



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, June 5, 2018**

**The Zoning & Platting Commission convened in a meeting on Tuesday, June 5, 2018**

**@ 301 W. 2<sup>nd</sup> St., Austin, TX 78704**

**Chair Kiolbassa called the Commission Meeting to order at 6:05 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  
Sunil Lavani  
Abigail Tatkow**

**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.

- 1) Mr. Bill Nalle – Mr. Nalle discussed his concerns regarding the Camelback PUD.

## B. APPROVAL OF MINUTES

1. Approval of minutes from meeting May 15, 2018.
2. Approval of minutes from special called meeting May 9, 2018.

Motion to approve minutes from special called meeting May 9, 2018 and minutes from meeting May 15, 2018 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. Final Plat with Preliminary Plan: [C8J-03-0146.13A - Austin's Colony Section 9](#)

Location: Deaf Smith Boulevard, Elm Creek Watershed  
Owner/Applicant: Qualico AC, LP (Vera Massaro)  
Agent: Carlson, Brignance & Doering, Inc. (C. Brignance)  
Request: Approval of final plat consisting of 157 lots on 32.782 acres.  
Staff Rec.: **Recommended**  
Staff: [Jose Luis Arriaga](#), 512-854-7562,  
Single Office: Travis County/City of Austin

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-03-0146.13A - Austin's Colony Section 9 located at Deaf Smith Boulevard was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

### 2. Final Plat with Preliminary Plan: [C8J-2012-0161.01.1A - Addison, Section 4](#)

Location: South US Highway 183 and Dee Gabriel Collins Road, Onion and Cottonmouth Creek Watersheds  
Owner/Applicant: CARMA Properties LLC (Chad Matheson)  
Agent: Kitchen Table Civil Solutions (Peggy Carrasquillo)  
Request: Approval of final plat consisting of 117 lots on 18.44 acres.  
Staff Rec.: **Recommended**  
Staff: [Jose Luis Arriaga](#), 512-854-7562,  
Single Office: Travis County/City of Austin

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2012-0161.01.1A - Addison, Section 4 located at South US Highway 183 and Dee Gabriel Collins Road was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 3. Final Plat:** [C8J-2017-0206.0A - Summerow Final Plat](#)  
Location: 11940 Manchaca Road, Bear/Slaughter Creek Watersheds  
Owner/Applicant: Summerow Development LLC / Backspin Investments LLC  
Agent: Garrett-Ihnen Associates (J. Poston)  
Request: Approval of the final plat.  
Staff Rec.: **Recommended**  
Staff: [Sue Welch](#), 512-854-7637  
Single Office: Travis County/City of Austin

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2017-0206.0A - Summerow Final Plat located at 11940 Manchaca Road was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 4. Resubdivision:** [C8-2017-0112.0A - Mimosa Plat; District 5](#)  
Location: 7100 Lilac Lane, Williamson Creek Watershed  
Owner/Applicant: Olivia Development Group, LLC (Guillermo Meza)  
  
Request: Request approval of the Resubdivision of Lot 9, Mimosa Manor, Section 2.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0112.0A - Mimosa Plat located at 7100 Lilac Lane was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 5. Final Plat - Resubdivision:** [C8-2017-0067.0A - GM - Parmer Business Park; District 7](#)  
Location: 201 West Howard Lane, Walnut Creek Watershed  
Owner/Applicant: General Motors/ Al Marco  
Agent: Stantec (Jonah Mankovsky)  
Request: Approval of the resubdivision of 4 lots into 5 lots  
Staff Rec.: **Recommended**  
Staff: [David Wahlgren](#), 512-974-6455  
Development Services Department

Motion to grant Staff's request for postponement of this item to June 19, 2018 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

**6. Final Plat with Preliminary:** [C8J-2015-0097.1A - Upper East End; District 4](#)

Location: 3010 East Howard Lane, Gilleland Creek Watershed  
Owner/Applicant: MKM Properties, LLC (Saeed Ahmed Minhas)  
Agent: Cuatro Consultants, Ltd. (Hugo Elizondo, P.E.)  
Request: Approval of the final plat from an approved preliminary plan composed of 98 lots on 29.07 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2015-0097.1A - Upper East End located at 3010 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.

**7. Plat Vacation:** [C8-2015-0262.0A\(VAC\) - Vacation of the Resubdivision of Lot A-1, Block A, Kay Christian Carter Subdivision; District 2](#)

Location: 8721 S. 1st Street, Slaughter Creek Watershed  
Owner/Applicant: Barry and Robin Wurzel  
Agent: Garrett-Ihnen Engineers, Norma Divine  
Request: The applicant requests the vacation of the Resubdivision of Lot A-1, Block A, Kay Christian Carter Subdivision.  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2015-0262.0A(VAC) - Vacation of the Resubdivision of Lot A-1, Block A, Kay Christian Carter Subdivision located at 8721 S. 1st Street was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

**8. Restrictive Covenant Amendment:** [C14-03-0053\(RCA\) - Double Creek Residences; District 5](#)

Location: 420 East FM 1626 Road, Onion Creek Watershed  
Owner/Applicant: The Riddell Family Limited Partnership (Jim Henry)  
Agent: Drenner Group, PC (Amanda Swor)  
Request: To amend the Restrictive Covenant to reflect updates to the Traffic Impact Analysis conducted on the Property  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation to amend the Restrictive Covenant to reflect updates to the Traffic Impact Analysis conducted for C14-03-0053(RCA) - Double Creek Residences located at 420

East FM 1626 Road was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 9. Zoning:** [C14-2018-0055 - Circle C Ranch Phase C, Section Nine; District 8](#)  
Location: West and north of York Bridge Circle, west of Beckett Road and north of Slaughter Lane, Williamson Creek / Slaughter Creek Watersheds-Barton Springs Zone  
Owner/Applicant: City of Austin, Planning and Zoning Department (Gregory Guernsey)  
Agent: City of Austin, Planning and Zoning Department (Wendy Rhoades)  
Request: I-RR to SF-2  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-2 district zoning for C14-2018-0055 - Circle C Ranch Phase C, Section Nine located west and north of York Bridge Circle, west of Beckett Road and north of Slaughter Lane was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 10. Rezoning:** [C14-2017-0066 - Braker Lane Rezoning Part A; District 1](#)  
Location: 914 East Braker Lane, Walnut Creek Watershed  
Owner/Applicant: Carlson, Brigrance & Doering, Inc. (Charles Brigrance, Jr.)  
Agent: Richard Raymond Peterson and Carol Ann Peterson Starr  
Request: SF-2 to SF-4A and GR  
Staff Rec.: **Recommendation Pending; Staff postponement request to July 3, 2018**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to July 3, 2018 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 11. Rezoning:** [C14-2017-0100 - Braker Lane Rezoning Part B; District 1](#)  
Location: 914 East Braker Lane, Walnut Creek Watershed  
Owner/Applicant: Carlson, Brigrance & Doering, Inc. (Charles Brigrance, Jr.)  
Agent: Richard Raymond Peterson and Carol Ann Peterson Starr  
Request: DR and SF-2 to SF-4A and GR  
Staff Rec.: **Recommendation Pending; Staff postponement request to July 3, 2018**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to July 3, 2018 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 12. Rezoning:** [C14-2018-0002 - Delwau Campgrounds; District 3](#)  
Location: 7715 Delwau Lane, Boggy Creek Watershed, Colorado River Watershed  
Owner/Applicant: South Llano Strategies (Glen Coleman)  
Agent: Delwau LLC (Andrew Zimmerman)  
Request: SF-2 to CS-MU-CO and CS-1-MU-CO  
Staff Rec.: **Recommended, with conditions**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Lavani, seconded by Commissioner Aguirre to grant CS-MU-CO combining district zoning on Tract 1 and CS-1-MU-CO combining district zoning on Tract 2. Motion was approved on a vote of 7-1. Commissioner Greenberg voted nay. Chair Kiolbassa and Commissioner King abstained. Commissioner Breithaupt absent.

Conditions:

1. Development of the site must comply with the Neighborhood Traffic Analysis (NTA) memorandum, as recommended by Staff.
2. Prohibit all land uses on both Tracts except: campground, limited restaurant (no larger than 5,000 s.f.), convenience sales (no larger than 5,000 s.f.), religious assembly, telecommunications tower, local utility services, family home, group home class I- general, group home class I- limited, and group home class II.
3. On the CS-1-MU-CO tract, cocktail lounge shall be a permitted land use. A building for this land use shall be no larger than 600 s.f.

- 13. Rezoning:** [C14-2018-0035 - Metric at Howard; District 7](#)  
Location: 13614 Metric Boulevard, Little Walnut Creek Watershed  
Owner/Applicant: Catoosa Springs Partners, LP (John Bultman)  
Agent: Drenner Group, PC (Amanda Swor)  
Request: SF-6, GO, GR to GO  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to July 17, 2018 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 14. Rezoning:** [C14-2018-0044 - First Citizens Bank; District 10](#)  
Location: 4101 Marathon Boulevard, Waller Creek Watershed  
Owner/Applicant: First Citizens Bank (Elizabeth Kolepp-Mayer)  
Agent: Kimley Horn and Associates (Joel Wixson)  
Request: LO to CS  
Staff Rec.: **Recommendation of LR**  
Staff: [Scott Grantham](#), 512-974-3574  
Planning and Zoning Department

Motion to grant Applicant's request for postpone of this item to June 19, 2018 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 15. Final Plat - [C8-2018-0082.0A - Park 35 Section III; District 7](#)**  
**Resubdivision:**  
Location: 12205 North Lamar Boulevard, Walnut Creek Watershed  
Owner/Applicant: Walnut Park Phase II, LTD. (Larry Peel)  
Agent: Civile LLC (Lawrence M. Hanrahan)  
Request: Approval of the Park 35 Section III Final Plat composed of 3 lots on 18.89 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 16. Final Plat - [C8J-2018-0080.0A - Cheney Acres - Resubdivision of A Portion of Lot 4, Block B, The Post Oak](#)**  
**Resubdivision:**  
Location: 10508 Parsons Road, Lockwood Creek Watershed  
Owner/Applicant: Jeremiah Franklin Cheney  
Request: Approval of Cheney Acres - Resubdivision of A Portion of Lot 4, Block B, The Post Oak composed of 1 lot on 2 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 17. Final Plat - [C8-2018-0083.0A - Haven at New Tech; District 1](#)**  
**Resubdivision:**  
Location: 12200 Jourdan Crossing Boulevard, Walnut Creek Watershed  
Owner/Applicant: Guefen Development Complany (David Kulkarni)  
Agent: Big Red Dog Engineering (Esteban Gonzalez)  
Request: Approval of Haven at New Tech composed of 1 lot on 18.18 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 18. Final Plat without Preliminary: [C8J-2018-0084.04 - Oak Forest IV](#)**  
Location: 5402-1/2 Decker Lane, Elm Creek Watershed  
Owner/Applicant: Hidden Valley MHC LLC (Scott Roberts)  
Agent: Stephen R. Jamison (Jamison Civil Engineering)  
Request: Approval of the Oak Forest IV composed of 1 lot on 62.2 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 19. Preliminary Plan: [C8J-2018-0078 - Preserve at Oak Hill](#)**  
Location: 10304 Circle Drive, Barton Creek Watershed-Barton Springs Zone  
Owner/Applicant: John Kuhn  
Agent: Stephen R. Jamison (Jamison Civil Engineering)  
Request: Approval of the Perseve at Oak Hill composed of 20 lots on 32.89 acres.  
Staff Rec.: **Disapproval**  
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
Development Services Department

Public Hearings closed.

Motion to disapprove Item C-15 – C-19 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

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

##### **1. Initiate Rezoning for 11815 Buckner Road**

Direct staff to initiate a rezoning case for the property located at 11815 Buckner Road and associated with C14-2017-0041 to correct the legal description.

[Sherri Sirwaitis](#), 512-974-3057

Planning and Zoning Department

Motion to direct staff to initiate a rezoning case for the property 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.

#### **E. PRESENTATIONS**

##### **1. [Future of Small Area Planning](#)**

Briefing on Future of Small Area Planning.

[Stevie Greathouse](#), 512-974-7226

Planning and Zoning Department

Presentation conducted by Stevie Greathouse, Planning and Zoning Department.

##### **2. [Long-Range Capital Improvement Program Strategic Plan](#)**

Discussion and possible action related to proposed updates to 2017 Long Range CIP Strategic Plan recommendation letter from Planning Commission to City Manager

[Stevie Greathouse](#), 512-974-7226

Planning and Zoning Department

After debate and amendment, motion by Commissioner King, seconded by Commissioner Aguirre to recommend the 2017 Long Range CIP Strategic Plan recommendation letter was approved on a vote of 10-0. Commissioner Breithaupt absent.

Amendments:

- 1) Add an action back in to letter: “Incorporate CIP recommendations from Flood Mitigation Task Force Report as appropriate into future Long Range CIP Strategic Plan and Bond Development.”
- 2) Add a new action: “Have Equity Office review Long Range CIP Planning process to identify any potential inequities in low income communities and communities of color.”
- 3) Continue to support development of joint CIP Committee.
- 4) Add a new action: “Consider CIP recommendations from Mayor’s Task Force on Institutional Racism and Systemic Inequities.”
- 5) Add a new action: “Provide an annual public report that shows CIP investments that have been made by Council District for the past 10 years and what’s being proposed for the next 10 years.”

- 6) Add a new action: Request that an audit be conducted on fee collection and fee assessment.

## **F. ITEMS FROM THE COMMISSION**

### **1. CodeNEXT**

Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling.

Co-sponsors: Chair Kiolbassa; Vice-Chair Duncan

Item discussed; no action taken.

### **2. Austin Land Development Code**

Discussion and possible action concerning the top 10 problems with the current code and its administration. Co-Sponsors: Commissioner Greenberg; Commissioner Aguirre

Item discussed; no action taken.

## **G. FUTURE AGENDA ITEMS**

*Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.*

## **H. 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.

**Chair Kiolbassa adjourned the meeting without objection on Tuesday, June 5, 2018 at 10:05 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.