



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, June 19, 2018**

The Zoning & Platting Commission convened in a meeting on Tuesday, June 19, 2018

@ 301 W. 2nd St., Austin, TX 78704

Chair Kiolbassa called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

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

Absent:

**Yvette Flores
Abigail Tatkow**

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 June 5, 2018.

Motion to approve the minutes from June 5, 2018, as amended, was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 9-0. Commissioners Flores and Tatkov absent.

C. PUBLIC HEARINGS

1. **Site Plan - Hill Country Roadway:** [SPC-2017-0462D - Holdsworth Center Infrastructure; District 10](#)
Location: 4907 FM 2222 Road, Lake Austin Watershed
Owner/Applicant: Holdsworth Center for Excellence in Education Leadership, LLP
Agent: Stantec (Allison R. Lehman)
Request: Approval to construct infrastructure in Low Intensity Hill Country Roadway Overlay, RM 2222
Staff Rec.: **Recommended**
Staff: [Jonathan Davila](#), 512-974-2414
Development Services Department

Motion to grant Staff's recommendation for SPC-2017-0462D - Holdsworth Center Infrastructure located at 4907 FM 2222 Road was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 9-0. Commissioners Flores and Tatkov absent.

2. **Site Plan - CUP (Amenity Center):** [SPC-2017-0282C - Reserve at McKinney Falls Amenity Center, District 2](#)
Location: 6717 Janes Ranch Road, Onion Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP
Agent: Page-Dawson Engineers
Request: Approval of CUP for an Amenity Center in SF-2 zoning
Staff Rec.: **Recommended**
Staff: [Jonathan Davila](#), 512-974-2414
Development Services Department

Motion to grant Staff's recommendation for SPC-2017-0282C - Reserve at McKinney Falls Amenity Center located at 6717 Janes Ranch Road was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 9-0. Commissioners Flores and Tatkov absent.

3. Final Plat - [C8-2017-0067.0A - GM - Parmer Business Park; District 7](#)
Resubdivision:

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 July 17, 2018 was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 9-0. Commissioners Flores and Tatkov absent.

4. Resubdivision: [C8-2017-0058.0A - Triple R Ranchettes](#)

Location: 1250 & 1420 South Turnersville Road, Plum Creek Watershed
Owner/Applicant: Victoriano Jr, Imelda & Lawrence Canales, and Pablo & Claudia Hernandez
Agent: Landmark Surveying (Eleuterio Leos)
Request: Approval of the Resubdivision of Lot 15, Triple R Ranchettes, comprised of four lots on 12.3 acres.
Staff Rec.: **Applicant postponement request to July 3, 2018**
Staff: [Steve Hopkins](#), 974-3175
Development Services Department

Motion to grant Applicant's request for postponement of this item to July 3, 2018 was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 9-0. Commissioners Flores and Tatkov absent.

5. Rezoning: [C814-04-0187.02.SH - Goodnight Ranch PUD - 2nd Amendment; District 2](#)

Location: East side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch L.P. (David C. Mahn)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: PUD to PUD, to change conditions of zoning
Staff Rec.: **Request for indefinite postponement by the Staff**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant Staff's request for indefinite postponement of this item was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 9-0. Commissioners Flores and Tatkov absent.

6. Rezoning: [C14-2018-0004 - Braker Office/Condo Park; District 1](#)

Location: 1308 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Vu Chung and Sinh Trong Le (Sinh Le)
Agent: Impact Design & Architecture Group, Inc. (James N. Fisher)
Request: MF-4 to GO-MU

Staff Rec.: **Pending; Staff postponement request to July 17, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to July 17, 2018 was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 9-0. Commissioners Flores and Tatkow absent.

7. **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 postponement request to July 17, 2018**
Staff: [Scott Grantham](#), 512-974-3574,
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to July 17, 2018 was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 9-0. Commissioners Flores and Tatkow absent.

8. **Final Plat with Preliminary:** [C8J-2018-0078.2A - Preserve at Oak Hill](#)
Location: 10304 Circle Drive, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: John Kuhn
Agent: Jamison Civil Engineering (Stephen R. Jamison, P.E.)
Request: Approval of the Preserve at Oak Hill composed of 18 lots on 32.89 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
9. **Final Plat with Preliminary:** [C8J-2015-0134.4A - Preston Park Section 3](#)
Location: 16558-1/2 Bratton Lane, Gilleland Creek Watershed
Owner/Applicant: Pulte Homes of Texas (Stephen Ashlock)
Agent: CSF Civil Group (Christine Potts)
Request: Approval of the Preston Park Section 3 composed of 18 lots on 3.99 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat - Resubdivision:** [C8-2018-0085.0A - QuikTrip No. 4129; District 7](#)
Location: 12213 Tech Ridge Boulevard, Walnut Creek Watershed
Owner/Applicant: QuikTrip Corporation (Robert Costello)
Agent: KBGE (Seth Bonner)
Request: Approval of QuikTrip No. 4129 composed of 3 lots on 21.72 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearing closed.

Motion to disapprove items C-08 – C-10 was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 9-0. Commissioners Flores and Tatkow absent.

D. 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

Discussion occurred; 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

Motion by Commissioner Greenberg, seconded by Commissioner Breithaupt to adopt the recommendation/letter and forward it to Mayor and Council.

Amendment by Commission Breithaupt, seconded by Chair Kiolbassa to amend Exhibit A (D-02 Backup pg. 4 and 5 <http://www.austintexas.gov/edims/document.cfm?id=300408>) by striking Items 1-20; in paragraph two, delete the third sentence; and paragraph three to read, “*The PUD requirements need to be addressed in the land development code. Criteria for superiority should be based on measurable, objective criteria instead of subjective opinions so that everyone can understand what can be approved.*” Motion was approved on a vote of 9-0. Commissioners Flores and Tatkow absent.

Amendment by Commissioner King to require a supermajority vote of the City Council for a PUD zoning failed for lack of a second.

Amendment by Commissioner Denkler, seconded by Commissioner King to include the following language, “To be considered superior, a PUD must meet more than one superiority element.” Amendment failed on a vote of 2-7. Commissioners Denkler and Commissioner King voted aye. Commissioners Flores and Tatkow absent.

Amendment by Commissioner Denkler, seconded by Commissioner King to require a 10 acre minimum size for a PUD unless Staff verifies that topographical constraints exist failed for lack of a second. After discussion, this amendment was withdrawn by Commissioner Denkler and Commissioner King.

Motion by Commissioner Greenberg, seconded by Commissioner Breithaupt to adopt the PUD recommendation/letter, as amended, and forward it to Mayor and Council was approved on a vote of 8-1. Commissioners Denkler voted nay. Commissioners Flores and Tatkow absent.

E. 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.

1. Item regarding Capital Metro interlocal agreements. Sponsors: Commissioners King and Aguirre.

F. COMMITTEE REPORTS

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

[Comprehensive Plan Joint Committee](#) - No report provided.

[Small Area Planning Joint Committee](#) Commissioner King stated the Committee reviewed the future of small area planning and reviewed the North Shoal Creek Neighborhood Plan.

Chair Kiolbassa adjourned the meeting without objection on Tuesday, June 19, 2018 at 8:05 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.