



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, December 19, 2017

The Zoning & Platting Commission convened in a regular meeting on December 19, 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

Jolene Kiolbassa – Chair

David King

1 Vacancy

Absent:

Dustin Breithaupt

Sunil Lavani

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 December 5, 2017

Motion to approve the minutes from December 5, 2017 was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Denkler on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the commission.

C. PUBLIC HEARINGS

1. **Zoning:** [C14-2017-0143 - 11500 Manchaca Road; District 5](#)
Location: 11500 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: JG Manchaca Property, LLC and Garcia Road, LLC (Espirion Garcia)
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: I-RR to CS-CO for Tract 1, GR-CO for Tract 2 and W/LO-CO for Tract 3
Staff Rec.: **Recommended, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation CS-CO district zoning for Tract 1, GR-CO district zoning for Tract 2, and W/LO-CO combing district zoning for Tract 3, with conditions of R-O-W dedication on Manchaca Road, and the following additional conditional overlays:

- 1) On Tract 1, adult-oriented businesses is a prohibited use
- 2) On Tract 3, truck access is prohibited on the north and west property lines.
- 3) On Tract 3, lighting fixtures are required to be shielded.
- 4) On Tract 3, a 25-foot wide undisturbed vegetative buffer shall be provided and maintained along the north and west property lines.
- 5) The removal of existing trees within the 25-foot compatibility setback is prohibited.

Motion by Vice-Chair Duncan, seconded by Commissioner Evans was approved on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the commission.

2. **Rezoning:** [C14-2017-0136 - Lake Creek Commercial; District 6](#)
Location: 9829-1/2 North Lake Creek Parkway, Lake Creek Watershed
Owner/Applicant: 620/183 Limited Partnership (Fred Thomas)
Agent: McLean & Howard, LLP (Jeffrey Howard)
Request: MF-6 to GR
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057,
Planning and Zoning Department

Public Hearing closed.

Motion to grant GR-MU combining district zoning for C14-2017-0136 - Lake Creek Commercial located at 9829-1/2 North Lake Creek Parkway was approved on the motion by Commissioner Evans, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the commission.

- 3. Environmental Variance:** [SP-2017-0146D - 4213 Watersedge Cove](#)
Location: 4213 Watersedge Cove, Lake Austin Watershed
Owner/Applicant: Janis Smith
Request: To allow a bulkhead that was built in front of the existing bulkhead to extend beyond the allowed 6” to 1’.
Staff Rec.: **Recommended**
Staff: [Clarissa Davis](#), 512-974-1423
[Atha Phillips](#), 512-974-6303
Development Services Department

Public Hearing closed.

Motion to grant Staff’s recommendation, with the additional conditions as approved by the Environmental Commission (*see* [Staff Report - C-03 pg. 18 of 19](#)), for SP-2017-0146D - 4213 Watersedge Cove located at 4213 Watersedge Cove was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Denkler on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the commission.

- 4. Resubdivision:** [C8-2017-0159.0A - Resubdivision of Lot 1C, Block D, Replat of Deerfield at Brodie Subdivision Section II; District 8](#)
Location: 3601 Davis Lane, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: WW Deerfield Ltd. (Williams Walters)
Agent: LJA Engineering & Surveying (Reese Hurley)
Request: Approve the resubdivision of one lot into a three lot subdivision on 4.60 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff’s recommendation for C8-2017-0159.0A - Resubdivision of Lot 1C, Block D, Replat of Deerfield at Brodie Subdivision Section II located at 3601 Davis Lane was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Denkler on a vote of 8-0. Commissioners Breithaupt and Lavani absent One vacancy on the commission.

- 5. Resubdivision:** [C8-2016-0219.0A.SH - Resubdivision of Cameron Industrial Park; District 1](#)
Location: 9201 Cameron Road, Little Walnut Creek Watershed
Owner/Applicant: LDG Development, LLC (William Hartz)
Agent: BGE Inc. (Andrew Chanis)
Request: Approve the resubdivision of one lot into 2 lots on 12.086 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0219.0A.SH - Resubdivision of Cameron Industrial Park located at 9201 Cameron Road was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Denkler on a vote of 8-0. Commissioners Breithaupt and Lavani absent One vacancy on the commission.

- 6. Final Plat - Amended Plat:** [C8-2017-0296.0A - Four Corners Commercial Amended Plat; District 6](#)
Location: 7300 North 620 Road, Lake Travis Watershed
Owner/Applicant: GDF Realty Investments (R. James George Jr.) & Shay Urcell Rathbun
Agent: LJA Engineering (Alex Clarke)
Request: Approval of the Four Corners Commercial Amended Plat composed of 2 lots on 6 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 7. Final Plat - Resubdivision:** [C8-2017-0297.0A - Spanish Oak Ridge Annex II Resubdivision of Lots A & B; District 7](#)
Location: 11902 Hornsby Street, Walnut Creek Watershed
Owner/Applicant: Taun Minh Bui
Agent: Perales Engineering (Jerry Perales)
Request: Approval of the Spanish Oak Ridge Annex II Resubdivision of Lots A & B composed of 3 lots on 0.79 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 8. Final Plat with Preliminary:** [C8J-04-0160.12A - Gilbert Lane Phase Five](#)
Location: Gilbert Road, Walnut Creek Watershed
Owner/Applicant: KNWL Development (John Lloyd)
Agent: BGE Engineering (Christopher Rawls)
Request: Approval of Gilbert Lane Phase Five composed of 165 lots on 34.58 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 9. Final Plat - Resubdivision:** [C8-2017-0298.0A - Frank Stark Subdivision, Resubdivision of a Part of Lot 2; District 7](#)
Location: 11912 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Mohammad Naeem Jan
Agent: Eyad Kasemi
Request: Approval of the Frank Stark Subdivision, Resubdivision of a Part of Lot 2 composed of 1 lot on 1.6988 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 10. Final Plat - Resubdivision:** [C8-2017-0299.0A - Eastridge; District 2](#)
Location: 5525 Ross Road, Dry Creek East Watershed
Owner/Applicant: Equinox Properties (Daniel Wang)
Agent: JCI Residential (Ross Hamilton)

Request: Approval of Eastridge composed of 2 lots on 16.56 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

11. **Final Plat - Resubdivision:** [C8J-2017-0300.0A - Village @ Northtown Section Three; Resubdivision of Lot 5, Block C](#)
Location: North Heatherwilde Boulevard, Dry Creek East Watershed
Owner/Applicant: KB Home (Laurie Lara)
Agent: LJA Engineering (Walter Hoysa, P.E.)
Request: Approval of the Village @ Northtown Section Three; Resubdivision of Lot 5, Block C composed of 151 lots on 36.7 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat - Resubdivision:** [C8-2017-0286.0A - Cedar Elm Subdivision, Replat of Lot 1; District 7](#)
Location: 13201 Burnet Road, Walnut Creek Watershed
Owner/Applicant: Mopac Hotel Development LP (Patricia Darty)
Agent: Doucet & Associates (Ted McConaghy)
Request: Approval of Cedar Elm Subdivision, Replat of Lot 1, composed of 1 lot on 6.51 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat - with Preliminary:** [C8J-04-0160.10A - Gilbert Lane Phase Three-A \(Withdraw / Resubmittal C8J-04-0160.8A\)](#)
Location: Gilbert Road, Decker Creek Watershed
Owner/Applicant: Gilbert Lane Investments, LP (John Lloyd)
Agent: Murfee Engineering Company, Inc. (Kenneth Martin)
Request: Approval of Gilbert Lane Phase Three-A (Withdraw / Resubmittal of C8J-04-0160.8A), composed of 11 lots on 2.75 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Final Plat - with Preliminary:** [C8J-04-0160.11A - Gilbert Lane Phase Two-A \(Withdraw / Resubmittal of C8J-04-0160.7A\)](#)
Location: Gilbert Road, Decker Creek Watershed
Owner/Applicant: Gilbert Lane Investments, LP (John Lloyd)
Agent: Murfee Engineering Company, Inc. (Kenneth Martin)
Request: Approval of Gilbert Lane Phase Two-A (Withdraw / Resubmittal of C8J-04-0160.7A), composed of 11 lots on 2.75 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat - Amended Plat:** [C8-2017-0293.0A - Davenport Ranch Phase 7, Section 3, Amended Plat of Lots 4 and 8; District 10](#)
Location: 5900 Waymaker Road, Lake Austin Watershed
Owner/Applicant: Halstead Frost
Request: Approval of Davenport Ranch Phase 7, Section 3, Amended Plat of Lots 4 and 8, composed of 2 lots on 1.81 acres
Staff Rec.: **Disapproval**

Staff: Development Services Department

**16. Final Plat -
Previously
Unplatted:**

[C8-2017-0290.0A - Wolf Corner Two](#)

Location: 8014-8200 Wolf Lane, Maha Creek Watershed
Owner/Applicant: SAFA Trading Establishment, Inc. (Adam Ahmad)
Agent: Servant Engineering & Consulting, PLLC (Mauricio Quintero Rangel, P.E.)
Request: Approval of the Wolf Corner Two Final Plat composed of 1 lot on 10.66 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

17. Preliminary Plan:

[C8-2017-0291 - Wildhorse Ranch Amenity Center; District 1](#)

Location: 10400 East Parmer Lane, Gilleland Creek Watershed
Owner/Applicant: HOM Titan Development (William Peruzzi)
Agent: Kimley-Horn (Josh Miksch)
Request: Approval of the Wildhorse Ranch Amenity Center Preliminary Plan composed of 1 lot on 8.18 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

**18. Final Plat -
Resubdivision:**

[C8-2017-0292.0A - Greens on Cooper Lane; District 2](#)

Location: 7513 Cooper Lane, South Boggy Creek Watershed
Owner/Applicant: Townbridge Homes, LLC (Aaron Levy)
Agent: Thrower Design (Ron Thrower)
Request: Approval of the Greens on Cooper Lane Final Plat composed of 2 lots on 4.64 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

**19. Final Plat -
Resubdivision:**

[C8-2017-0294.0A - Anita Subdivision; District 8](#)

Location: 1608 Barclay Drive, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Adam and Megan Harris
Agent: Masterplan (Karen Wunsch)
Request: Approval of the Anita Subdivision Final Plat composed of 1 lot on 2.26 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearing closed.

Motion to disapprove Items C-06 – C-19 was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Denkler on a vote of 8-0. Commissioners Breithaupt and Lavani absent One vacancy on the commission.

D. NEW BUSINESS

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 Commissioner Denkler, seconded by Vice-Chair Duncan to propose draft a letter for consideration and adoption at the next regular scheduled meeting regarding compatability and mapping. Motion was approved on an 8-0 vote. Commissioners Breithaupt and Lavani absent. One vacancy on the commission.

F. COMMITTEE REPORTS

[Bond Election Advisory Task Force](#) – Commissioner Evans stated four town halls are scheduled for January, 2018.

[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, December 19, 2017 at 8:15 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 2 days before the meeting date. Please call Andrew Rivera at the Planning and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.