



**REGULAR MEETING**

**ZONING & PLATTING COMMISSION**  
**Tuesday, November 1, 2016**

The Zoning & Platting Commission convened in a regular meeting on November 1, 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**
- Jolene Kiolbassa – Secretary**
- 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 18, 2016.

The motion to approve the minutes of October 18, 2016 was approved on the consent agenda by Commissioner Jolene Kiolbassa, seconded by Commissioner Sunil Lavani on a vote of 11-0.

## 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 December 6, 2016**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to December 6, 2016 was approved on the consent agenda by Commissioner Kiolbassa on a vote of 11-0.

2. **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.: **Recommendation of GO-MU-CO**  
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 Commissioner Kiolbassa on a vote of 11-0.

3. **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

Public Hearing closed.

There was a motion by Vice-Chair Rojas to grant staff recommendation with the additional condition to require residential on the majority of parcel #9.

Amendment by Commissioner Greenberg to include the following condition, once 270,000 square feet of commercial space has been constructed; at least 250 residential units shall be required to be constructed before any additional commercial development can occur on the property. The amendment was adopted on a vote of 6-5. Those voting aye were Chair Weber and Commissioners Aguirre, Briethaupt, Denkler, Greenberg and Kiolbassa. Those voting nay were Vice-Chair Rojas, Commissioners Evans, Flores, Harris and Lavani.

Commissioner Kiolbassa moved to amend the main motion to include removing the column and reference to Sea Mean Level so building height shall be specified in feet. Amendment was adopted by general consensus.

Chair Weber moved to amend Commissioner Greenberg's amendment to change 270,000 square feet to 500,000 square feet. Amendment announced failed. Vote was 8-3. Those voting in favor were: Chair Weber, Vice Chair Rojas and Commissioners Aguirre, Evans, Flores, Harris, Kiolbassa and Lavani. Those voting nay were Commissioners Breithaupt, Denkler and Greenberg.

**Commissioner Harris moved a substitute motion to grant staff's recommendation with the additional conditions as follows: Remove Mean Sea Level reference; ensure multifamily on Tract 9 above the 1<sup>st</sup> floor; reduce tree survey to 20 years; remove liquor sales; ensure park land dedication language is provided for in the ordinance; add items 3 and 4 on table 26 of TIA memo; trigger of multifamily at 500,000 square feet of commercial.**

**Friendly amendment by Commissioner Dustin Breithaupt to require the tree survey expire in 2024, amendment not accepted by the maker.**

Commissioner Denkler moved a second substitute motion to grant staff's recommendation with the following conditions: Eliminate MSL column; residential after the first round of commercial space has been constructed, 270,000 square feet; 10% of the rental units must be affordable at 60% MFI level or 5% for sale units be affordable at 80% MFI level. Exhibit C should be changed to specify a minimum of 25 units of affordable housing, rather than Land Use Plan showing 11; current tree survey will expire in 2024, after tree surveys will expire in 5 years; developer shall be responsible for the construction of traffic improvements per staff TIA memo; developer will be responsible for the construction of traffic improvements both on and off the site per schedule laid out per the TIA memo; developer should be 100% responsible for recommended costs for improvement on Executive Center Drive. Neighborhood park dedicated at phase 2.

After debate Commissioner Denkler's second substitute failed on a vote of 4-7. Those voting aye were Commissioners Denkler, Greenberg, Kiolbassa and Breithaupt. Those voting nay were Chair Weber, Vice-Chair Rojas and Commissioners Aguirre, Evans, Flores, Harris and Lavani.

**After debate Commissioner Harris's substitute was approved on an affirmative vote of 8-3 with additional conditions, remove liquor sales from the permitted uses and cocktail lounge allowed only in the hotel; neighborhood parkland is dedicated at time 250 apartments or once 500,00 sq. ft. is reached; Applicant will pay \$420,000 within one year for item 1 and will fully**

fund phase 1 items 3, 4, 7, 9, and 10 in the TIA memo and developer will pay 100% of costs, including design and overhead. Those voting aye were: Chair Weber, Vice-Chair Rojas and Commissioners Aguirre, Greenberg, Evans, Flores, Harris and Lavani. Those voting nay were Commissioners Denkler, Kiolbassa and Breithaupt.

- 4. **Final Plat with Preliminary:** [C8J-04-0160.8A - Gilbert Lane Phase Three-A](#)
  - Location: Gilbert Road, Decker Creek Watershed
  - Owner/Applicant: Gilbert Lane Investments (John Lloyd)
  - Agent: Murfee Engineering (Ronee Gilbert)
  - Request: Approval of Gilbert Lane Phase Three-A composed of 11 lots on 2.75 acres
  - Staff Rec.: **Disapproval**
  - Staff: Development Services Department
  
- 5. **Final Plat with Preliminary:** [C8J-04-0160.7A - Gilbert Lane Phase Two-A](#)
  - Location: Gilbert Road, Decker Creek Watershed
  - Owner/Applicant: Gilbert Lane Investments (John Lloyd)
  - Agent: Murfee Engineering (Ronee Gilbert)
  - Request: Approval of Gilbert Lane Phase Two-A composed of 8 lots on 2.08 acres
  - Staff Rec.: **Disapproval**
  - Staff: Development Services Department
  
- 6. **Final Plat with Preliminary:** [C8J-95-0193.01.2A - Bratton Hill Section 4](#)
  - Location: 3212-1/2 Grand Avenue Parkway, Gilleland Creek Watershed
  - Owner/Applicant: RSI Communities-Texas(Angelica Anderson)
  - Agent: Mark Dickey
  - Request: Approval of Bratton Hill Section 4 composed of 56 lots on 9.45 acres
  - Staff Rec.: **Disapproval**
  - Staff: Development Services Department
  
- 7. **Final Plat with Preliminary:** [C8J-06-0232.2A - Bellingham Meadows Phase II, Section 1](#)
  - Location: Farmhaven Road, Harris Branch Watershed
  - Owner/Applicant: CADG Bellingham Meadows LLC (Mehrdad Moayedi)
  - Agent: Cunningham-Allen, Inc. (Curtis Morriss)
  - Request: Approval of Bellingham Meadows Phase II, Section 1 composed of 93 lots on 23.43 acres
  - Staff Rec.: **Disapproval**
  - Staff: Development Services Department

- 8. Preliminary:** [C8J-06-0232\(R2\) - Bellingham Meadows Phases I & II \(A Small Lot Subdivision\)](#)  
 Location: Farmhaven Road, Gilleland Creek Watershed  
 Owner/Applicant: CADG Bellingham Meadows LLC (Mehrdad Moayedi)  
 Agent: Cunningham-Allen, Inc. (Curtis Morriss)  
 Request: Approval of Bellingham Meadows Phases I & II (A Small Lot Subdivision) composed of 14 lots on 50.82 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 9. Final Plat with Preliminary:** [C8J-2009-0142.5A - Estancia Hill Country Subdivision - Phase 5; District 5](#)  
 Location: 12110-1/2 South IH 35 Service Road Southbound, Onion Creek Watershed  
 Owner/Applicant: SLF III-Onion Creek, L.P. (Ocie Vest)  
 Agent: Stantec (Michael Giannetta)  
 Request: Approval of Estancia Hill Country Subdivision - Phase 5 composed of 1 lot on 16.09 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

Public Hearings closed.

The motion to disapprove Items #4-9 was approved on the consent agenda by Commissioner Kiolbassa on a vote of 11-0.

**D. NEW BUSINESS**

**E. ITEMS FROM COMMISSION**

**F. COMMITTEE REPORTS**

No reports provided.

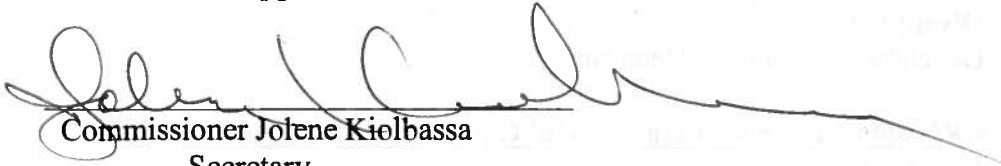
**ADJOURNMENT**

**Chair Thomas Weber adjourned the meeting without objection on Tuesday, November 1, 2016 at 11:45 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.

**Amended and approved on December 6, 2016**



Commissioner Jolene Kielbassa  
Secretary