



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, September 5, 2017

The Zoning & Platting Commission convened in a regular meeting on September 5, 2017 @ 301 W. 2nd Street, Austin, TX 78701

Chair Kiolbassa called the Commission Meeting to order at 6:15 p.m.

Commission Members in Attendance:

**Ana Aguirre – Secretary
Dustin Breithaupt
Ann Denkler
Jim Duncan – Vice-Chair
Bruce Evans
Yvette Flores
Betsy Greenberg – Parliamentarian
David King
Jolene Kiolbassa – Chair
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. Ken Jacob: Mr. Jacob discussed matters related flood mitigation and CodeNEXT.

B. APPROVAL OF MINUTES

1. Approval of minutes from August 15, 2017.

Motion to approve the minutes of August 15, 2017 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Flores 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: Drenner Group (Amanda Swor)
Request: CS-CO; CS-MU-CO; GR-CO to CS-MU-CO
Staff Rec.: **Recommendation Pending; Postponement request 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 Aguirre, seconded by Commissioner Flores on a vote of 11-0.

- 2. Rezoning:** [C14-2017-0022 - Bluff Springs Commercial; District 2](#)
Location: 6901 and 7001 Bluff Springs Road, South Boggy Creek Watershed
Owner/Applicant: Buda Bluff, LLC (Salim Haddad)
Agent: South Llano Strategies (Glen Coleman)
Request: CS-CO to CS-CO, to change a condition of zoning
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to October 17, 2017**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to October 17, 2017 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Flores on a vote of 11-0.

- 3. Rezoning:** [C14-2017-0091 - U.S. Army Corps of Engineers Lower Onion Creek Flood Mitigation Project; District 2](#)
Location: 6800 Onion Creek Drive, Onion Creek/Marble Creek Watersheds
Owner/Applicant: City of Austin
Agent: City of Austin Watershed Protection Department (Pam Kearfott)
Request: SF-2; SF-3; MH to P
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Breithaupt, seconded by Commissioner Evan to grant P district zoning for C14-2017-0091 - U.S. Army Corps of Engineers Lower Onion Creek Flood Mitigation Project located at 6800 Onion Creek Drive was approved on a vote of 11-0.

4. **Rezoning:** [C14-2017-0095 - Brodie Marketplace; District 8](#)
Location: 8916 Brodie Lane, Suite 500, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: Brodie Marketplace Capital LLC (Tylere Brennan)
Agent: Gertie Wilson
Request: LR; GR to CS-1
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Denkler, seconded by Commissioner Breithaupt to grant CS-1 district zoning for C14-2017-0095 - Brodie Marketplace located at 8916 Brodie Lane, Suite 500 was approved on a vote of 11-0.

5. **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 19, 2017 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Flores on a vote of 11-0.

6. **Rezoning:** [C14-2017-0052 - 4920 Spicewood Springs Road; District 10](#)
Location: 4920 Spicewood Springs Road, Bull Creek Watershed
Owner/Applicant: Richard Haberman Trust (Danny Haberman, Trustee)
Agent: Civile, LLC (Lawrence Hanarahan, P.E.)
Request: LO-CO to LO-CO
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Greenberg, seconded by Commissioner King to DENY LO-CO combining district zoning for C14-2017-0052 - 4920 Spicewood Springs Road located at 4920

Spicewood Springs Road was approved on a vote of 9-2. Commissioners Trinh and Evans voted nay on this item.

- 7. Rezoning:** [C14-2017-0085 - Charles Ford Rezoning, District 6](#)
Location: 12101-1/2 Conrad Road, Walnut Creek Watershed
Owner/Applicant: Charles Ford
Request: SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Lavani, seconded by Commissioner Evan to grant SF-3 district zoning failed on a vote of 4-7. Those voting aye were Commissioners Breithaupt, Evans, Lavani and Trinh. Those voting nay were Chair Kiolbassa, Vice-Chair Duncan and Commissioners Aguirre, Denkler, King, Greenberg and Flores.

Substitute motion by Commissioner Denkler, seconded by Commissioner Lavani to grant SF-3 district zoning with the following conditions:

Prohibit Duplex Residential.
Provide on-site parking for accessory dwelling units.

Motion failed on a vote of 5-6. Those voting aye were Commissioners Aguirre, Denkler, Evans, Flores and Lavani. Those voting nay were Chair Kiolbassa, Vice-Chair Duncan and Commissioners Breithaupt, King and Greenberg.

Item is forwarded to Council without a recommendation due to lack of an affirmative vote.

- 8. Preliminary Plan with variance:** [C8-2017-0038 - Enclave at Harris Ridge; District 7](#)
Location: 13328 - 13400 Harrisglenn Drive, Harris Branch Watershed
Owner/Applicant: Ridge Investors Ltd. (Robert C. Wilson III)
Agent: LJA Engineering (Brian Faltesek, P.E.)
Request: Approval of the preliminary plan composed of 62 lots on 13.93 acres, with a variance request from Section 25-4-33 for a Balance of Tract.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant staff recommendation for C8-2017-0038 - Enclave at Harris Ridge located at 13328 - 13400 Harrisglenn Drive was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Flores on a vote of 11-0.

- 9. 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: Continued from August 15, 2017. 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 closed.

Motion to grant staff recommendation for C8-2016-0127 - Gracy Woods located at 1601-1/2 Kathy Lynn Court was approved on the on the motion by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 9-0. Commissioners Denkler and Greenberg voted nay.

- 10. 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

Public Hearing closed.

Motion to grant staff recommendation for C8-2014-0251.2A - Wildhorse Ranch located at the Northwest corner of E Parmer Lane and SH 130 was approved on the consent agenda by Commissioner Aguirre, Seconded by Commissioner Flores on a vote of 11-0.

- 11. Final Plat:** [C8J-2017-0190.0A - Bratton Hill Section 4](#)
Location: 3212-1/2 Grand Avenue Parkway, Gilleland Creek Watershed
Owner/Applicant: RSI Communities (Ryan Mattox)
Agent: RSI Communities (Ryan Mattox)
Request: Approval of Bratton Hill Section 4 composed of 1 lot on 9.459 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

12. **Final Plat - With Preliminary:** [C8J-2016-0188.1A - Easton Park Section 2C Final Plat; District 2](#)
Location: 8304 Sassman Road, North/South Fork Dry Creek Watersheds
Owner/Applicant: Carma Easton LLC (Luke Gosda)
Agent: Kitchen Table Civil (Jonathan Fleming)
Request: Approval of Easton Park Section 2C Final Plat, composed of 157 lots on 120.49 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Preliminary Plan:** [C8-2017-0191 - Knox Preserve; District 10](#)
Location: 7304 Knox Lane, Shoal Creek Watershed
Owner/Applicant: Cabot-Chase, Ltd. (Jimmy Nassour)
Agent: Texas Engineering Solutions (Connor Overby)
Request: Approval of Knox Preserve composed of 15 lots on 8.83 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Final Plat:** [C8J-2017-0181.0A - North Shields South Tract; District 7](#)
Location: North Shields Drive, Walnut Creek Watershed
Owner/Applicant: Neans Investments
Agent: LJA Engineering (Michael Porvaznik)
Request: Approval of North Shields South Tract, composed of 1 lot on 0.96 acres
Staff Rec.: **Disapproval**
Staff:
15. **Preliminary Plan:** [C8-2017-0189 - Pioneer Hill Preliminary Plan; District 1](#)
Location: 10017-1/2 Dessau Road, Walnut Creek Watershed
Owner/Applicant: DRH Land Opportunities I, Inc. (Kevin Pape)
Agent: Pape-Dawson Engineers Inc. (Terry Reynolds)
Request: Approval of the Pioneer Hill Preliminary Plan composed of 420 lots on 200.38 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat - Amended Plat:** [C8-2017-0187.0A - Replat of Deer Park/Live Oak/Dominique Section Two; District 6](#)
Location: 12833 Turtle Rock Road, Lake Creek Watershed
Owner/Applicant: GK Turtle Rock, LTD. (David Castilla)
Agent: Kimley-Horn and Associates (Joel Wixson)
Request: Approval of Replat of Deer Park/Live Oak/Dominique Section Two, composed of 1 lot on 5.24 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 17. Final Plat - Previously Unplatted:** [C8J-2017-0188.0A - River Road RV Final Plat](#)
 Location: 12710 FM 969 Road, Decker Creek Watershed
 Owner/Applicant: River Road Baptist Church
 Agent: GICE, Inc. (Norma Divine)
 Request: Approval of the River Road RV Final Plat composed of 1 lot on 8.61 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 18. Preliminary Plan:** [C8J-2017-0179 - Springdale Park](#)
 Location: 10805 Cameron Road, Walnut Creek Watershed
 Owner/Applicant: Barr Lane LLC (Javier Barajas)
 Agent: Landmark Engineering, Inc. (Javier Barajas)
 Request: Approval of Springdale Park, composed of 379 single family lots on 55.87 acres, 1 multifamily lot on 12.8 acres, and 18.9 acres of right-of-way
 Staff Rec.: **Disapproval**
 Staff: Joe Arriaga, 512-854-7562, joe.arriaga@co.travis.tx.gov
 Development Services Department
- 19. Final Plat with Preliminary:** [C8-2013-0092.2A - Springfield Commercial - West, District 2](#)
 Location: 7200 Springfield Drive, Cottonmouth Creek Watershed
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
 Agent: Pape Dawson Engineers (Terry Reynolds)
 Request: Approval of the Springfield Commercial - West Final Plat composed of 1 lot on 1.28 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 20. Final Plat:** [C8-2017-0180.0A - The Circle at Nelms; District 2](#)
 Location: 6305 Bluff Springs Road, Williamson Creek Watershed
 Owner/Applicant: Indo Pak Investments LLC
 Agent: Genesis 1 Engineering (George Gonzalez)
 Request: Approval of The Circle at Nelms, composed of 1 lot on 7.78 acres
 Staff Rec.: **Disapproval**
 Staff: Jeremy Siltala, 512-974-2945, jeremy.siltala@austintexas.gov
 Development Services Department

21. **Final Plat - Amended Plat:** [C8-2017-0184.0A - The Reserve at Southpark Meadows II; District 5](#)
Location: 8000 Alex Lane, Slaughter Creek Watershed
Owner/Applicant: DRH Land Opportunities I, Inc. (Ian Cude)
Agent: Pape-Dawson Engineers Inc. (Terry Reynolds)
Request: Approval of The Reserve at Southpark Meadows II, composed of 25 lots on 5.08 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearing closed.

Motion to disapprove items C-11 – C-21 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Flores on a vote of 11-0.

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 Denkler, seconded by Commissioner Evans to amend the Rules and Regulations pertaining to Commission member sponsored resolutions was approved on a vote of 11-0.

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

Motion to postpone this item to September 19, 2017 was approved 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)

Motion by Vice-Chair Duncan, seconded by Commissioner Aguirre to request the following:

Request a special called meeting of the Zoning and Platting Commission on October 14, 2017 and October 21, 2017 to provide Listening Sessions to hear from the public regarding CodeNEXT.

Request Special Called meeting / Listening Sessions to be held at two separate locations.

Request technical staff to provide audio and video service.

Request CodeNEXT staff be present.

Request the service of an interpreter.

Chair Kiolbassa to reach out to the Planning Commission to inquire into participation.

The motion was approved on a vote of 11-0.

F. COMMITTEE REPORTS

[Bond Election Advisory Task Force](#) – Commissioner Evans stated the Task Force has divided into working groups that are meeting weekly along with a Task Force monthly meeting. Commissioner Evans stated one question being addressed is the size of the bond election. The range has been set at \$325 million to \$820 million. Task Force members are reaching out to their respective Council Members for guidance on the size.

[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, September 5, 2017 at 11:15 p.m.

Approved September 19, 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.