



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, June 6, 2017

The Zoning & Platting Commission convened in a regular meeting on June 6, 2017 @ 301 W. 2nd Street, Austin, TX 78701

Chair Kiolbassa called the Commission meeting to order at 6:02 p.m.

Commission Members in Attendance:

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

Absent:

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.

B. APPROVAL OF MINUTES

1. Approval of minutes from May 16, 2017.
2. Approval of minutes from Special Called Meeting of May 30, 2017

The motion to approve the minutes from May 16, 2017 and minutes from Special Called Meeting of May 30, 2017 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

C. PUBLIC HEARINGS

- 1. Zoning:** [C14-2016-0090 - 130/Parmer; District 1](#)
Location: 10208 Lindell Lane, Gilleland Creek Watershed
Owner/Applicant: Land Strategies, Inc. (Paul Linehan)
Agent: Cottonwood Holdings, Ltd. (Pete Dwyer)
Request: I-RR to GR-MU
Staff Rec.: **Recommendation Pending; Staff postponement request to June 20, 2017.**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

The motion to grant Staff's request for postponement of this item to June 20, 2017 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 2. Rezoning:** [C14-2017-0051 - Waters Park Commercial; District 7](#)
Location: 12219, 12219-1/2 and 12221 Waters Park Road, Walnut Creek Watershed
Owner/Applicant: Bar Czar, LLC (Matias Segura III)
Agent: South Llano Strategies (Glen Coleman)
Request: RR, LO and GO to CS-1
Staff Rec.: **Recommendation Pending**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

The motion to grant Staff's request for postponement of this item to June 20, 2017 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 3. Rezoning:** [C14-2017-0042 - 12602 Blackfoot Trail; District 6](#)
Location: 6610 McNeil Drive, 12602 Blackfoot Trail, Rattan Creek Watershed
Owner/Applicant: Abraham Birgani
Agent: Shaw Hamilton Consultants (Shaw Hamilton)
Request: LR-CO, SF-2 to CS-MU
Staff Rec.: **Recommendation of LR-MU-CO**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

The motion to grant Applicant's request for postponement of this item to July 18, 2017 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

4. **Rezoning:** [C14-2017-0048 - GMCV LLC, DBA G's Liquor; District 7](#)
Location: 1800 Scofield Ridge Parkway, Ste. C, Little Walnut Creek Watershed
Owner/Applicant: GMCV, LLC (George Faddoul)
Agent: Lenworth Consulting, LLC (Nash Gonzales)
Request: GR to CS-1
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commission Trinh to grant CS-1 district zoning for C14-2017-0048 - GMCV LLC, DBA G's Liquor located at 1800 Scofield Ridge Parkway was approved on a vote of 6-2. Vice-Chair Duncan and Commissioner King voted nay. Commissioners Flores and Denkler abstained on this item. Commissioner Breithaupt absent.

5. **Zoning:** [C14-2017-0035 - Cantarra Two; District 1](#)
Location: 4604 and 4608 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Continental Homes of Texas, LP (Ian Cude)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: I-SF-4A to SF-4A
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

The motion to grant Staff's recommendation of SF-4A district zoning for C14-2017-0035 - Cantarra Two located at 4604 and 4608 East Howard Lane was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

6. **Rezoning:** [C14-2017-0041 - Sam's Auto Shop; District 6](#)
Location: 11815 Buckner Road, Lake Travis Watershed
Owner/Applicant: Siavash Samar
Agent: Shaw Hamilton Consultants (Shaw Hamilton)
Request: SF-2 to GR
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

The motion to grant Staff's recommendation of GR district zoning for C14-2017-0041 - Sam's Auto Shop located at 11815 Buckner Road was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

7. **Rezoning:** [C14-2017-0029 - Great Hills Country Club; District 10](#)
Location: 5914 Lost Horizon Drive, Bull Creek Watershed
Owner/Applicant: Great Hills Golf Club of Austin, Inc. (Hayden Stewart)
Agent: Thrower Design (A. Ron Thrower)
Request: Tract 1: SF-2 and GR-CO to CR, Tract 2: GR-CO to CS-1
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

The motion to grant Staff's recommendation of CR district zoning for Tract 1 and CS-1 district zoning for Tract 2 for C14-2017-0029 - Great Hills Country Club located at 5914 Lost Horizon Drive was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

8. **Environmental Variance:** [SP-2016-0420D - Bulkhead for 2200 Lauranne Lane; District 10](#)
Location: 2200 Lauranne Lane, Lake Austin Watershed
Owner/Applicant: Maria and Todd Shepler
Agent: Aupperle Company (Bruce S. Aupperle, P.E.)
Request: Environmental Variance for shoreline modification
Staff Rec.: **Recommended**
Staff: [Pamela Abee-Taulli](#), 512-974-1879
Development Services Department

Public Hearing closed.

The motion to grant Staff's recommendation for SP-2016-0420D - Bulkhead for 2200 Lauranne Lane located at 2200 Lauranne Lane was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

9. **Environmental Variance:** [SP-2017-0032D - Settle Boat Dock; District 10](#)
Location: 3825 Westlake Drive Bldg BD, Lake Austin Watershed
Owner/Applicant: Stephen Settle
Agent: Rick Rasberry Environmental (Rick Rasberry)
Request: Environmental Variance for building within the CEF Buffer
Staff Rec.: **Recommended**
Staff: [Atha Phillips](#), 512-974-6303
Development Services Department

Public Hearing closed.

The motion to grant Staff's recommendation for SP-2017-0032D - Settle Boat Dock located at 3825 Westlake Drive Bldg BD was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 10. Resubdivision:** [C8-2016-0217.0A - Resubdivision of Maconda Park; District 6](#)
Location: 13231 North FM 620 Road Northbound, Lake Creek Watershed
Owner/Applicant: MBTP 1, LLC (Mark McKay)
Agent: Dunaway-Associates (Dan Caballero)
Request: Approval of the Resubdivision of Lot 4 of Maconda Park 620/183, comprised of 2 lots on 1.625 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Public Hearing closed.

The motion to grant Staff's recommendation for C8-2016-0217.0A - Resubdivision of Maconda Park located at 13231 North FM 620 Road Northbound was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 11. Final Plat with Preliminary Plan:** [C8J-2011-0065.6A - Avana Phase One Section Six; District 8](#)
Location: Escarpment Boulevard, Bear Creek Watershed
Owner/Applicant: Calatlantic Homes of Texas Inc.
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
Request: Approval of Avana Phase One Section Six composed of 73 lots on 16.0123 acres
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Public Hearing closed.

The motion to grant Staff's recommendation for C8J-2011-0065.6A - Avana Phase One Section Six located at Escarpment Boulevard was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 12. Final Plat:** [C8-2017-0109.0A - Tennin Meadows](#)
Location: 2610 Davis Lane, South Boggy Creek Watershed
Owner/Applicant: J. Brent Bullock
Request: Approval of Tennin Meadows composed of 2 lots on 0.94 acres.
Staff Rec.: **Disapproval**
Staff: [Jeremy Siltala](#), 512-974-2945
Development Services Department

13. **Final Plat - Amended Plat:** [C8J-2017-0103.0A - Singh Subdivision](#)
Location: 11411 FM 812 Road, South Fork Dry Creek Watershed
Owner/Applicant: Major Singh & Manjit Kaur
Agent: Thompson Land Engineering (Mark Roeder)
Request: Approval of Singh Subdivision composed of 1 lot on 7.45 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Final Plat - Amended Plat:** [C8-2017-0110.0A - Second Amended Plat of Lots 5, 6 and 7 Tech Ridge Center Phase IV](#)
Location: 211 Canyon Ridge Drive, Walnut Creek Watershed
Owner/Applicant: Tech Ridge Phase IV (Paul Juarez)
Agent: Reese Hurley
Request: Approval of the Second Amended Plat of Lots 5, 6, and 7 Tech Ridge Center Phase IV composed of 3 lots on 14.281 acres.
Staff Rec.: **Disapproval**
Staff: Cesar Zavala, 512-974-3404, Cesar.Zavala@austintexas.gov
Development Services Department
15. **Final Plat with Replat:** [C8-2017-0108.0A - Replat of Davis Spring Commercial Section 3](#)
Location: Parmer Lane, Lake Creek Watershed
Agent: Griffin Engineering Group, Inc. (Greg Griffin)
Request: Approval of the Replat of Davis Spring Commercial Section 3 composed of 2 lots on 18.20 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat with Replat:** [C8-2017-0108.0A - Replat of Davis Spring Commercial Section 3](#)
Location: 9701 Spectrum Drive, Lake Creek Watershed
Agent: Griffin Engineering Group, Inc. (Greg Griffin)
Request: Approval of the Replat of Davis Spring Commercial Section 3 composed of 2 lots on 18.2 acres.
Staff Rec.: **Disapproval**
Staff: Jeremy Siltala, 512-974-2945, jeremy.siltala@austintexas.gov
Development Services Department
17. **Final Plat - Resubdivision:** [C8J-2017-0120.0A - Mountain View](#)
Location: 3519 North FM 620 Road, Running Deer Creek Watershed
Owner/Applicant: Wayne Brooks
Agent: Hagood Engineering Associates (Jen Henderson)
Request: Approval of Mountain View composed of 1 lot on 3.14 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

18. **Final Plat - Resubdivision:** [C8-2017-0112.0A - Mimosa Manor, Section 2; Resubdivision of Lot 9](#)
Location: 7100 Lilac Lane, Williamson Creek Watershed
Owner/Applicant: Guillermo Meza
Request: Approval of Mimosa Manor, Section 2; Resubdivision of Lot 9 composed of 2 lots on 0.49 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Final Plat - Amended Plat:** [C8-2017-0115.0A - Gracywood Section Two A, Amended Plat of Lots 1 & 2, Block D](#)
Location: 11805 Knoll Park Drive, Walnut Creek Watershed
Owner/Applicant: Donald Barrington; Mark Allen Hickl
Agent: Tru-Surv Professional Land Surveying (Curtis Watts)
Request: Approval of Gracywoods Section Two A, Amended Plat of Lots 1 & 2, Block D composed of 2 lots on 0.674 acres.
Staff Rec.: **Disapproval**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
20. **Final Plat - Amended Plat:** [C8-2017-0104.0A - Champion City Park East](#)
Location: 6409 City Park Road, Lake Austin Watershed
Owner/Applicant: 2222 Cap Texas LLC (Mark Stevenson)
Agent: Kimley-Horn & Associates, Inc. (Joel Wixson)
Request: Approval of Champion City Park East composed of 1 lot on 45.38 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Final Plat with Preliminary Plan:** [C8J-2012-0086.3A - Avana Phase 2 Section 3](#)
Location: 12131-1/2 Escarpment Boulevard, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Calatlantic Homes of Texas Inc. (John Clark)
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
Request: Approval of Avana Phase 2 Section 3 composed of 58 lots on 149.12 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
22. **Final Plat:** [C8J-2017-0107.0A - Abdi Park](#)
Location: 11216 Cameron Road, Walnut Creek Watershed
Owner/Applicant: The Abdi Children's Trust of 2015
Agent: AJ Ghaddar, P.E. & Associates (AJ Ghaddar)
Request: Approval of Abdi Park composed of 3 lots on 8.587 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 23. Final Plat:** [C8-2017-0118.0A - 8008 Subdivision](#)
Location: 8008 South Congress Avenue Building A, South Boggy Creek Watershed
Owner/Applicant: D.B.A. South Congress Storage (Mark Yadow)
Agent: Rivera Engineering (Sarah Crocker)
Request: Approval of the 8008 Subdivision composed of 1 lot on 2.89 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 24. Preliminary Plan:** [C8J-2017-0119 - 3605 Stoneridge Subdivision](#)
Location: 3605 Stoneridge Road, Eanes Creek Watershed
Owner/Applicant: Steve Bartlett
Agent: Rivera Engineering (Michael Rivera)
Request: Approval of the 3605 Stoneridge Subdivision composed of 15 lots on 5.46 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove Items 12-24 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

NEW BUSINESS

- 1.** [Discussion and briefing regarding amendments to sections of City Code Chapters 25-1 and 30-1 relating to definitions, Chapters 25-7 and 30-4 relating to drainage, Chapters 25-8 and 30-5 relating to environmental protection, and Chapter 25-2, Subchapter B, Article 2, D](#)
Staff: Andrea Bates, 512-974-2291
Watershed Protection Department

Item was presented by Andrea Bates, Watershed Protection Department.

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)

Discussion occurred; no action taken.

F. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#) Commissioner Greenberg stated the Committee reviewed proposed amendments by the Watershed Protection Department and also reviewed an item related to the Historic Landmark Commission's use of super majority voting.

[Comprehensive Plan Joint Committee](#) – No report provided.

[Small Area Planning Joint Committee](#) – No report provided.

ADJOURNMENT

Chair Kiolbassa adjourned the meeting without objection on Tuesday, June 6, 2017 at 7:16 p.m.

Approved June 20, 2017



Commissioner Aguirre, Secretary

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.