



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, July 17, 2018**

**The Zoning & Platting Commission convened in a meeting on Tuesday, July 17, 2018**

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

**Chair Kiolbassa called the Commission Meeting to order at 6:01 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  
Abigail Tatkov**

**Absent:  
Dustin Breithaupt  
Sunil Lavani**

**1 Vacancy on the Commission**

**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 meeting July 3, 2018.

Motion to approve the minutes from July 3, 2018 was approved on the consent agenda by Commissioner King, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the dais.

## C. PUBLIC HEARINGS

1. **Site Plan - Hill Country Roadway:** [SPC-2017-0239C - Shepherd Mountain; District 10](#)  
Location: 6301 FM 2222 Road, West Bull Creek Watershed  
Owner/Applicant: 2222 Cap Texas LLC  
Agent: Kimley-Horn (Joel Wixson)  
Request: Approval of a Multi-Family development subject to Hill Country Roadway requirements (as modified by the Champions Tract Settlement Agreement)  
Staff Rec.: **Recommended**  
Staff: [Anaiah Johnson](#), 512-974-2932  
Development Services Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commissioner Tatkov to grant staff's recommendation for SPC-2017-0239C - Shepherd Mountain. Those voting aye were Chair Kiolbassa and Commissioners Aguirre, Evans, Greenberg and Tatkov. Commissioners Denkler and King abstained. Vice-Chair Duncan recused himself from this item due to a conflict of interest (Owner of property near subject property). Commissioners Breithaupt and Lavani absent. One vacancy on the dais. Motion was lost due to lack on an affirmative vote to approve. Vote: 5-0.

There was a motion by Commissioner King to table the item; motion later withdrawn.

Motion by Commissioner Denkler, seconded by Commissioner King to reconsider the original motion for C-01 SPC-2017-0239C - Shepherd Mountain was approved on a vote of 7-0.

Motion by Commissioner Evans, seconded by Commissioner Tatkov to grant staff's recommendation for SPC-2017-0239C - Shepherd Mountain located at 6301 FM 2222 Road was approved on a vote of 7-0. Commissioners Breithaupt and Lavani absent. One vacancy on the dais.

2. **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

Item withdrawn; no action taken.

3. **Preliminary Plan:** [C8-2018-0002 - Eastridge Preliminary Plan; District 2](#)  
Location: 5525 Ross Road, Dry Creek East Watershed  
Owner/Applicant: Equinox Properties, LLC (Daniel Wang)  
Agent: JCI Residential, LLC (Ross Hamilton)  
Request: Approve a preliminary plan composed of 2 lots on 16.555 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0002 - Eastridge Preliminary Plan located at 5525 Ross Road was approved on the consent agenda by Commissioner King, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the dais.

4. **Final Plat - with Preliminary Plan:** [C8-2018-0002.1A - Eastridge Final Plat; District 2](#)  
Location: 5525 Ross Road, Dry Creek East Watershed  
Owner/Applicant: Equinox Properties, LLC (Daniel Wang)  
Agent: JCI Residential, LLC (Ross Hamilton)  
Request: Approval of a final plat from a preliminary plan composed of 2 lots on 16.555 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0002.1A - Eastridge Final Plat located at 5525 Ross Road was approved on the consent agenda by Commissioner King, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the dais.

5. **Final Plat - without Preliminary Plan:** [C8-2016-0252.0A - 3804 McNeil Drive; District 7](#)  
Location: 3804 McNeil Drive, Walnut Creek Watershed  
Owner/Applicant: SAM Builders, LLC.

Agent: Cuatro Consultants (Hugo Elizondo, Jr.)  
Request: Approval of a subdivision of 8 lots on 9.52 acres.  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0252.0A - 3804 McNeil Drive located at 3804 McNeil Drive was approved on the consent agenda by Commissioner King, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the dais.

**6. Final Plat out of Approved Preliminary:** [\*\*C8-2017-0038.1A - 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, Inc. (Brian Faltesek, P.E.)  
Request: Approval of the final plat out of an approved preliminary plan composed of 62 lots on 13.929 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0002.1A - Eastridge Final Plat located at 5525 Ross Road was approved on the consent agenda by Commissioner King, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the dais.

**7. Final Plat out of Approved Preliminary:** [\*\*C8J-2015-0110.2A - Breakwater Final Plat\*\*](#)

Location: 11825 Rim Rock Trail, Bear Creek Watershed-Barton Springs Zone  
Owner/Applicant: Jonathan Cheng  
Agent: Cuatro Consultants (Hugo Elizondo, Jr.)  
Request: Approval of the Breakwater final plat, comprised of 23 lots on 26.75 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2015-0110.2A - Breakwater Final Plat located at 11825 Rim Rock Trail was approved on the consent agenda by Commissioner King, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the dais.

8. **Resubdivision:** [C8-2017-0286.0A - Resubdivision of Lot 1 Cedar Elm Subdivision; District 7](#)
- Location: 13313 Burnet Road, Walnut Creek Watershed  
Owner/Applicant: MOPAC Hotel Development (Brendan Gilyan)  
Agent: Doucet & Associates (Ted McConaghy)  
Request: Approval of the resubdivision of an existing lot and unplatted property into a 1 lot subdivision on 6.510 acres.
- Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Public Hearing closed.

Motion to grant Staff's request for postponement of this item to August 21, 2018 was approved on the consent agenda by Commissioner King, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the dais.

9. **Site Plan - Conditional Use Permit:** [SPC-2017-0429A - Eleve Cosmetics; District 8](#)
- Location: 8916 Brodie Lane, Unit 500, Williamson Creek Watershed-Barton Springs Zone  
Owner/Applicant: Brodie Marketplace Capital, LLC (Tylere Brennan)  
Agent: Eleve Cosmetics (Ginger Averitt)  
Request: Approval of a conditional use permit for a cocktail lounge use within a retail store.
- Staff Rec.: **Recommended**  
Staff: [Rosemary Avila](#), 512-974-2784  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2017-0429A - Eleve Cosmetics located at 8916 Brodie Lane, Unit 500 was approved on the consent agenda by Commissioner King, seconded by Vice-Chair Duncan on a vote of 7-0. Commissioner King abstained on this item. Commissioners Breithaupt and Lavani absent. One vacancy on the dais.

10. **Rezoning:** [C14-2018-0060 - Leo Street Residential; District 5](#)
- Location: 8707 Leo Street, Slaughter Creek Watershed  
Owner/Applicant: Georgian Whitenight and Leigh Mires  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: SF-2 to SF-3-CO
- Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commissioner Aguirre to grant Staff's recommendation of SF-3-CO combining district zoning for C14-2018-0060 - Leo Street Residential, with an additional condition of the rear yard setback shall be 25 feet for the property located at 8707 Leo Street was approved on a vote of 6-2. Chair Kiolbassa and Commissioner Greenberg voted nay. Commissioners Breithaupt and Lavani absent. One vacancy on the dais.

- 11. Rezoning:** [C14-2018-0063 - 12427 Tech Ridge Boulevard; District 7](#)  
Location: 12427 Tech Ridge Boulevard, Walnut Creek Watershed  
Owner/Applicant: Tech Ridge Phase VI, LP (Paul M. Juarez)  
Agent: Metcalfe Wolff Stuart & Williams (Michele Rogerson Lynch)  
Request: GR to CS-CO  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-CO combining district zoning for C14-2018-0063 - 12427 Tech Ridge Boulevard, with additional prohibited uses of Adult Oriented Business and Construction Sales and Services for the property located at 12427 Tech Ridge Boulevard was approved on the consent agenda by Commissioner King, seconded by Vice-Chair Duncan on a vote of 7-0. Commissioner Tatkow abstained on this item. Commissioners Breithaupt and Lavani absent. One vacancy on the dais.

- 12. 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 Staff's request for postponement of this item to August 7, 2018 was approved on the consent agenda by Commissioner King, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the dais.

- 13. 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.: **Postponement request by the Staff to August 21, 2018**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to August 21, 2018 was approved on the consent agenda by Commissioner King, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the dais.

- 14. 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 August 21, 2018**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to August 21, 2018 was approved on the consent agenda by Commissioner King, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the dais.

- 15. Zoning and Rezoning:** [C14-2018-0052 - 12408 Harris Branch Parkway; District 1](#)  
Location: 12408 Harris Branch Parkway, Harris Branch Watershed  
Owner/Applicant: HB EXP LLC (Donald Clauson)  
Agent: Drenner Group (Leah Bojo)  
Request: I-RR and LO-CO to IP  
Staff Rec.: **Staff recommendation of IP-CO, with conditions**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of IP-CO, with conditions for C14-2018-0052 - 12408 Harris Branch Parkway located at 12408 Harris Branch Parkway was approved on the consent agenda by Commissioner King, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the dais.

- 16. 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

Public Hearing closed.

Motion to grant Staff's recommendation of GO district zoning for C14-2018-0035 - Metric at Howard, with additional conditions (Conditional Overlays), was approved on the consent agenda by Commissioner King, seconded by Vice-Chair Duncan on a vote of 7-0. Commissioner Tatkow abstained. Commissioners Breithaupt and Lavani absent. One vacancy on the dais.

Additional Conditional Overlays:

- 1) A 25-foot wide vegetative buffer shall be provided and maintained along the western property line.
- 2) Hospital Services (general) and Hospital Services (limited) are prohibited uses for the Property.

- 17. Final Plat - Amended Plat:** [C8-2018-0104.0A - Pearson Business Center, Amended Plat of Lot 1 and Lot 2 Block A](#)  
Location: 15916 Bratton Lane, Gilleland Creek Watershed  
Owner/Applicant: Wong Real Estate Management, LP  
Agent: CSF Civil Group LLC (Charles E. Steinman II)  
Request: Approval of Pearson Business Center, Amended Plat of Lot 1 and Lot 2 Block A composed of 2 lots on 11.63 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 18. Final Plat - Resubdivision:** [C8-2018-0094.0A - Legacy Ranch at Dessau East; District 7](#)  
Location: 1624 Fish Lane, Harris Branch Watershed  
Owner/Applicant: John Fish  
Agent: Davcar, Inc. (Thomas Duvall)  
Request: Approval of the Legacy Ranch at Dessau East plat, composed of 1 lot on 12 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 19. Final Plat - Resubdivision:** [C8-2018-0098.0A - Price Tract; District 1](#)  
Location: 7651 Delwau Lane, Boggy Creek Watershed  
Owner/Applicant: Everett Charles Price, Jr.  
Agent: Urban Design Group PC (Vanessa Mendez)  
Request: Approval of the Price Tract, composed of 1 lot on 9.56 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 20. Final Plat - Resubdivision:** [C8-2018-0099.0A - 9921-1/2 East U.S. 290 Highway Service Road Eastbound](#)  
Location: 9921-1/2 East US Highway Service Road Eastbound, Gilleland Creek Watershed  
Owner/Applicant: Decker Land Holdings LP (Don Glatthorn)  
Agent: Stantec Consulting Services, Inc. (Augustine Verrengia)  
Request: Approval of the 9921-1/2 East US Highway Service Road Eastbound plat, composed of 5 lots on 66.3 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 21. Final Plat - With Preliminary Plan:** [C8-2016-0145.2A - Parker Creek Ranch Phase II; District 1](#)  
Location: 7620 Decker Lane, Decker Creek Watershed

Owner/Applicant: Forestar (USA) Real Estate Group Inc., a Delaware Corporation (Justinen C. Klinke / Jeane Parker)  
Agent: BGE (Brian Grace)  
Request: Approval of the Parker Creek Ranch Phase II plat, composed of 119 lots on 32.84 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**22. Final Plat - with Preliminary Plan:** [C8-99-0023.3A - Summit on Eck Lane Lot 4](#)

Location: Eck Lane, Lake Travis Watershed  
Owner/Applicant: William Bradford Cummins  
Agent: Miller Gray Engineering (Dale Gray)  
Request: Approval of Summit on Eck Lane Lot 4 composed of 1 lot on 3.94 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**23. Final Plat - with Preliminary Plan:** [C8-99-0023.4A - Summit on Eck Lane Lot 5](#)

Location: Eck Lane, Lake Travis Watershed  
Owner/Applicant: William Bradford Cummins  
Agent: Miller Gray Engineering (Dale Gray)  
Request: Approval of Summit on Eck Lane Lot 5 composed of 1 lot on 3.47 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**24. Final Plat - with Preliminary Plan:** [C8J-2018-0102.2A - Wolf Creek Subdivision \(Withdraw / Resubmittal of C8J-2015-0143.1A\)](#)

Location: 7905 Wolf Lane, Dry Creek East Watershed  
Owner/Applicant: Silvermine Partners, LLC (Robert McDonald III)  
Agent: Vigil & Associates (Herman Vigil)  
Request: Approval of Wolf Creek Subdivision (Withdraw / Resubmittal C8J-2015-0143.1A) composed of 153 lots on 138.26 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**25. Preliminary Plan:** [C8-2018-0101 - Fort Dessau West; District 7](#)

Location: 1208 East Howard Lane, Harris Branch Watershed  
Owner/Applicant: Ruth Maty Mullenax  
Agent: LandDev Consulting, LLC (William Taylor)  
Request: Approval of the Fort Dessau West plat, composed of 149 lots on 57.72 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove items C-17 – C-25 was approved on the consent agenda by Commissioner King, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the dais.

## **D. ITEMS FROM THE COMMISSION**

### **1. Capital Metro Interlocal Agreements**

Discussion and possible action on recommendation(s) regarding interlocal agreements between Capital Metro and City of Austin. Co-Sponsors: Commissioner King; Commissioner Aguirre

Item discussed and action postponed to August 7, 2018 by the Zoning and Platting Commission.

### **2. 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.

### **3. 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.

### **4. Annual Internal Review**

Discussion and possible action regarding Annual Internal Review. Co-Sponsors: Chair Kiolbassa; Vice-Chair Duncan

Item discussed; no action taken.

### **5. Planned Unit Development Schedule**

Discussion regarding schedule of upcoming planned unit developments including Circuit of the Americas and Camelback. Co-sponsors: Commissioner Evans; Commissioner Lavani

Item discussed; no action taken.

## **E. FUTURE AGENDA ITEMS**

- 1) Briefing from Anti-displacement Task Force (Sponsors: Commissioner King and Commissioner Greenberg)
- 2) CodeNEXT Council Testing Resolution (Sponsors: Chair Kiolbassa and Vice-Chair Duncan)
- 3) Briefing and actions regarding Atlas 14 Flood Plain code amendment regulations (Sponsors: Commissioner Aguirre and Chair Kiolbassa)

## **F. COMMITTEE REPORTS**

[Codes and Ordinances Joint Committee](#) – Commissioner Greenberg stated the Committee reviewed and approved the Atlas 14 Flood Plain code amendment regulations.

[Comprehensive Plan Joint Committee](#) – Commissioner Evans stated the Committee will meet August 9, 2018

[Small Area Planning Joint Committee](#) – Commissioner King stated the Committee will meet August 8, 2018.

**Chair Kiolbassa adjourned the meeting without objection on Tuesday, July 17, 2018 at 8:38 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.