



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, August 21, 2018**

**The Zoning & Platting Commission convened in a meeting on Tuesday, August 21, 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  
Nadia Barrera-Ramirez  
Dustin Breithaupt  
Jim Duncan – Vice-Chair  
Bruce Evans  
Betsy Greenberg – Parliamentarian  
David King  
Jolene Kiolbassa – Chair  
Abigail Tatkow**

**Absent:**

**Ann Denkler  
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.

Ms. Mary Jane Ermis – Ms. Ermis conveyed her concerns including flooding related to case SP-2016-0330C located at 1300 Dittmar Rd.

## **B. APPROVAL OF MINUTES**

1. Approval of minutes from meeting August 7, 2018.

Motion by Commissioner Breithaupt, seconded by Commissioner King to approve the minutes, as amended, from meeting August 7, 2018 was approved on a vote of 9-0. Commissioners Denkler and Lavani absent.

## **C. PUBLIC HEARINGS**

- 1. Site Plan - Environmental Variance Only:**  
**[SP-2018-0128D - Schwausch Boat Dock; District 10](#)**  
Location: 3335 Far View Drive; Bldg. BD, Lady Bird Lake Watershed  
Owner/Applicant: Mark Schwausch  
Agent: Rick Raspberry (Lake Austin Boat Dock & Shoreline Permits)  
Request: To allow construction of a tram and boat dock within a standard 150-foot width Critical Environmental Feature buffer for 3 Canyon Rimrocks/Seeps.  
Staff Rec.: **Not Recommended; Request for Indefinite Postponement by the Applicant**  
Staff: [Atha Phillips](#), (512) 974-2132  
Development Services Department

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

- 2. Preliminary Plan:** **[C8J-2016-0163 - Whisper Valley, Village 1, Phase 2](#)**  
Location: E. Braker Lane at Petrichor Blvd., Gilleland Creek Watershed  
Owner/Applicant: Club Deal 120 (Doug Gilliland/Adam Moore)  
Agent: LandDev Consulting, LLC (Judd Williams)  
Request: Approval of the Whisper Valley, Village 1, Phase 2 preliminary plan, comprised of 285 lots on 68.55 acres.  
Staff Rec.: **Recommended**  
Staff: [Sue Welch](#), 512-854-7637,  
Single Office - Travis County -TNR - Development Services Division

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2016-0163 - Whisper Valley, Village 1, Phase 2 located at E. Braker Lane at Petrichor Blvd., was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Evans on a vote of 9-0. Commissioners Denkler and Lavani absent.

3. **Final Plat with Preliminary Plan:** [C8-2017-0307.2A - The Vistas of Austin, Section 3; District 2](#)  
Location: 1834 Old Lockhart Road, Rinard Creek Watershed  
Owner/Applicant: The Vistas of Austin, LTD (Cary Cobb)  
Agent: BGE, Inc. (Jacob Kondo)  
Request: Request approval of The Vistas of Austin, Section 3, a final plat out of a preliminary plan, comprised of 80 lots on 14.07 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0307.2A - The Vistas of Austin, Section 3 located at 1834 Old Lockhart Road was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Evans on a vote of 9-0. Commissioners Denkler and Lavani absent.

4. **Site Plan:** [SPC-2017-0449C - Lakeline AA; District 6](#)  
Location: 9821 North Lake Creek Parkway, Lake Creek Watershed  
Owner/Applicant: 620/183 Limited Partnership (Fred Thomas)  
Agent: Big Red Dog Engineering, Consulting (Vito Trupiano)  
Request: Approval of a CUP for Congregate Living land use in MF-6 zoning.  
Staff Rec.: **Recommended**  
Staff: [Anaiah Johnson](#), 512-974-2932  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2017-0449C - Lakeline AA located at 9821 North Lake Creek Parkway was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Evans on a vote of 9-0. Commissioners Denkler and Lavani absent.

5. **Preliminary Plan:** [C8-2018-0012.SH - Goodnight Ranch Phase One - A Preliminary Plan; District 2](#)  
Location: 2100 Block of East Slaughter Lane, Onion Creek Watershed  
Owner/Applicant: Austin Goodnight Ranch L.P. (Myra Goepp)  
Agent: Civile LLC (Lawrence Hanrahan)  
Request: Approve a preliminary subdivision plan for 97 lots on 19.68 acres.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0012.SH - Goodnight Ranch Phase One - A Preliminary Plan located at 2100 Block of East Slaughter Lane was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Evans on a vote of 9-0. Commissioners Denkler and Lavani absent.

6. **Final Plat with Preliminary Plan:** [C8-2018-0012.1A.SH - Goodnight Ranch Phase One - A, Section Seven; District 2](#)  
Location: 2100 Block of East Slaughter Lane, Onion Creek Watershed  
Owner/Applicant: Austin Goodnight Ranch L.P. (Myra Goepp)  
Agent: Civile LLC (Lawrence Hanrahan)  
Request: Approve a final plat out of a preliminary plan for 97 lots on 19.68 acres.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0012.1A.SH - Goodnight Ranch Phase One - A, Section Seven located at 2100 Block of East Slaughter Lane was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Evans on a vote of 9-0. Commissioners Denkler and Lavani absent.

7. **Final Plat with Preliminary Plan:** [C8-2015-0093.2A.SH - Bradshaw Crossing Section 13, District 2](#)  
Location: 10400 Bradshaw Road, Rinard Creek Watershed  
Owner/Applicant: Lennar Buffington Zach Scott LP  
Agent: Lakeside Engineering (Chris Ruiz)  
Request: Approve a final plat out of an approved preliminary plan for 158 lots on 77.06 acres.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2015-0093.2A.SH - Bradshaw Crossing Section 13 located at 10400 Bradshaw Road was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Evans on a vote of 9-0. Commissioners Denkler and Lavani absent.

8. **Resubdivision:** **C8-2017-0185.0A - Bergstrom Storage Subdivision; District 3**  
Location: 530 Bastrop Highway Southbound, Carson Creek Watershed  
Owner/Applicant: Bergstrom Storage, LLC (Ricky Jenkins)  
Agent: M3 Engineering LLC (Troy Moore)  
Request: Approve the resubdivision of a portion of a lot with unplatted land into one lot on 14.879 acres.  
Staff Rec.: **Not Applicable; Notification Error**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Notification error. No action taken.

- 9. 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 recommendation for C8-2017-0286.0A - Resubdivision of Lot 1 Cedar Elm Subdivision located at 13313 Burnet Road was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Evans on a vote of 9-0. Commissioners Denkler and Lavani absent.

- 10. 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.: **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 Vice-Chair Duncan, seconded by Commissioner Evans on a vote of 9-0. Commissioners Denkler and Lavani absent.

- 11. 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 September 18, 2018**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to September 18, 2018 was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Evans on a vote of 9-0. Commissioners Denkler and Lavani absent.

- 12. Zoning:** [C14-2018-0061 - Texas Beef Council; District 6](#)  
Location: 8708 1/2 North FM 620 Road, Lake Travis Watershed  
Owner/Applicant: Texas Beef Council (Richard Wortham)  
Agent: Cunningham-Allen, Inc. (Elias Haddad)  
Request: I-RR to GO-MU  
Staff Rec.: **Recommended, with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GO-MU combining district zoning, with conditions for C14-2018-0061 - Texas Beef Council located at 8708-1/2 North FM 620 Road was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Evans on a vote of 9-0. Commissioners Denkler and Lavani absent.

- 13. Rezoning:** [C14H-2018-0084 - Bryson-Krueger-Critz House](#)  
Location: 1602 West Lynn Street, Shoal Creek Watershed  
Owner/Applicant: Historic Landmark Commission  
Agent: Glen Coleman, South Llano Strategies  
Request: SF-3 to SF-3-H  
Staff Rec.: **Recommended**  
Staff: [Steve Sadowsky](#), 512-974-6454  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Greenberg, seconded by Commissioner Breithaupt to grant Staff's recommendation of SF-3-H combining district zoning for C14H-2018-0084 - Bryson-Krueger-Critz House located at 1602 West Lynn Street failed on a vote of 5-3. Vice-Chair Duncan and Commissioners Barrera-Ramirez and Evans voted nay. Commissioner Tatkov abstained on this item. Commissioners Denkler and Lavani absent.

*Note: Item forwarded to Council without a recommendation, due to lack of an affirmative vote.*

- 14. Final Plat -** [C8J-2018-0124.0A - Copperstone](#)  
**Resubdivision:**  
Location: 11900 Polk Road, North Fork Dry Creek Watershed  
Owner/Applicant: Meritage Homes of Texas, LLC (Mathew Scrivener); Darrell J. & Patricia G. Lebo  
Agent: Kimley-Horn and Associates, Inc. (Robert J. Smith, P.E.)  
Request: Approval of the Copperstone Final Plat composed of 157 lots on 33.08 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

15. **Final Plat - Previously Unplatted:** [C8J-2012-0161.7A - Kara Drive Bridge](#)  
Location: South US 183 Highway, Onion Creek Watershed  
Owner/Applicant: Carma Properties Westport LLC (Chad Matheson)  
Agent: Kitchen Table Civil Solutions (Peggy Carrasquillo)  
Request: Approval of the Kara Drive Bridge plat, composed of 3 lots on 1.05 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
16. **Final Plat - Previously Unplatted:** [C8J-2018-0125.0A - Ayala and Amigos Subdivision](#)  
Location: 15709 FM 812 Road, Maha Creek Watershed  
Owner/Applicant: Araceli Silva; Daniel Perez  
Agent: Hector L. Avila  
Request: Approval of the Ayala and Amigos Subdivision Final Plat composed of 6 lots on 15.161 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
17. **Preliminary Plan:** [C8J-2015-0143.02 - Wolf Creek Subdivision](#)  
Location: 7905 Wolf Lane, Maha Creek Watershed  
Owner/Applicant: Catherine Goerner  
Agent: Vigil & Associates (Hermann Vigil)  
Request: Approval of the Wolf Creek Subdivision composed of 163 lots on 153.937 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
18. **Final Plat - Resubdivision:** [C8J-2018-0131.0A - State Farm Section Four Resubdivision of Lot 2, Blk D](#)  
Location: 13600-13711 Briarwick Drive, Lake Creek Watershed  
Owner/Applicant: Coppell Building, LTD (Rita Santamaria)  
Agent: Garrett-Ihnen Civil Engineers, Inc. (Norma Devine)  
Request: Approval of the State Farm Section Four Resubdivision on of Lot 2, Block D composed of 2 lots on 6.82 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
19. **Final Plat - Previously Unplatted:** [C8J-2018-0121.0A - Morrowind Glen](#)  
Location: 10325 Circle Drive, Slaughter Creek Watershed - Barton Springs Zone  
Owner/Applicant: Acta Non Verba, LLC (Tiffany Berry)  
Agent: Thompson Land Engineering (Mark Roeder)  
Request: Approval of the Morrowind Glen composed of 3 lots on 5.02 acres  
Staff Rec.: **Disapproval**  
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
Development Services Department

20. **Final Plat - With Preliminary:** [C8J-2008-0176.01.6A - Sun Chase South Section 6 Final Plat; District 2](#)  
Location: Pearce Lane, Dry Creek East Watershed  
Owner/Applicant: Qualico CR, LP (Vera Massaro)  
Agent: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)  
Request: Approval of the Sun Chase South Section 6 Final Plat, composed of 42 lots on 10.87 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
21. **Preliminary Plan - Revised Preliminary:** [C8-2018-0118 - Whisper Valley, Village 1- Phases 3 & 4; District 1](#)  
Location: 9501 North FM 973 Road, Gilleland Creek Watershed  
Owner/Applicant: Club Deal 116 Indian Hills, TX LP (Douglas Gilliland)  
Agent: LandDev Consulting, LLC (Judd Willmann)  
Request: Approval of the Whisper Valley, Village 1- Phases 3 & 4 plat, composed of 390 lots on 112.65 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
22. **Final Plat:** [C8-2018-0123.0A - Greyrock Office Subdivision; District 8](#)  
Location: 7403 SH 45 Eastbound, Slaughter Creek Watershed - Barton Springs Zone  
Owner/Applicant: Davaus Tree, LP  
Agent: Austin Civil Engineering (Gracie Ward)  
Request: Approval of the Greyrock Office Subdivision composed of 1 lot on 4.17 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove Items C-14 – C-22 was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Evans on a vote of 9-0. Commissioners Denkler and Lavani absent.

#### **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 postponed by Zoning and Platting Commission was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Evans on a vote of 9-0. Commissioners Denkler and Lavani absent.

2. **Revision of the Austin Land Development Code**

Discussion and possible action regarding matters related to any proposed project to revise the Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

Discussion occurred; no action taken.



**3. Austin Land Development Code: Top 10 Problems**

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

Item withdrawn.

**4. 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

Discussion occurred; no action taken.

**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.*

**F. COMMITTEE REPORTS**

[Codes and Ordinances Joint Committee](#) (Commissioners: Breithaupt, Denkler and Greenberg)

No report provided.

[Comprehensive Plan Joint Committee](#) (Commissioners: Aguirre, Evans and Lavani)

Commissioner Evans stated the Committee received a briefing on the Imagine Austin Annual Report, and pre-preview of Austin Strategic Mobility Plan. The Committee also received a presentation regarding the Long Range CIP Strategic Plan. The committee established a Working Group for CIP recommendations.

[Small Area Planning Joint Committee](#) (Chair Kiolbassa, Vice-Chair Duncan and Commissioner King)

No report provided.

**Chair Kiolbassa adjourned the meeting without objection on Tuesday, August 7, 2018 at 7:34 p.m.**

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