



## **REGULAR MEETING**

### **ZONING & PLATTING COMMISSION**

**Tuesday, October 17, 2017**

**The Zoning & Platting Commission convened in a regular meeting on October 17, 2017 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701**

**Chair Kiolbassa called the Commission Meeting to order at 6:04 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  
Sunil Lavani**

#### **Absent:**

**Dustin Breithaupt  
Yvette Flores  
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.

## B. APPROVAL OF MINUTES

1. Approval of minutes from October 3, 2017.

Motion to approve minutes from October 3, 2017 was approved on the consent agenda by Commissioner King, seconded by Commissioner Lavani on a vote of 8-0. Commissioners Breithaupt, Flores and Trinh absent.

## C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2016-0111 - Burleson; District 2](#)  
Location: 8219 Burleson Road, Onion Creek Watershed  
Owner/Applicant: Park 183 Land, LLC (Brad Maples)  
Agent: Armbrust & Brown, PLLC (Eric deYoung)  
Request: LI-CO to LI-CO, to change a condition of zoning  
Staff Rec.: **Pending; Postponement request by Staff to November 7, 2017**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to November 7, 2017 was approved on the consent agenda by Commissioner King, seconded by Commissioner Lavani on a vote of 8-0. Commissioners Breithaupt, Flores and Trinh absent.

- 2. Rezoning:** [C14-2017-0022 - Bluff Springs Commercial; District 2](#)  
Location: 6901 and 7001 Bluff Springs Road, South Boggy Creek, Williamson Creek Watersheds  
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 November 7, 2017**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to November 7, 2017 was approved on the consent agenda by Commissioner King, seconded by Commissioner Lavani on a vote of 8-0. Commissioners Breithaupt, Flores and Trinh absent.

3. **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.: **Recommended, with conditions**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Lavani, seconded by Vice-Chair Duncan to grant Staff's and the Environmental Commission's recommendations of PUD district zoning for C814-2017-0024 - Holdsworth Center PUD located at 4907 RM 2222 Road, inclusive of Exhibits B through K, including the Transportation Demand Management (TDM) Program, improvements to RM 2222 as agreed to with TXDOT, and prohibiting hotel-motel use was approved on a vote 8-0. Commissioners Breithaupt, Flores and Trinh absent.

4. **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.: **Recommended, with conditions; Indefinite Postponement request by Applicant**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Applicant's request for an indefinite postponement of this item was approved on the consent agenda by Commissioner King, seconded by Commissioner Lavani on a vote of 8-0. Commissioners Breithaupt, Flores and Trinh absent.

5. **Rezoning:** [C14-2017-0111 - 3059 Hwy 71 E; District 2](#)  
Location: 3059 East State Highway 71 Westbound, Colorado River Watershed  
Owner/Applicant: 3059 Highway 71 Investments, LLC (Saeed Minhas)  
Agent: Lenworth Consulting LLC (Nash Gonzales)  
Request: SF-2 to CS  
Staff Rec.: **Recommendation of CS-CO**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation of CS-CO combining district zoning, including removing hotel/motel as a prohibited use, for C14-2017-0111 - 3059 Hwy 71 E located at 3059 East State Highway 71 Westbound was approved on the consent agenda by Commissioner King, seconded by Commissioner Lavani on a vote of 8-0. Commissioners Breithaupt, Flores and Trinh absent.

6. **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 December 5, 2017 was approved on the consent agenda by Commissioner King, seconded by Commissioner Lavani on a vote of 8-0. Commissioners Breithaupt, Flores and Trinh absent.

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

Motion by Commissioner Aguirre, seconded by Commissioner Greenberg to grant the Neighborhood's request for postponement of this item to November 7, 2017 was approved on a vote of 7-1. Commissioner Evans voted nay on this item. Commissioners Briethaupt, Flores and Trinh absent.

8. **Rezoning:** [C14-2017-0115 - 2510 West Parmer Lane; District 7](#)  
Location: 2510 West Parmer Lane, Walnut Creek Watershed  
Owner/Applicant: CSW 2510 West Parmer, LLC  
Agent: Lenworth Consulting, LLC (Nash Gonzales)  
Request: GR to CS  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS district zoning for C14-2017-0115 - 2510 West Parmer Lane located at 2510 West Parmer Lane was approved on the consent agenda by Commissioner King, seconded by Commissioner Lavani on a vote of 8-0. Commissioners Breithaupt, Flores and Trinh absent.

9. **Rezoning:** [C14-2016-0121 - 7700 West Parmer Lane; District 6](#)  
Location: 7700 West Parmer Lane, Lake Creek Watershed  
Owner/Applicant: BRI 1869 Parmer, LLC  
Agent: Drenner Group, PC (Amanda Swor)  
Request: LI-PDA to LI-PDA  
Staff Rec.: **Recommended, with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Vice-Chair Duncan to grant Staff's recommendation of LI-PDA combining district zoning for C14-2016-0121 - 7700 West Parmer Lane located at 7700 West Parmer Lane was approved on a vote of 8-0. Commissioners Breithaupt, Flores and Trinh absent.

10. **Rezoning:** [C14-2017-0028 - Great Hills Mixed Use; District 10](#)  
Location: 9829 Great Hills Trail and 10224 Research Boulevard, Walnut Creek Watershed  
Owner/Applicant: Great Hills Retail, Inc.  
Agent: Drenner Group, PC (Amanda Swor)  
Request: GR, LO to CS-MU-V  
Staff Rec.: **Recommended, with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Lavani, seconded by Commissioner Evans to grant Staff's recommendation of CS-MU-V-CO combining district zoning for C14-2017-0028 - Great Hills Mixed Use located at 9829 Great Hills Trail and 10224 Research Boulevard was approved on a vote 8-0. Commissioners Breithaupt, Flores and Trinh absent.

11. **Restrictive Covenant Termination:** [C14-98-0146\(RCT\) - 6610 McNeil Drive Termination of Restrictive Covenant; District 6](#)  
Location: 6610 McNeil Drive, 12602 Blackfoot Trail, Rattan Creek Watershed  
Owner/Applicant: Abraham Birgani  
Agent: Shaw Hamilton Consultants (Shaw Hamilton)  
Request: To terminate a restrictive covenant on the property  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commissioner Lavani to grant Staff recommendation to grant the Termination of Restrictive Covenant for C14-98-0146(RCT) - 6610 McNeil Drive

Termination of Restrictive Covenant located at 6610 McNeil Drive, 12602 Blackfoot Trail was approved on a vote of 6-2. Chair Kiolbassa and Commissioner King voted nay. Commissioners Breithaupt, Flores and Trinh absent.

- 12. 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. The applicant also requests a variance from Section 25-4-175(A)(2) in order to utilize a flag lot design.
- Staff Rec.: **Recommended**
- Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
Development Services Department

Motion to grant Applicant's request for postponement to December 5, 2017 was approved on the consent agenda by Commissioner King, seconded by Commissioner Lavani on a vote of 8-0. Commissioners Breithaupt, Flores and Trinh absent.

- 13. Final Plat - Resubdivision:** [C8J-2017-0242.0A - Terrace at Hornsby Bend](#)
- Location: 14011 FM 969 Road, Decker Creek Watershed
- Owner/Applicant: Najib F. Wehbe
- Agent: LJA Engineering & Surveying (Danny Miller)
- Request: The approval of the Terrace at Hornsby Bend composed of 310 lots on 22.56 acres.
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

- 14. Final Plat - With Preliminary:** [C8J-2015-0255.5A - Easton Park Section 2B-Phase 2; District 2](#)
- Location: 7901 Colton Bluff Springs Road, Cottonmouth Creek Watershed
- Owner/Applicant: Carma Properties Westport (Chad Matheson)
- Agent: Carlson, Brigrance, & Doering, Inc. (Bill E. Couch)
- Request: The approval of the Easton Park Section 2B-Phase 2 composed of 254 lots on 55.44 acres.
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

15. **Final Plat - Amended Plat:** [C8-2017-0229.0A - Amended Plat of Avana, Phase One Section Five; District 8](#)  
Location: Javea Drive, Bear Creek Watershed  
Owner/Applicant: Longaro & Clarke  
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)  
Request: The approval of the Amended Plat of Avana, Phase One Section Five, composed of 20 lots on 4.3731 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
16. **Final Plat - Amended Plat:** [C8J-2017-0230.0A - Amarra Drive Phase 3 Amended Plat of Lots 15 & 16 Block H](#)  
Location: 4825 Amarra Drive, Barton Creek Watershed-Barton Springs Zone  
Owner/Applicant: Don Vincent Elledge  
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)  
Request: The approval of Amarra Drive Phase 3 Amended Plat of Lots 15 & 16 Block H, composed of 2 lots on 3.59 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
17. **Preliminary Plan-:** [C8J-2017-0240 - Forest Bluff Section 7; District 1](#)  
Location: FM 969 Road, Decker Creek Watershed  
Owner/Applicant: Longaro & Clarke  
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)  
Request: The approval of Forest Bluff Section 7, composed of 86 lots on 15.28 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
18. **Final Plat - With Preliminary:** [C8J-2017-0240 .1A - Forest Bluff Section 7](#)  
Location: FM 969 Road, Decker Creek Watershed  
Owner/Applicant: John Lloyd  
Agent: Randall Jones & Associated Engineering, Inc. (Ashley Hanson)  
Request: The approval of the Forest Bluff Section 7 Final Plat composed of 85 lots on 15.28 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

19. **Preliminary Plan:** [C8J-2017-0241 - Gene Taylor Tract Preliminary Plan](#)  
Location: S O Connor Drive, Lake Creek Watershed  
Owner/Applicant: Robinson Land LTD Parters et al (Blake Contine)  
Agent: Lews Woods, LLC (Barrett Wood)  
Request: The approval of Gene Taylor Tract Preliminary Plan composed of 1 lot on 42.3 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
20. **Preliminary Plan:** [C8J-2017-0235 - Bella Fortuna](#)  
Location: Bradshaw Road, Onion Creek Watershed  
Owner/Applicant: John M. and Davey L. Buratti  
Agent: Doucet & Associates, Inc. (Davood Salek)  
Request: The approval of Bella Fortuna composed of 477 lots on 158.26 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
21. **Final Plat:** [C8J-2017-0234.0A - The Hills of Bear Creek, Lot 23, Block G](#)  
Location: 2101 W FM 1626 Road, Bear Creek Watershed  
Owner/Applicant: Roger Johnson  
Agent: Thrower Design (Ron Thrower)  
Request: The approval of The Hills of Bear Creek, Lot 23, Block G composed of 1 lot on 4.64 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
22. **Final Plat - Previously Unplatted:** [C8J-2017-0232.0A - Ayala and Amigos Subdivision](#)  
Location: 15709 FM 812 Road, Maha Creek Watershed  
Owner/Applicant: Armandina Ayala  
Agent: Hector Avila  
Request: The approval of the Ayala and Amigos Subdivision Final Plat composed of 5 lots on 15.161 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
23. **Final Plat - Previously Unplatted:** [C8J-2017-0233.0A - Steiner Ranch Lake Club; District 6](#)  
Location: 12300 River Bend, Lake Austin Watershed  
Owner/Applicant: 239 Rio Vista, c/o Eurys Capital Partners (Darrell R. Spaulding, VP)  
Agent: Texas Engineering Solutions (Connor Overby)  
Request: The approval of the Steiner Ranch Lake Club Final Plat composed of 2 lots on 5.23 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department



Public Hearings closed.

Motion to disapprove items C-13 – C-23 was approved on the consent agenda by Commissioner King, seconded by Commissioner Lavani on a vote of 8-0. Commissioners Breithaupt, Flores and Trinh absent.

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

1. Discussion and possible adoption of the Zoning and Platting Commission regular meeting schedule for calendar year 2018.

Motion by Commissioner Lavani, seconded by Commissioner Denkler to approve the Zoning and Platting Commission regular meeting schedule for calendar year 2018; Zoning and Platting Commission to meet every 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of the month. Motion was approved on a vote of 8-0. Commissioners Breithaupt, Flores and Trinh 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. (Sponsor: Chair Kiolbassa, Co-Sponsor: Vice- Chair Duncan)

#### **F. COMMITTEE REPORTS**

[Bond Election Advisory Task Force](#) – No report provided.

[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, October 17, 2017 at 9:40 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.