



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, September 4, 2018**

**The Zoning & Platting Commission convened in a meeting on Tuesday, September 4, 2018**

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

**Vice-Chair Duncan called the Commission Meeting to order at 6:00 p.m.**

**Commission Members in Attendance:**

**Ana Aguirre – Secretary  
Nadia Barrera-Ramirez  
Dustin Breithaupt  
Ann Denkler  
Jim Duncan – Vice-Chair  
Bruce Evans  
Betsy Greenberg – Parliamentarian  
David King  
Abigail Tatkow**

**Absent:**

**Jolene Kiolbassa- Chair  
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 meeting August 21, 2018.

Motion to approve the minutes from August 21, 2018 was approved on the consent agenda by Commissioner Greenberg, seconded by Vice-Chair Duncan on a vote of 9-0. Chair Kiolbassa and Commissioner Lavani absent.

## C. PUBLIC HEARINGS

- 1. Preliminary Plan:** [C8J-2017-0072 - Ross Road Preliminary Plan \(Small Lot Subdivision\)](#)  
Location: Heine Farm Road, Colorado River Watershed  
Owner/Applicant: L. C. Berger Family Partners (Debra Shaw)  
Agent: Carlson, Brigance & Doering, Inc. (Brett Pasquarella)  
Request: Request approval of the Ross Road Preliminary Plan (Small Lot Subdivision) comprised of 200 lots on 53.00 acres.  
Staff Rec.: **Recommended**  
Staff: [Joe Arriaga](#), 512-854-7562  
Single Office: Travis County/City of Austin

Motion to grant Staff's recommendation for C8J-2017-0072 - Ross Road Preliminary Plan (Small Lot Subdivision) located on Heine Farm Road was approved on the consent agenda by Commissioner Greenberg, seconded by Vice-Chair Duncan on a vote of 9-0. Chair Kiolbassa and Commissioner Lavani absent.

- 2. Final Plat with Preliminary Plan:** [C8-2017-0307.1A - The Vistas of Austin, Section 2; 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 2, a final plat out of a preliminary plan, comprised of 167 lots on 33.1 acres, including a resubdivision of Lot 31, Block E, The Vistas of Austin, Section 1.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Motion to grant Staff's recommendation for C8-2017-0307.1A - The Vistas of Austin, Section 2 located at 1834 Old Lockhart Road was approved on the consent agenda by Commissioner Greenberg, seconded by Vice-Chair Duncan on a vote of 9-0. Chair Kiolbassa and Commissioner Lavani absent.

3. **Preliminary Plan:** [C8-2017-0253 - Chapman Estates Preliminary Plan; District 9](#)  
Location: 4900-5010 Old Manor Road, Walnut Creek Watershed  
Owner/Applicant: KDKB LLC (Kanton Labaj)  
Agent: Carlson, Brigrance & Doering, Inc. (Bill Couch)  
Request: Approval of the Chapman Estates Preliminary Plan consisting of 87 single-family residential lots on 37.7 acres  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department

No action, due to notification error.

4. **Site Plan - Conditional Use Permit:** [SPC-2017-0334C - Colony District Park; District 1](#)  
Location: 7201 Colony Loop Drive, Walnut Creek Watershed  
Owner/Applicant: City of Austin, Parks and Recreation Dept. (Fred Fuller)  
Agent: Urban Design Group (Vanessa Mendez)  
Request: Request the approval of a conditional use site plan because the site is zoned P, public and over 1 acre in size. [Section 25-2-625]  
Staff Rec.: **Recommended**  
Staff: [Nikki Hoelter](#), 512-974-2863  
Development Services Department

Motion by Commissioner Greenberg, seconded by Commissioner King to grant Staff's recommendation for SPC-2017-0334C - Colony District Park located at 7201 Colony Loop Drive was approved on a vote of 9-0. Chair Kiolbassa and Commissioner Lavani absent.

5. **Zoning:** [C14-2018-0057 - Techridge; District 1](#)  
Location: 1915 E. Parmer Lane, 1819 E. Parmer Lane, 12201 Dessau Road, 12211 Dessau Road, and 12209 Dessau Road, Walnut Creek and Harris Branch Watersheds  
Owner/Applicant: Parmer Park LP (John Wagner)  
Agent: Land Use Solutions, LLC (Michele Hausmann)  
Request: I-GR to GR-MU  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's recommendation of GR-MU combining district zoning for C14-2018-0057 – Techridge located at 1915 E. Parmer Lane, 1819 E. Parmer Lane, 12201 Dessau Road, 12211 Dessau Road, and 12209 Dessau Road was approved on the consent agenda by Commissioner Greenberg, seconded by Vice-Chair Duncan on a vote of 9-0. Chair Kiolbassa and Commissioner Lavani absent.

6. **Final Plat - Resubdivision:** [C8J-2018-0142.0A - Easton Park Lot 1A Resubdivision; District 2](#)  
Location: 7325 McKinney Falls Parkway, Cottonmouth Creek Watershed  
Owner/Applicant: First Harford Realty Corporation (John Toic)  
Agent: Big Red Dog Engineering/Consulting (Siri Soth)  
Request: Approval of the Easton Park Lot 1A Resubdivision composed of 2 lots on 14.02 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
7. **Preliminary Plan:** [C8-2018-0141 - East Parke \(Withdraw / Resubmittal of C8-2017-0076\); District 1](#)  
Location: 5601 Durango Pass, Walnut Creek Watershed  
Owner/Applicant: Pulte Group, Central Texas Division (Stephen Ashlock)  
Agent: Gray Engineering, Inc. (Scott Maham)  
Request: Approval of East Parke (Withdraw / Resubmittal of C8-2017-0076) composed of 124 lots on 37.46 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
8. **Final Plat - Resubdivision:** [C8J-2018-0135.0A - Jacobs Estates](#)  
Location: 8749 Linden Road, Maha Creek Watershed  
Owner/Applicant: Alejandro Acosta  
Agent: 2P Consultants, LLC (Cory Silva)  
Request: Approval of Jacobs Estates composed of 1 lot on 5 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
9. **Final Plat - Resubdivision:** [C8-2018-0139.0A - Lake Shore Addition, Replat of Portions of Lots 35 and 36; District 10](#)  
Location: 2503 Westlake Drive, Lake Austin Watershed  
Owner/Applicant: West Harbour LLC (Mark Kristen)  
Agent: Permit Partners (Jennifer Hanlen)  
Request: Approval of Lake Shore Addition, Replat of Portions of Lots 35 and 36 composed of 1 lot on 2.47 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
10. **Final Plat:** [C8J-2018-0134.0A - 12040 Manchaca Road Subdivision](#)  
Location: 12010-1/2 Manchaca Road, Bear Creek Watershed  
Owner/Applicant: Edward Brackin  
Agent: Big Red Dog Engineering/Consulting (Amir Namakforoosh)  
Request: Approval of 12040 Manchaca Road Subdivision composed of 1 lot on 11.45 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 11. Preliminary Plan - Revised:** [C8-2017-0189\(R1\) - Pioneer Hill, Preliminary Plan; District 1](#)  
 Location: 10017-1/2 Dessau Road, Walnut Creek Watershed  
 Owner/Applicant: DRH Land Opportunities I, Inc. (Kevin Pape)  
 Agent: Pape-Dawson Engineers Inc. (Terry Reynolds)  
 Request: Approval of the Pioneer Hill Revised Preliminary Plan composed of 308 lots on 169.53 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 12. Final Plat - Previously Unplatted:** [C8-2018-0133.0A - Vineyard Austin; District 7](#)  
 Location: 13614 Metric Boulevard, Walnut Creek Watershed  
 Owner/Applicant: Catoosa Springs Partners LP attn David Downing  
 Agent: William Wheeler  
 Request: Approval of the Vineyard Austin Final Plat composed of 2 lots on 11.26 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 13. Final Plat - Amended Plat:** [C8J-2018-0138.0A - Jaylee Business Park](#)  
 Location: 2705 North FM 620 Road, Running Deer Creek Watershed  
 Owner/Applicant: Jaylee Ltd. (Jim Arnold)  
 Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
 Request: Approval of the Jaylee Business Park Final Plat composed of 1 lot on 5.712 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

Motion to disapprove Items C-6 – C-13 was approved on the consent agenda by Commissioner Greenberg, seconded by Vice-Chair Duncan on a vote of 9-0. Chair Kiolbassa and Commissioner Lavani absent.

- 14. Rezoning:** [C14-2018-0043 - Belmont Apartments; District 1](#)  
 Location: 9100 Brown Lane, Little Walnut Creek Watershed  
 Owner/Applicant: LDG Development (Justin Hartz)  
 Agent: Costello, Inc. (Steven Buffum)  
 Request: LI to CS-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 recommendation to postpone this item to September 18, 2018 was approved on the consent agenda by Commissioner Greenberg, seconded by Vice-Chair Duncan on a vote of 9-0. Chair Kiolbassa and Commissioner Lavani absent.

#### **D. BRIEFINGS**

1. **[Imagine Austin Comprehensive Plan Annual Report and Proposed Amendments](#)**

Briefing and discussion regarding Imagine Austin Comprehensive Plan Annual Report and proposed amendments. Staff: [Matt Dugan](#), 512-974-7665, Planning and Zoning Department

Presentation conducted by Matt Dugan, Planning and Zoning Department.

**E. 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 to September 18, 2018 on the consent agenda by Commissioner Greenberg, seconded by Vice-Chair Duncan on a vote of 9-0. Chair Kiolbassa and Commissioner 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

No discussion or action occurred.

3. **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.

**F. 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.*

**G. COMMITTEE REPORTS**

[Codes and Ordinances Joint Committee](#)

(Commissioners: Breithaupt, Denkler and Greenberg)

No report provided.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Lavani)

No report provided.

[Small Area Planning Joint Committee](#)

(Chair Kiolbassa, Vice-Chair Duncan and Commissioner King)

Commissioner King stated the Committee reviewed a variance regarding glass glare of a building. Discussed process to include Ex-Officio pertaining to cases in the Waterfront Overlay.

**Vice-Chair Duncan adjourned the meeting without objection on Tuesday, September 4, 2018 at 7:03 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.