Commissioner Jolene Kiolbassa was absent (*arrived late*).

- 8. Final Plat - [C8S-80-099\(VAC\) - Triplett Hideaway](#)**
Vacation:
 Location: 9205 and 9033 Blocker Lane, Dry Creek East Watershed
 Owner/Applicant: Fifth Generation (Bert B Beverage)
 Agent: Stantec (Craig Chonko)
 Request: Approval of the total vacation of the Triplett Hideaway subdivison consisting of 2 lots on 41.37 acres approved by Commission August 6, 1980.
 Staff Rec.: **Recommended**
 Staff: [Sarah Sumner](#), 512-854-7687
 Single Office

Public Hearing closed.

The motion to grant staff’s recommendation for C8S-80-099(VAC) - Triplett Hideaway located at 9205 and 9033 Blocker Lane was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Bruce Evans on a vote of 10-0. Commissioner Jolene Kiolbassa was absent (*arrived late*).

- 9. Preliminary Plan: [C8J-2015-0271 - Malone Tract Preliminary Plan \(A Small Lot Subdivision\)](#)**
 Location: 10109 Slaughter Creek Drive, Slaughter Creek Watershed
 Owner/Applicant: David and Diane Malone
 Agent: LJA Engineering (John Clark)
 Request: Approval of Malone Tract Preliminary Plan (A Small Lot Subdivision) consisting of 170 lots on 40.483 acres. Water and wastewater will be provided by the City of Austin.
 Staff Rec.: **Recommended**
 Staff: [Jennifer Bennett-Reumuth](#), 512-854-1434
 Single Office

Public Hearing closed.

Motion by Commissioner Jolene Kiolbassa, Commissioner Betsy Greenberg seconded to postponement this item to November 1, 2016. The motion failed on a voted of 2-9. Those voting aye were: Commissioners Jolene Kiolbassa and Betsy Greenberg. Those voting nay were: Chair Thomas Weber, Vice-Chair Gabriel Rojas and Commissioners Ana Aguirre, Dustin Breithaupt, Ann Denkler, Bruce Evans, Yvette Flores, Susan Harris, and Sunil Lavani.

Motion by Vice-Chair Gabriel Rojas, seconded by Commissioner Susan Harris to grant staff’s recommendation for C8J-2015-0271 - Malone Tract Preliminary Plan (A Small Lot Subdivision) located at 10109 Slaughter Creek Drive was approved on a 9-1-1 vote. Those voting aye were: Chair Thomas Weber, Vice-Chair Gabriel Rojas and Commissioners Ana Aguirre, Dustin Breithaupt, Ann Denkler, Bruce Evans, Yvette Flores, Susan Harris, and Sunil Lavani. Commissioner Jolene Kiolbassa voted nay. Commissioner Betsy Greenberg abstained on this item.

Zoning and Platting Commission Note: Staff requested to evaluate and verify right-of-way site line distance and or license agreement.

Austin Transportation Department response (Anna Martin 512-974-7105): It was determined that the new landscape feature is in the City’s ROW. There is not a license agreement on file. The ROW obstruction has been sent to Austin Code as it is an obstruction in the City’s ROW. It’s expected the landscape feature will be removed.

**10. 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: The applicant is proposing to construct an office with associated improvements. Office use is a Conditional Use per Ordinance No. 20150402-033. The applicant is requesting approval of a Variance Request to reduce Critical Environmental Feature buffers (LDC 25-8-281(C)(1)(a)) The site is also within the Moderate Intensity area of the Hill Country Roadway Corridor of Loop 360.
Staff Rec.: **Recommended**
Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department

Public Hearing closed.

Motion by Commissioner Ann Denkler, seconded by Jolene Kiolbassa to grant staff’s recommendation of SPC-2015-0317C - Overlook at Spicewood Springs located at 4920 Spicewood Springs Rd, with the Environmental Commission’s conditions ([see Staff Report Pg. 5](#)), and to require screening facing residential development to the northeast, recessed lighting in the parking garage, motion detectors for internal lights, and glazing to screen light to the extent permitted by the Hill Country Roadway overlay.

The motion was approved on a 10-0-1 vote. Commissioner Bruce Evans abstained on this item.

11. Final Plat: [C8-2013-0092.02.1A - Springfield Multifamily; District 2](#)

Location: 7106 Janes Ranch Road, Marble Creek Watershed
Owner/Applicant: RKS Texas Investments (Rick Sheldon)
Agent: Pape-Dawson Engineers (Terry Reynolds)
Request: Approval of Springfield Multifamily composed of 1 lot on 20.36 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 12. Final Plat:** [C8-2016-0193.0A - Meridian Village; District 8](#)
 Location: 11511 FM 1826 Road, Slaughter Creek Watershed
 Owner/Applicant: Jon Andrus
 Agent: Big Red Dog (Mike Reyes)
 Request: Approval of the Meridian Village composed of 3 lots on 15.82 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Preliminary Plan:** [C8-2016-0197 - The Grove at Shoal Creek; District 10](#)
 Location: 4205 Bull Creek Road, Shoal Creek Watershed
 Owner/Applicant: ARG Bull Creek, Ltd. (Steve Walkup)
 Agent: Brown & Gay Engineers (Brian Williams)
 Request: Approval of The Grove at Shoal Creek composed of 4 lots on 75.75 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat:** [C8-2016-0199.0A - Amended Plat of Lots A, B, D, of Main Event Subdivision; District 6](#)
 Location: 13301 North U.S. 183 Highway Northbound, Lake Creek Watershed
 Owner/Applicant: H&S Horizons (Neil Hupfauer)
 Agent: Austin Civil Engineering (Gracie Luna)
 Request: Approval of the Amended Plat of Lots A, B, D of Main Event Subdivision composed of 4 lots on 11.53 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat:** [C8-2016-0200.0A - The Reserve at Southpark Meadow II, Phase 3B & 3C; District 5](#)
 Location: 9000 Alex Lane, Slaughter Creek Watershed
 Owner/Applicant: DRH Land Opportunities I, Inc. (Ian Cude)
 Agent: Pape-Dawson Engineers Inc. (Terry Reynolds)
 Request: Approval of The Reserve at Southpark Meadow II, Phase 3B & 3C composed of 75 lots on 12.92 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Public Hearings closed.

The motion to disapprove Items #11-15 was approved on the consent agenda by Vice-Chair Gabriel Rojas, seconded by Commissioner Bruce Evans on a vote of 10-0. Commissioner Jolene Kiolbassa was absent (*arrived late*).

D. NEW BUSINESS

E. ITEMS FROM COMMISSION

Discuss and consider forming a working group to prepare recommendations for enhancing backup materials provided to the Zoning and Platting Commission on matters associated with subdivision proposals (preliminary plans, final plats, re-subdivision, re-platting, and related applications).
(Sponsor: Chair Thomas Weber, Co-Sponsor Commissioner Ann Denkler)

Motion by Commissioner Betsy Greenberg, seconded by Chair Thomas Weber, to create a Working Group comprising of Chair Thomas Weber, and Commissioners Ana Aguirre and Ann Denkler tasked with providing recommendations for enhancing backup materials provided to the Zoning and Platting Commission on matters associated with subdivision proposals (preliminary plans, final plats, re-subdivisions, re-plats, and related applications) was approved on a unanimous vote.

F. COMMITTEE REPORTS

Codes and Ordinances Joint Committee - No report given.

Comprehensive Plan Joint Committee – No report given.

Small Area Planning Joint Committee – Vice-Chair Gabriel Rojas stated the Committee reviewed and recommended the Lamar Beach Master Plan.

ADJOURNMENT

Chair Thomas Weber adjourned the meeting without objection on Tuesday, October 18, 2016 at 10:44 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.