



## **REGULAR MEETING**

### **ZONING & PLATTING COMMISSION**

**Tuesday, August 15, 2017**

**The Zoning & Platting Commission convened in a regular meeting on August 15, 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:**

**Ana Aguirre – Secretary  
Ann Denkler  
Jim Duncan – Vice-Chair  
Bruce Evans  
Betsy Greenberg – Parliamentarian  
Jolene Kiolbassa – Chair  
David King**

#### **Absent:**

**Dustin Breithaupt  
Yvette Flores  
Sunil Lavani  
Stephanie Trinh**

## **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 CodeNEXT.

Mr. Bobby Levinski: Mr. Levinski discussed matters related to CodeNEXT.

## B. APPROVAL OF MINUTES

1. Approval of minutes from August 1, 2017.

Motion to approve the minutes of August 1, 2017 was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Flores on a vote of 7-0. Commissioners Breithaupt, Lavani, Evans and Trinh absent.

## C. PUBLIC HEARINGS

- 1. Rezoning:** [C814-2017-0024 - Holdsworth Center PUD; District 10](#)  
Location: 4907 RM 2222 Road, Lake Austin Watershed  
Owner/Applicant: R.G. Mueller, Jr. Partnership, L.P. (Mark Randolph Mueller)  
Agent: Armbrust & Brown, PLLC (David Armbrust)  
Request: LA; SF-2 to PUD  
Staff Rec.: **Request for Postponement by the Staff to October 3, 2017**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to October 3, 2017 was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Flores on a vote of 7-0. Commissioners Breithaupt, Lavani, Evans and Trinh absent.

- 2. 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; Request for postponement by Applicant to October 3, 2017**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to October 3, 2017 was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Flores on a vote of 7-0. Commissioners Breithaupt, Lavani, Evans and Trinh absent.

3. **Zoning:** [C14-2017-0036 - Parker Creek Ranch Residential, District 1](#)  
Location: 7620 Decker Lane, Decker Creek and Walnut Creek Watersheds  
Owner/Applicant: Russell & Jeanne Parker  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: I-RR and SF-2 to SF-4A  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-4A district zoning for C14-2017-0036 - Parker Creek Ranch Residential located at 7620 Decker Lane was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Flores on a vote of 7-0. Commissioners Breithaupt, Lavani, Evans and Trinh absent.

4. **Rezoning:** [C14-2017-0067 - Champion Tract 1C; District 10](#)  
Location: 6500 FM 2222 Road, Bull Creek Watershed  
Owner/Applicant: Champion Meier Assets, Ltd. (Terry Bray)  
Agent: Ambrust & Brown, L.L.P. (Richard Suttle)  
Request: LR-CO to CS-CO  
Staff Rec.: **Recommendation of CS-CO, with conditions**  
Staff: [Scott Grantham](#), 512-974-3574  
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to September 5, 2017 was approved on the motion of Commissioner King, seconded by Commissioner Aguirre on a vote of 7-0. Commissioners Breithaupt, Lavani, Evans and Trinh absent.

5. **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, with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion by Vice-Chair Duncan, seconded by Commissioner Aguirre to approve rezoning of C14-2017-0042 - 12602 Blackfoot Trail located at 6610 McNeil Drive and 12602 Blackfoot Trail as follows:

SF-2 district zoning for the existing Tract 1 and GR-MU-CO combining district zoning for the existing Tract 2, with the following conditions for Tract 2:

1) Prohibit Alternative Financial Services, Automotive Washing (of any type), Bail Bond Services, Drop-Off Recycling Collection Facility, Medical Office-exceeding 5,000 sq. ft. gross floor area, Medical Offices-not exceeding 5,000 sq. ft. gross floor area, Outdoor Entertainment, Pawn Shop Services, Service Station, Congregate Living, Guidance Services, Hospital Services (General), Hospital Services (Limited), Residential Treatment and Drive-In Services

2) Maintain the condition from Ordinance No. 9907722-46 that, "Pedestrian and vehicular traffic associated with a non-residential use on the Property may not access Blackfoot Trail."

Motion was approved on a vote of 7-0. Commissioners Breithaupt, Lavani, Evans and Trinh absent.

**6. Final with Preliminary:** [C8-06-0133.02.6A.SH - Goodnight Ranch Phase One, Section Six; District 2](#)

Location: East Slaughter Lane, Onion Creek Watershed  
Owner/Applicant: Goodnight Ranch, L.P. (Myra Goepp)  
Agent: Civile, LLC (Greg Fortman)  
Request: Approve a final plat out of an approved preliminary consisting of 5 lots on 22.438 acres.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for C8-06-0133.02.6A.SH - Goodnight Ranch Phase One, Section Six located at East Slaughter Lane was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Flores on a vote of 7-0. Commissioners Breithaupt, Lavani, Evans and Trinh absent.

**7. Final Plat with Preliminary Plan:** [C8-2014-0251.2A - Wildhorse Ranch; District 1](#)

Location: Northwest corner of E Parmer Lane and SH 130, Gilleland Creek Watershed  
Owner/Applicant: Texas Titan Development , LLC (William Peruzzi)  
Agent: Kimley-Horn (Rob Smith)  
Request: Approval of the final plat of Wildhorse Ranch, Section 2, comprised of 106 lots on 42.9 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Motion to grant Applicant's request for postponement of this item to September 5, 2017 was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Flores on a vote of 7-0. Commissioners Breithaupt, Lavani, Evans and Trinh absent.

- 8. Preliminary Plan:** [C8-2016-0127 - Gracy Woods; District 7](#)  
Location: 1601-1/2 Kathy Lynn Court, Walnut Creek Watershed  
Owner/Applicant: Sycamore Court, LLC (Ken Blaker)  
Agent: Texas Engineering Solutions (James Hagen)  
Request: Approval of Gracy Woods, a preliminary plan comprised of 26 lots on 5.51 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public Hearing remains OPEN.

Motion by Commissioner Denkler, seconded by Commissioner King to postpone this item to September 5, 2017 was approved on a vote of 7-0. Commissioners Breithaupt, Lavani, Evans and Trinh absent.

- 9. Final Plat:** [C8-2016-0185.0A - Dittmar Office Park; District 5](#)  
Location: 8701 Manchaca Road, South Boggy Creek Watershed  
Owner/Applicant: KC 5 Dittmar LLC (John Cummings)  
Agent: Austin Civil Engineering (Rachel Orta)  
Request: Approve a final plat consisting of 2 lots on 5.7689 acres  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-874-2767  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0185.0A - Dittmar Office Park located at 8701 Manchaca Road was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Flores on a vote of 7-0. Commissioners Breithaupt, Lavani, Evans and Trinh absent.

- 10. Preliminary Plan:** [C8-2017-0011 - Parmer Business Park Lot 16; District 7](#)  
Location: 13011 McCallen Pass, Walnut Creek Watershed  
Owner/Applicant: Karlin McCallen Pass LLC  
Agent: Stantec Consulting Services  
Request: Approval of a 1 lot preliminary plan for the construction of a private street on 10.99 acres. A variance to LDC Section 25-4-171(A) is being requested which requires that each lot in a subdivision abut a dedicated public street.  
Staff Rec.: **Recommended**  
Staff: [David Wahlgren](#), 512-974-6455,  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0011 - Parmer Business Park Lot 16 located at 13011 McCallen Pass was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Flores on a vote of 7-0. Commissioners Breithaupt, Lavani, Evans and Trinh absent.

- 11. Final Plat:** [C8-2017-0029.0A - Alexandria Maple Run Addition; District 8](#)  
Location: 4201 Alexandria Drive, Williamson Creek Watershed-Barton Springs Zone  
Owner/Applicant: All Points Construction Service, LLC (Adrian De Leon)  
Agent: Jerry Perales  
Request: Approval of the final plat of Alexandria Maple Run Addition, comprised of 7 lots on 1.01 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175, Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0029.0A - Alexandria Maple Run Addition located at 4201 Alexandria Drive was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Flores on a vote of 7-0. Commissioners Breithaupt, Lavani, Evans and Trinh absent.

- 12. Site Plan - Conditional Use Permit:** [SPC-2016-0338C - Slaughter Lane Professional Park; District 5](#)  
Location: 1217 West Slaughter Lane, Slaughter Creek Watershed  
Owner/Applicant: North Forest Office Space - South Austin LLC  
Agent: Jon Denton  
Request: The approval of a Conditional Use Permit to construct a medical office in LR-CO combining district zoning.  
Staff Rec.: **Recommended**  
Staff: [Rosemary Avila](#), 512-974-2784, Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2016-0338C - Slaughter Lane Professional Park located at 1217 West Slaughter Lane was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Flores on a vote of 7-0. Commissioners Breithaupt, Lavani, Evans and Trinh absent.

- 13. Site Plan - Conditional Use Permit:** [SPC-2016-0398C - Slaughter Lane Professional Park II; District 5](#)
- Location: 1213 West Slaughter Lane, Slaughter Creek Watershed  
Owner/Applicant: North Forest Office Space - South Austin LLC  
Agent: Jon Denton  
Request: The approval of a Conditional Use Permit to construct a medical office in LR-CO zoning.  
Staff Rec.: **Recommended**  
Staff: [Christine Barton-Holmes](#), 512-974-2788  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2016-0398C - Slaughter Lane Professional Park II at 1213 West Slaughter Lane was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Flores on a vote of 7-0. Commissioners Breithaupt, Lavani, Evans and Trinh absent.

- 14. Final Plat - Resubdivision:** [C8-2016-0127.1A - Gracy Woods; District 7](#)
- Location: 1601-1/2 Kathy Lynn Court, Walnut Creek Watershed  
Owner/Applicant: Sycamore Court, LLC (Wesley Peoples)  
Agent: Texas Engineering Solutions (James Hagen)  
Request: Approval of Gracy Woods proposed plat that is comprised of 26 lots on 5.51 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 15. Final Plat - Resubdivision:** [C8-2017-0163.0A - Resubdivision of Lot 37 A, Circle S Ridge](#)
- Location: 300 Corral Lane, South Boggy Creek Watershed  
Owner/Applicant: Scott Williams  
Agent: Standard Civil Engineering (Rex Klentzman)  
Request: Approval of Resubdivision of Lot 37 A, Circle S Ridge proposed plat that is comprised of 2 lots on 1.12 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

16. **Final Plat - Amended Plat:** [C8-2017-0168.0A - Amended Plat of Lots 6 & 7, Block C Balcones Village Section 7](#)  
Location: 9409 Cedar Crest Drive, Bull Creek Watershed  
Owner/Applicant: Don & Georgia Henrich  
Agent: Blayne Stansberry  
Request: The approval of Amended Plat of Lots 6 & 7, Block C Balcones Village Section 7 composed of 2 lots on 0.94 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
17. **Final Plat- Resubdivision:** [C8-2017-0171.0A - 7204 Congress Tract](#)  
Location: 7300 South Congress Avenue, South Boggy Creek Watershed  
Owner/Applicant: Carol Williams  
Agent: BGE, Inc. (Jacob Kondo)  
Request: The approval of 7204 Congress Tract composed of 1 lot on 8.04 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
18. **Final Plat - Amended Plat:** [C8-2017-0173.0A - South Park Crossing; District 5](#)  
Location: 1701 Oak Hill Lane, Onion Creek Watershed  
Owner/Applicant: Southpark Crossing, LLC  
Agent: Noble Surveying & Engineering Works, LLC (Tres Howland)  
Request: The approval of the South Park Crossing Final Plat composed of 1 lot on 16.43 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
19. **Preliminary Plan:** [C8-2017-0178 - Dominion Austin; District 7](#)  
Location: 1601 Cedar Bend Drive, Walnut Creek Watershed  
Owner/Applicant: MKM Ventures, LLC (Mohammad Minhas)  
Agent: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr. P.E.)  
Request: The approval of the Dominion Austin Preliminary Plan composed of 125 lots on 14.65 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
20. **Final Plat with Preliminary:** [C8J-2015-0110.2A - Breakwater](#)  
Location: 11825 Rim Rock Trail, Bear Creek Watershed  
Owner/Applicant: Jonathan Cheng  
Agent: Cuatro Consultants (Hugo Elizondo, Jr. P.E.)  
Request: The approval of the Breakwater composed of 24 lots on 26.88 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

21. **Final Plat -** [C8J-2017-0172.0A - Amended Plat of Lots 6, 7, 8 and 9 Hudson Bend Colony No. 2](#)  
**Amended Plat:**  
Location: 16101 Lake Travis Drive, Lake Travis Watershed  
Owner/Applicant: Sally Harty  
Agent: Steven Womack  
Request: The approval of the Amended Plat of Lots 6, 7, 8, and 9 Hudson Bend Colony No. 2 composed of 3 lots on 5.507 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearing closed.

The motion to disapprove items C-14 – C-21 was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Flores on a vote of 7-0. Commissioners Breithaupt, Lavani, Evans and Trinh absent.

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

1. [Discussion and possible action to adopt a Commission Policy and / or Supplemental Policy related to recommendations and / or resolutions sponsored by members of the Zoning and Platting Commission.](#) (Sponsor: Commissioner Evans, Co-Sponsor: Commissioner Trinh)

Motion by Commissioner Greenberg, seconded by Commisisoner Aguirre to stay the Bylaws as written was approved on a vote of 7-0. Commissioners Breithaupt, Lavani, Evans and Trinh absent.

Zoning and Platting Commission note: Due to sponsors being absent the Commission grants the item to be placed on a future agenda.

2. Discussion and possible recommendation of Members of the Zoning and Platting Commission to be considered by the Austin City Council for the purpose of serving on the following Committees:

[Code and Ordinances Joint Committee](#)  
[Comprehensive Plan Joint Committee](#)  
[Small Area Planning Joint Committee](#)

Following members were nominated by slate and approved by general consent of the Zoning and Platting Commission on a vote of 7-0. Commissioners Breithaupt, Lavani, Evans and Trinh absent.

Code and Ordinances Joint Committee: Commissioners Denkler, Flores and Greenberg  
Comprehensive Plan Joint Committee: Commissioners Aguirre, Lavani and Evans  
Small Area Planning Joint Committee: Commissioners Duncan, King and Kiolbassa

3. [Discussion and possible action regarding Annual Internal Review and Report of the Zoning and Platting Commission.](#)

Item was postponed to September 5, 2017 by general consent of the Zoning and Platting Commission.

## **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. (Sponsor: Chair Kiolbassa, Co-Sponsor: Vice Chair Duncan)

Discussion occurred; no action taken.

## **F. COMMITTEE REPORTS**

[Codes and Ordinances Joint Committee](#) - No report provided.

[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, August 15, 2017 at 9:54 p.m.**

Approved September 5, 2017

  
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Commissioner Aguirre, Secretary

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