



## **REGULAR MEETING**

### **ZONING & PLATTING COMMISSION**

**Tuesday, May 2, 2017**

**The Zoning & Platting Commission convened in a regular meeting on May 2, 2017 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701**

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

#### **Commission Members in Attendance:**

**Ann Denkler  
Jim Duncan – Vice-Chair  
Bruce Evans  
Yvette Flores  
Betsy Greenberg – Parliamentarian  
David King  
Jolene Kiolbassa - Chair  
Sunil Lavani  
Stephanie Trinh**

#### **Absent:**

**Ana Aguirre – Secretary  
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**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

Mr. Stuart Hersh – Mr. Hersh discussed matters related to Imagine Austin and CodeNEXT.

Ms. Carol Lee – Ms. Lee discussed issues related to the Champions rezoning case.

Ms. Marisa Lipscher – Ms. Lipscher discussed issues related to the Champions rezoning case.

## **B. APPROVAL OF MINUTES**

1. Approval of minutes from April 18, 2017.

The motion to approve the minutes from April 18, 2017 was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner King on a vote of 9-0. Commissioners Aguirre and Breithaupt absent.

## **C. PUBLIC HEARINGS**

- 1. Zoning:** [\*\*C14-2017-0009 - 11444 Manchaca Road; District 5\*\*](#)  
Location: 11444 Manchaca Road, Slaughter Creek Watershed  
Owner/Applicant: 720 Lamar Place L. C. (Guy Oliver)  
Agent: Husch Blackwell LLP (Nikelle Meade)  
Request: I-SF-2 to GR  
Staff Rec.: **Recommendation of GR-CO**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of GR-CO combining district zoning, with additional prohibited uses and restrictions, for C14-2017-0009 - 11444 Manchaca Road located at 11444 Manchaca Road was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner King on a vote of 9-0. Commissioners Aguirre and Breithaupt absent.

### Additional prohibited uses and restrictions

Alternative Financial Services  
Bail Bond Services  
Custom Manufacturing  
Drop-Off Recycling Collection Facility  
Exterminating services  
Prohibit outdoor amplified sound

2. **Rezoning:** [C14-2017-0015 - HPI Residential Spectrum; District 7](#)  
Location: 9701 Spectrum Drive, Lake Creek Watershed  
Owner/Applicant: Davis/Spectrum Investments-2007 (Richard E. Anderson)  
Agent: Griffin Engineering Group, Inc. (Gregory Griffin, P.E.)  
Request: CS to CS-MU-CO  
Staff Rec.: **Recommendation for GR-MU**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of CS-MU-CO combining district zoning located at 9701 Spectrum Drive was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner King on a vote of 9-0. Commissioners Aguirre and Breithaupt absent.

3. **Rezoning:** [C14-2017-0004 - Lease Preparations of 704 Sandpiper; District 7](#)  
Location: 704 Sandpiper Avenue, Walnut Creek Watershed  
Owner/Applicant: Cloud Richards  
Agent: Jennifer Powell  
Request: LO to GR  
Staff Rec.: **Recommendation to deny**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

The motion to grant neighborhood's request for postponement of this item to May 16, 2017 was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner King on a vote of 9-0. Commissioners Aguirre and Breithaupt absent.

4. **Final Plat - Resubdivision:** [C8-2016-0148.0A - Highland Village Section 2; District 10](#)  
Location: 5019 and 5021 West Frances Place, Shoal Creek Watershed  
Owner/Applicant: Najib Wehbe  
Agent: Hector Avila  
Request: Approval of Highland Village Section 2, a resubdivision of 2 lots into 3 lots for residential use.  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department

Public Hearing closed.

The motion to recommend staff's recommendation for C8-2016-0148.0A - Highland Village Section 2 located at 5019 and 5021 West Frances Place was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner King on a vote of 9-0. Commissioners Aguirre and Breithaupt absent.

5. **Final Plat:** [C8J-2017-0078.0A - Rayburn Acres; District 8](#)  
Location: 3667 Stoneridge Road, Eanes Creek Watershed  
Owner/Applicant: Robert Rayburn  
Agent: Thompson Land Engineering  
Request: Approval of Rayburn Acres composed of 2 lots on 2.89 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
6. **Final Plat:** [C8J-2017-0080.0A - Frontier Commercial Subdivision \(Withdraw/Resubmittal of C8J-2015-0272.0A\)](#)  
Location: 4406 Gilbert Road, Decker Creek Watershed  
Owner/Applicant: Frontier Bank of Texas (Elaine Martin)  
Agent: Steve Wenzel  
Request: Approval of Frontier Commercial Subdivision (Withdraw/Resubmittal of C8J-2015-0272.0A) composed of 1 lot on 2.40 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
7. **Final Plat - Resubdivision:** [C8J-2017-0079.0A - 3509 Westlake Dr. Lake Shore Addition; District 10](#)  
Location: 3701 Westlake Drive, Lake Austin Watershed  
Owner/Applicant: Bryan Sheffield  
Agent: Permit Partners (David Cancialosi)  
Request: Approval of the 3509 Westlake Dr. Lake Shore Addition composed of 2 lots on 1.9595 acres  
Staff Rec.: **Disapproval**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department
8. **Final Plat - Resubdivision:** [C8-2017-0087.0A - Brodie 31 Subdivision Phase Five; District 8](#)  
Location: 3701 Deer Lane, Slaughter Creek/Williamson Creek Watersheds-Barton Springs Zone  
Owner/Applicant: 31 Deerfield Walters Southwest (Billie Walters)  
Agent: LJA Engineering (Reese Hurley)  
Request: Approval of the Brodie 31 Subdivision Phase Five composed of 1 lot on 8.7 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

9. **Final Plat - Resubdivision:** [C8-2017-0081.0A - Southpark Meadows Plaza; District 5](#)  
Location: 9505 Alice Mae Lane, Slaughter Creek Watershed  
Owner/Applicant: Southpark Meadows Plaza, LP (Michell Kalogridis)  
Agent: Doucet & Chan (Tom Curran)  
Request: Approval of Southpark Meadows Plaza composed of 3 lots on 6.96 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
10. **Final Plat with Preliminary:** [C8-2014-0138.3A - Cantarra II Phase I; District 1](#)  
Location: 4608 East Howard Lane, Harris Branch Watershed  
Owner/Applicant: Continental Homes of Texas  
Agent: BGE (Jacob Kondo, P.E.)  
Request: Approval of Cantarra II Phase 1, composed of 48 lots on 11.21 acres  
Staff Rec.: **Disapproval**  
Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)  
Development Services Department
11. **Final Plat with Preliminary:** [C8J-2009-0142.02.5A - Estancia Hill Country Subdivision, Phase 7; District 5](#)  
Location: Puryear Road, Onion Creek Watershed  
Owner/Applicant: Ocie Vest  
Agent: Stantec Consulting Services (Shervin Nooshin)  
Request: Approval of the Estancia Hill Country Subdivision, Phase 7 composed of 1 lot on 10.67 acres  
Staff Rec.: **Disapproval**  
Staff: Sarah Sumner, 512-854-7687, [sarah.sumner@traviscountytexas.gov](mailto:sarah.sumner@traviscountytexas.gov)  
Development Services Department
12. **Final Plat with Preliminary:** [C8J-2015-0143.1A - Wolf Creek Subdivision](#)  
Location: 7905 Wolf Lane, Maha Creek Watershed  
Owner/Applicant: Silvermine Partners LLC  
Agent: Vigil & Associates (Hermann Vigil)  
Request: Approval of Wolf Creek Subdivision composed of 175 lots on 153.9 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 13. Preliminary Plan:** [C8-2017-0076 - East Parke; District 1](#)  
Location: 5002-1/2 Purple Sage Drive, Walnut Creek Watershed  
Owner/Applicant: Pulte Homes of Texas (Stephen Ashlock)  
Agent: Gray Engineering (Adam Berry)  
Request: Approval of East Parke composed of 130 lots on 37.46 acres  
Staff Rec.: **Disapproval**  
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov  
Development Services Department
- 14. Preliminary Plan – Revised** [C8-97-0123\(R2\) - Presidio II \(Revision\); District 6](#)  
**Preliminary:**  
Location: 10751 Lakeline Mall Drive, Lake Creek Watershed  
Owner/Applicant: Austin 129, LLC  
Agent: Jones & Carter (Ross Corder)  
Request: Approval of Presidio II (Revision) composed of 1 lot on 8.62 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearings closed.

The motion to disapprove items C-05 – C-14 was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner King on a vote of 9-0. Commissioners Aguirre and Breithaupt absent.

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

1. [Discussion and possible recommendation of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in Austin Water 5-year capital spending plan.](#)

Staff: [Kristi Fenton](#), Utility Finance Manager, 512-972-0178  
Austin Water Utility

Motion to recommend the Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in Austin Water 5-year capital spending plan was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner King on a vote of 9-0. Commissioners Aguirre and Breithaupt absent.

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

1. Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling. (Chair Kiolbassa, Vice Chair Duncan)

Item discussed; no action taken.

2. Discussion and possible action regarding matters related to gentrification and displacement. (Commissioner King, Chair Kiolbassa)

Motion by Commissioner King, seconded by Commissioner Greenberg requesting staff provide a map noting areas of displacement and gentrification was approved on a vote of 9-0. Commissioners Aguirre and Breithaupt absent.

## **F. COMMITTEE REPORTS**

Codes and Ordinances Joint Committee – Commissioner Greenberg stated the committee discussed an amendment related to the super majority vote by the Historic Landmark Commission. The Committee requested additional data from staff. Commissioner Greenberg also stated the Committee recommended a code amendment to the Neighborhood Plan Amendment process.

Comprehensive Plan Joint Committee – Committee has not convened since previous report.

Small Area Planning Joint Committee – Committee has not convened since previous report.

## **ADJOURNMENT**

**Chair Kiolbassa adjourned the meeting without objection at 8:16 p.m.**

Approved May 16, 2017



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Commissioner Aguirre, Secretary

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