



**REGULAR MEETING**

**ZONING & PLATTING COMMISSION**

**Tuesday, November 15, 2016**

**The Zoning & Platting Commission convened in a regular meeting on November 15, 2016 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701**

**Chair Weber called the Commission Meeting to order at 6:01 p.m.**

**Commission Members in Attendance:**

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

**Absent:**

**Gabriel Rojas – Vice-Chair  
Dustin Breithaupt**

**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 November 1, 2016.

Commissioner Kiolbassa moved to postpone approving the minutes to the meeting of December 6, 2016. After debate the motion was approved on a vote of 9-0. Vice-Chair Rojas and Commissioner Breithaupt absent.

## 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.: **Recommendation of SF-1-CO**  
Staff: [Sherry Sirwaitis](#), 512-974-3057,  
Planning and Zoning Department

Commissioner Kiolbassa moved to postpone items C-01 and C-02 to January 17, 2017.

Item tabled to take up New Business Item D. 1 by unanimous consent.

Commissioner Harris moved a substitute motion to postpone items C-01 and C-02 to December 20, 2016. After debate the substitute motion was approved on a vote of 6-3. Those voting aye were: Chair Weber, Commissioners Denkler, Evans, Flores, Harris and Lavani. Those voting nay were: Commissioners Aguirre, Greenberg and Kiolbassa.

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.: **Recommendation of GO-CO**  
Staff: [Sherry Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Item C-01 and C-02 taken in tandem.

3. **Rezoning:** [C14-2016-0092 - Tech Ridge Residences; District 1](#)  
 Location: 12200 Jourdan Crossing Boulevard, Walnut Creek Watershed  
 Owner/Applicant: Guefen Development Company (David Kulkarni)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: DR to MF-3  
 Staff Rec.: **Recommended**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department

Public Hearing closed.

Commissioner Harris moved to grant staff's recommendation of MF-3 district zoning for C14-2016-0092 - Tech Ridge Residences located at 12200 Jourdan Crossing Boulevard. Motion was approved on the consent agenda on a vote of 9-0. Vice-Chair Rojas and Commissioner Breithaupt absent.

4. **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

Public Hearing closed.

Commissioner Harris moved to approve staff's recommendation GO-MU-CO combining district zoning, with the following additional conditions: prohibiting all GO uses not permitted in NO district zoning with the exception of Business or Trade School; require an 8-foot high fence; ~~restrict maximum height for building or structure would be 28 feet from the highest ground elevation, up to two stories allowed;~~ 35-foot wide setback on the west side of the Tract and the vegetative buffer remain intact in the 35 foot buffer.

Commissioner Kiolbassa moved to amend the main motion to include 35-foot wide vegetative setbacks along both the west and south property lines; include hours of operations from 8 a.m. until 6 p.m. for a Business or Trade School use as a condition in a public restrictive covenant. After debate the amendment was adopted on a vote of 6-2-1. Those voting aye were Chair Weber, Commissioners Aguirre, Greenberg, Flores, Kiolbassa and Lavani. Those voting nay were Commissioner Harris and Evans. Commissioner Denkler abstained. Vice-Chair Rojas and Commissioner Breithaupt absent.

Commissioner Denkler moved to amend the main motion to make the Business or Trade School a conditional use. After debate the amendment was adopted on a vote of 6-3. Those voting aye were Chair Weber, Commissioners Aguirre, Denkler, Flores, Greenberg and Kiolbassa. Those voting nay

were Commissioners Evans, Harris and Lavani. Vice-Chair Rojas and Commissioner Breithaupt absent.

Chair Weber moved to amend the main motion to include a condition to restrict the height of the building to 28 feet with up to two stories allowed. Amendment adopted by general consent.

Commissioner Harris's motion as amended passed on a vote of 6-3. Those voting aye were Chair Weber, Commissioners Aguirre, Denkler, Flores, Greenberg and Kiolbassa. Those voting nay were Commissioners Evans, Harris and Lavani. Vice-Chair Rojas and Commissioner Breithaupt absent.

- 5. Zoning:** [C14-2016-0107 - Avery Ranch and Pearson Ranch Rezoning; District 6](#)  
Location: 9413-1/2 Pearson Ranch Road, South Brushy Creek Watershed  
Owner/Applicant: England Ranch NE Limited Partnership (Joe F. England)  
Agent: Stantec Consulting (Stephen Rye)  
Request: I-RR to GO-MU-CO  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Commissioner Harris moved to grant staff's recommendation of GO-MU-CO combining district zoning for C14-2016-0107 - Avery Ranch and Pearson Ranch Rezoning located at 9413-1/2 Pearson Ranch Road. Motion was approved on the consent agenda on a vote of 9-0. Vice-Chair Rojas and Commissioner Breithaupt absent.

- 6. Rezoning:** [C14-2016-0109 - Bratton Lane; District 7](#)  
Location: 16401 Bratton Lane, Gilleland Creek Watershed  
Owner/Applicant: Ramming Land, LLC (John Ramming)  
Agent: Land Use Solutions, LLC (Michele Haussmann)  
Request: SF-2 to LI  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Commissioner Harris moved to grant staff's recommendation of LI district zoning for C14-2016-0109 - Bratton Lane located at 16401 Bratton Lane. Motion was approved on the consent agenda on a vote of 9-0. Vice-Chair Rojas and Commissioner Breithaupt absent.

**7. Site Plan Conditional Use Permit:** [SPC-2016-0231C - Cantarra Amenity Center North; District 1](#)

Location: 3100 Crystal Bend Drive, Gilleland Creek Watershed  
Owner/Applicant: DRH, Inv. Controlled DISB  
Agent: Carlson Brigance & Doering, Inc. (Geoff Guerrero)  
Request: To approve a CUP for a Community Recreation (Private) use in SF-4A zoning  
Staff Rec.: **Recommended**  
Staff: [Lynda Courtney](#), 512-974-2810  
Development Services Department

Public Hearing closed.

Commissioner Harris moved to grant staff's recommendation for SPC-2016-0231C - Cantarra Amenity Center North located at 3100 Crystal Bend Drive. Motion was approved on the consent agenda on a vote of 9-0. Vice-Chair Rojas and Commissioner Breithaupt absent.

**8. Variances, LDC Sections 25-8-341 and 25-8-342 for Cut and Fill above 4' in the CWQZ:** [SP-2015-0454D - 609 River Road](#)

Location: 609 River Road, Lake Austin Watershed  
Owner/Applicant: Forza Holdings Lake LLC  
Agent: Bruce Aupperle, PE  
Request: To approve two environmental variances to LDC Sections 25-8-341 and 25-8-342 for cut and fill over 4' in the CWQZ  
Staff Rec.: **Recommended**  
Staff: [Lynda Courtney](#), 512-974-2810  
Development Services Department

Public Hearing closed.

Commissioner Harris moved to grant staff's recommendation for SP-2015-0454D - 609 River Road located at 609 River Road. Motion was approved on the consent agenda on a vote of 9-0. Vice-Chair Rojas and Commissioner Breithaupt absent.

- 9. Final Plat with Preliminary Plan:** [C8-06-0232.01.3A - Bellingham Meadows, Section 3; District 1](#)  
Location: 6805 Boyce Lane, Gilleland Creek Watershed  
Owner/Applicant: CADG Bellingham (Brian Saathoff)  
Agent: Lakeside Engineers (Chris Ruiz)  
Request: Approval of Bellingham Meadows, Section 3, comprised of 96 lots on 39.84 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public Hearing closed.

Commissioner Harris moved to grant staff's recommendation for C8-06-0232.01.3A - Bellingham Meadows, Section 3 located at 6805 Boyce Lane. Motion was approved on the consent agenda on a vote of 9-0. Vice-Chair Rojas and Commissioner Breithaupt absent.

- 10. Final Plat:** [C8-2016-0082.0A - Pleasant Hill Subdivision; District 2](#)  
Location: 6709 Circle S Road, Williamson Creek Watershed  
Owner/Applicant: Pleasant Hill Baptist Church (Chris Cassell)  
Agent: KBGE (Jennifer Garcia)  
Request: Approval of the final plat composed of two lots on 3.371 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Public Hearing closed.

Commissioner Harris moved to grant staff's recommendation for C8-2016-0082.0A - Pleasant Hill Subdivision located at 6709 Circle S Road. Motion was approved on the consent agenda on a vote of 9-0. Vice-Chair Rojas and Commissioner Breithaupt absent.

- 11. Final Plat:** [C8J-2015-0134.1A - Preston Park Section One \(A Small Lot Subdivision\)](#)  
Location: Grand Avenue Parkway, Gilleland Creek Watershed  
Owner/Applicant: Pulte Homes of Texas, LP  
Agent: Thrower Design (R. Thrower)  
Request: Approval of Preston Park Section One (A Small Lot Subdivision) consisting of 100 lots on 21.669 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.

Commissioner Harris moved to grant staff's recommendation for C8J-2015-0134.1A - Preston Park Section One (A Small Lot Subdivision) located at Grand Avenue Parkway. Motion was approved on the consent agenda on a vote of 9-0. Vice-Chair Rojas and Commissioner Breithaupt absent.

- 12. Final Plat with Preliminary Plan:** [C8J-05-0236.03.6A - Cantarra Crossing; District 1](#)  
Location: East Howard Lane, Harris Branch Watershed  
Owner/Applicant: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)  
Agent: Unity Five Investment LLC (Nasruddin Mahesania)  
Request: Approval of Cantarra Crossing composed of 1 lot on 2.39 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 13. Final Plat:** [C8J-2016-0204.0A - Breen Subdivision](#)  
Location: 8014 North Lake Drive, Decker Creek Watershed  
Owner/Applicant: Atianna LLC (Atianna Saint Breen)  
Agent: Genesis 1 Engineering (George Gonzalez)  
Request: Approval of the Breen Subdivision composed of 1 lot on 0.33 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 14. Final Plat with Replat:** [C8J-2016-0205.0A - Final Plat of Paradigm Metals](#)  
Location: 15811 Vision Drive, Gilleland Creek Watershed  
Owner/Applicant: Peripheral Investments (Daniel Chew)  
Agent: Garrett-Ihnen Civil Engineers (Norma Divine)  
Request: Approval of Final Plat of Paradigm Metals composed of 2 lots on 9.04 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 15. Final Plat - Resubdivision:** [C8J-2016-0213.0A - Noieam Subdivision](#)  
Location: 17097 Pearce Lane, Dry Creek East Watershed  
Owner/Applicant: Anuruk & Sangdaun Noieam & Parichart Laochaloenvanich  
Agent: I.T. Gonzalez Engineers (I.T. Gonzalez)  
Request: Approval of Noieam Subdivision composed of 1 lot on 4.33 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

16. **Final Plat - Resubdivision:** [C8-2016-0218.0A - Redler Oaks; District 5](#)  
 Location: 1928 Miles Avenue, Williamson Creek Watershed  
 Owner/Applicant: Zach Redler  
 Agent: Alaska Engineering (Kamal Amer)  
 Request: Approval of Redler Oaks composed of 3 lots on 1.03 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
17. **Final Plat - Resubdivision:** [C8-2016-0216.0A - Allen Terrace Subdivision; District 8](#)  
 Location: 1401 Allen Road, Eanes Creek Watershed  
 Owner/Applicant: John Dan McMahan III and Artemis Land Partners, LLC  
 Agent: Rivera Engineering  
 Request: Approval of the Allen Terrace Subdivision composed of 5 lots on 1.98 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
18. **Preliminary Plan:** [C8-2016-0215 - Villas at Vinson Oak Preliminary Plan; District 3](#)  
 Location: 4511 Vinson Drive, Williamson Creek Watershed  
 Owner/Applicant: Notigius, LLC (Antonio Gustino)  
 Agent: Perales Engineering, LLC (Jerry Perales)  
 Request: Approval of the Villas at Vinson Oak Preliminary Plan composed of 9 lots on 1.90 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
19. **Final Plat - Resubdivision:** [C8-2016-0219.0A.SH - Cameron Industrial Park Resubdivision; District 1](#)  
 Location: 9201 Cameron Road, Little Walnut Creek Watershed  
 Owner/Applicant: FSI Cameron Crossing LP (Steve Eller)  
 Agent: BGE Inc. (Steven Buffum, P.E.)  
 Request: Approval of the Cameron Industrial Park Resubdivision composed of 2 lots on 12.08 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
20. **Final Plat - Resubdivision:** [C8-2016-0220.0A - Domain Lot D11 Subdivision; District 7](#)  
 Location: 11901-11925 Alterra Parkway, Walnut Creek Watershed  
 Owner/Applicant: TIER REIT; TR DOMAIN, LLC (Greg Brooke)  
 Agent: Stantec Consulting Services, Inc. (Allison Lehman)  
 Request: Approval of the Domain Lot D11 Subdivision composed of 2 lots on 55.58 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department



21. **Final Plat - Resubdivision:** [C8-2016-0217.0A - Maconda Park 620/183, 4; District 6](#)  
 Location: 13231 North FM 620 Road Northbound, Lake Creek Watershed  
 Owner/Applicant: MBTP I, LLC (Mark McKay)  
 Agent: Dunaway-Assoc (Dan Caballero)  
 Request: Approval of Maconda Park 620/183, 4 composed of 2 lots on 1.625 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
22. **Final Plat with Preliminary Plan:** [C8J-2010-0139.5A - Greyrock Ridge Phase 5](#)  
 Location: South Mopac Expressway Southbound, Slaughter Creek Watershed- Barton Springs Zone  
 Owner/Applicant: HM GREY ROCK RIDGE DEVELOPMENT INC. (Blake Magee)  
 Agent: LJA Engineering & Surveying (Daniel Ryan)  
 Request: Approval of Greyrock Ridge Phase 5 composed of 97 lots on 40.12 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
23. **Final Plat:** [C8J-2016-0210.0A - Moontower Subdivision](#)  
 Location: 10335 Old Manchaca Road, Slaughter Creek Watershed  
 Owner/Applicant: Joshua Bumb  
 Agent: Prossner and Assoc. (Kurt Prossner)  
 Request: Approval of the Moontower Subdivision composed of 1 lot on 6.16 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
24. **Final Plat with Preliminary Plan:** [C8J-2008-0048.5A - Eastwood Section 2](#)  
 Location: South FM 973 Road, Gilleland/Wilbarger Creek Watersheds  
 Owner/Applicant: Cyclone Development, Inc.  
 Agent: Randall Jones & Associates Engineering Inc. (Ashley S. Hanson, P.E.)  
 Request: Approval of Eastwood Section 2 composed of 91 lots on 16.27 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

25. **Final Plat - Amended Plat:** [C8J-2016-0214.0A - Seven Oaks, Section 5, Block B, Amended Plat of Lot 16, Lot 17 & Lot 18](#)  
 Location: 9121 Camelback Drive, Cuernavaca Creek Watershed  
 Owner/Applicant: Lawrence O'Connor  
 Agent: Bec-Lin Engineering, L.P. (Kelly Kilber, P.E.)  
 Request: Approval of Seven Oaks, Section 5, Block B, Amended Plat of Lot 16, Lot 17 & Lot 18 composed of 2 lots on 3.41 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
26. **Final Plat with Preliminary Plan:** [C8-2014-0251.2A - Heritage Point at Wildhorse Ranch Section 2; District 1](#)  
 Location: Old Highway 20, Gilleland Creek Watershed  
 Owner/Applicant: Titan Texas Development, LLC, dba, HOM Titan Development, LLC (William A. Peruzzi)  
 Agent: Kimley-Horn (Robert Smith)  
 Request: Approval of Heritage Point at Wildhorse Ranch Section 2 composed of 106 lots on 42.95 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

Public Hearing closed.

Commissioner Harris moved to disapprove Items 12-26. Motion was approved on the consent agenda on a vote of 9-0. Vice-Chair Rojas and Commissioner Breithaupt absent.

#### **D. NEW BUSINESS**

1. Discussion and adoption of the Zoning and Platting Commission meeting schedule for calendar year 2017.

Commissioner Denkler moved to adopt the Zoning and Platting Commission meeting schedule for calendar year 2017 subtracting November 21, 2017. After debate the motion was approved on a vote of 9-0. Vice-Chair Rojas and Commissioner Breithaupt absent.

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

1. Discussion and possible recommendation of a resolution to forward to Mayor, Council, City Clerk, and City Attorney in support of training on Robert's Rules of Order.

(Sponsor: Commissioner Betsy Greenberg; Co-Sponsors: Commissioners Ana Aguirre and Jolene Kiolbassa)

Commissioner Greenberg moved to approve the resolution as written. After debate motion was approved on a vote of 6-3. Those voting aye were Commissioners Aguirre, Denkler, Flores,

Greenberg, Kiolbassa and Lavani. Those voting nay were: Chair Weber, Commissioners Evans and Harris.

## **F. COMMITTEE REPORTS**

**Codes and Ordinances Joint Committee:** Commissioner Greenberg – Committee will meet November 16, 2016, items on the agenda will include Central Health Overlay, Single-Family Attached Residential and staff to provide an update on upcoming Code Amendments.

**Small Area Planning Joint Committee:** Commissioner Kiolbassa – Discussed complete communities focus on livability. Committee to create matrix or indices; discussed East Austin Cesar Chavez Corridor – no action taken; Presentation on Red Bluff Overlay; next meeting the Committee will discuss reconstituting the Waterfront Advisory Board.

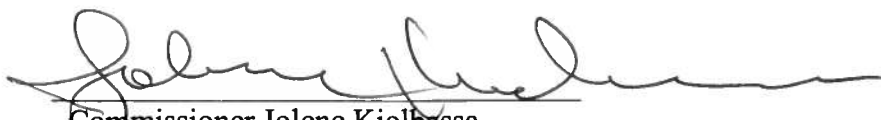
**Comprehensive Plant Joint Committee:** Commissioner Evans – Reestablished Officer appointments; discussed Neighborhood Plans and CodeNEXT with recommendation that any neighborhood plans during CodeNEXT have a full rezoning public hearing process to be in concert with CodeNEXT remapping; additional questions about how CodeNEXT will coordinate with Future Land Use Maps and how it will revise the neighborhood plan process to better reflect Imagine Austin; discussed 1 year work plan to focus on 5 year Update to Imagine Austin, Long Range CIP recommendations, and confirming CodeNEXT ties back to Imagine Austin.

## **ADJOURNMENT**

**Chair Weber adjourned the meeting without objection on Tuesday, November 15, 2016 at 7:50 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.

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

  
Commissioner Jolene Kiolbassa  
Secretary