



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, October 16, 2018**

**The Zoning & Platting Commission convened in a meeting on Tuesday, October 16, 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  
David King  
Jolene Kiolbassa- Chair  
Abigail Tatkov**

**Absent:**

**Nadia Barrera-Ramirez  
Dustin Breithaupt  
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.

Mr. Stuart Hersh – Mr. Hersh discussed proposed code amendments related to Atlas 14.

## B. APPROVAL OF MINUTES

1. Approval of minutes from meeting October 2, 2018.

Motion to approve minutes from meeting October 2, 2018, as amended, was approved on the consent agenda by Commissioner King, and seconded by Commissioner Evans on a vote of 7-0. Commissioner Tatkov abstained. Commissioners Breithaupt, Lavani and Barrera-Ramirez absent.

## C. PUBLIC HEARINGS

- 1. Final Plat with Preliminary Plan:**  
Location: Decker Lake Road/SH130, Decker Creek Watershed  
Owner/Applicant: Club Deal 116 (Douglas Gilliland)  
Agent: Red Dog Engineering (R. DeCamps)  
Request: Approval of a final plat consisting of 2 commercial lots on 9.26 acres.  
Staff Rec.: **Recommended**  
Staff: [Jose Luis Arriaga](#), Supervisor, 512-854-7562, Single Office: Travis County/City of Austin

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2017-0069.1A - Indian Hills Corporate Park - Final Plat located at Decker Lake Road/SH130 was approved on the consent agenda by Commissioner King, and seconded by Commissioner Evans on a vote of 7-0. Commissioner Tatkov abstained. Commissioners Breithaupt, Lavani and Barrera-Ramirez absent.

- 2. Final Plat with Preliminary Plan:**  
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 final plat, comprised of 283 lots on 54.55 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-2016-0163.2A - Whisper Valley, Village 1, Phase 2 Final Plat located at E. Braker Lane at Petrichor Blvd., was approved on the consent agenda by Commissioner King, and seconded by Commissioner Evans on a vote of 7-0. Commissioner Tatkov abstained. Commissioners Breithaupt, Lavani and Barrera-Ramirez absent.

- 3. Site Plan:** **SPC-2018-0031C - Champion Tract 1C Site Plan Improvements; District 10**  
Location: 6500 FM 2222 Road, West Bull Creek Watershed  
Owner/Applicant: Champion Assets, LTD (Clark Meier), and Champion-Meier Assets, LTD (Clark Meier)  
Agent: LJA Engineering, Inc. (Joseph Longaro)  
Request: Approval of a Convenience Storage 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

Item withdrawn due to notification error.

- 4. Final Plat** **C8-2018-0059.0A - Dessau Business Park Section Two Resubdivision of Lot 2; District 1**  
**Resubdivision:** **C8-2018-0059.0A - Dessau Business Park Section Two Resubdivision of Lot 2; District 1**  
Location: 13400 Immanuel Road; Harris Branch Watershed  
Owner/Applicant: MJ Incorporated (Mike Jeter)  
Agent: PSCE (Mirza Baig)  
Request: Approval of the Dessau Business Park Section Two Resubdivision of Lot 2 composed of 2 lots on 5.74 acres  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0059.0A - Dessau Business Park Section Two Resubdivision of Lot 2 located at 13400 Immanuel Road was approved on the consent agenda by Commissioner King, and seconded by Commissioner Evans on a vote of 7-0. Commissioner Tatkov abstained. Commissioners Breithaupt, Lavani and Barrera-Ramirez absent.

- 5. Rezoning:** **C14-2018-0092 - 11900 Buckner Road; District 6**  
Location: 11900 Buckner Road, Lake Travis Watershed  
Owner/Applicant: Budget Leasing, Inc. (David Stein)  
Agent: McLean & Howard, LLP (Jeffrey Howard)  
Request: SF-6-CO to GR-MU for Tract 1 and LO-MU for Tract 2  
Staff Rec.: **Pending; Staff postponement request to November 6, 2018**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to November 6, 2018 was approved on the consent agenda by Commissioner King, and seconded by Commissioner Evans on a vote of 7-0. Commissioner Tatkov abstained. Commissioners Breithaupt, Lavani and Barrera-Ramirez absent.

6. **Rezoning:** [C14-2018-0046 - 4001 W Parmer Lane; District 7](#)  
Location: 4001 West Parmer Lane, Walnut Creek Watershed  
Owner/Applicant: 4001 Creative Offices, LLC (Ellis Winstanley)  
Agent: Texas Design Interests, LLC (Carey Bresler)  
Request: GR-CO to GR-MU  
Staff Rec.: **Pending; Indefinite postponement request by Staff.**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Motion to grant Staff's request for indefinite postponement of this item was approved on the consent agenda by Commissioner King, and seconded by Commissioner Evans on a vote of 7-0. Commissioner Tatkow abstained. Commissioners Breithaupt, Lavani and Barrera-Ramirez absent.

7. **Rezoning:** [C14-2018-0077 - Damac Commercial; District 1](#)  
Location: 7712 FM 969, Walnut Creek Watershed  
Owner/Applicant: Damac Real Estate Investment Group (Saqib Ali)  
Agent: Ausland Architects (Kennedy Whiteley)  
Request: Tract 1: GR-MU; Tract 2: SF-6  
Staff Rec.: **Staff Recommendation of Tract 1: LR-MU; Tract 2: SF-6**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Greenberg, seconded by Commissioner King to grant LR-MU combining district zoning for the first 200 feet of the property as measured from the front property line, and to leave the remainder of the property as SF-2 district zoning for C14-2018-0077 - Damac Commercial located at 7712 FM 969. Motion was approved on a vote of 7-1. Commissioner Evans voted nay. Commissioners Breithaupt, Lavani and Barrera-Ramirez absent.

8. **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 November 20, 2018**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to November 20, 2018 was approved on the consent agenda by Commissioner King, and seconded by Commissioner Evans on a vote of 7-0. Commissioner Tatkow abstained. Commissioners Breithaupt, Lavani and Barrera-Ramirez absent.

9. **Rezoning:** [C14-2017-0066 - Braker Lane Rezoning Part A; District 1](#)  
Location: 914 East Braker Lane, Walnut Creek Watershed  
Owner/Applicant: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)  
Agent: Richard Raymond Peterson and Carol Ann Peterson Starr  
Request: SF-2 to SF-4A and GR  
Staff Rec.: **Pending; Staff postponement request to November 20, 2018**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to November 20, 2018 was approved on the consent agenda by Commissioner King, and seconded by Commissioner Evans on a vote of 7-0. Commissioner Tatkow abstained. Commissioners Breithaupt, Lavani and Barrera-Ramirez absent.

10. **Rezoning:** [C14-2017-0100 - Braker Lane Rezoning Part B; District 1](#)  
Location: 914 East Braker Lane, Walnut Creek Watershed  
Owner/Applicant: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)  
Agent: Richard Raymond Peterson and Carol Ann Peterson Starr  
Request: DR and SF-2 to SF-4A and GR  
Staff Rec.: **Pending; Staff postponement request to November 20, 2018**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to November 20, 2018 was approved on the consent agenda by Commissioner King, and seconded by Commissioner Evans on a vote of 7-0. Commissioner Tatkow abstained. Commissioners Breithaupt, Lavani and Barrera-Ramirez absent.

11. **Preliminary Plan:** [C8-2018-0165 - Cascades at Onion Creek East Preliminary Plan; District 5](#)  
Location: 11601 South IH 35 Service Road Northbound, Onion Creek Watershed  
Owner/Applicant: Onion Associates LTD  
Agent: LJA Engineering, Inc. (Jeremy Reyes)  
Request: Approval of Cascades at Onion Creek East Preliminary Plan composed of 459 lots on 117.1 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

12. **Preliminary Plan:** [C8J-2018-0163 - Winding Trails Subdivision, Phase III](#)  
Location: 7735 North FM 973 Road, Decker Creek Watershed  
Owner/Applicant: Decker Lake LLC (James Drapela)  
Agent: Mathias Company (Richard Mathias)  
Request: Approval of Winding Trails Subdivision, Phase III composed of 72 lots on 127.469 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

13. **Preliminary Plan:** [C8-2018-0171.SH; District 2 - Goodnight Ranch Phase Two-East](#)  
Location: 9308 Capitol View Drive, Onion Creek Watershed  
Owner/Applicant: Austin Goodnight Ranch GP, LLC (Myra Goepp)  
Agent: LandDev Consulting, LLC (Lawrence Hanrahan)  
Request: Approval of Goodnight Ranch Phase Two-East composed of 271 lots on 88.51 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
14. **Final Plat - Amended Plat:** [C8-2018-0168.0A - Wells Point Commercial Section 7 Amended Plat; District 7](#)  
Location: 1009 West Wells Branch Parkway, Harris Branch Watershed  
Owner/Applicant: AI Industries (David Robinsion)  
Agent: Masterplan (Karen Wunsch)  
Request: Approval of the Wells Point Commercial Section 7 Amended Plat composed of 1 lot on 3.349 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
15. **Preliminary Plan:** [C8J-2018-0167 - Addison Section 5](#)  
Location: 8400 Dee Gabriel Collins Road, Cottonmouth Creek Watershed  
Owner/Applicant: Carma Properties Westport LLC (Chad Matheson)  
Agent: Kitchen Table Civil Solutions (Jonathan Fleming)  
Request: Approval of the Addison Section 5 Preliminary Plan composed of 144 lots on 23.72 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
16. **Final Plat - without Preliminary:** [C8J-2018-0170.0A - Fifth Generation Blocker Lane Addition](#)  
Location: 9032-1/2 Blocker Lane, Dry Creek East Watershed  
Owner/Applicant: Fifth Generation, Inc. (Bert Tito Beveridge)  
Agent: LJA Engineering, Inc. (Paul Viktorin)  
Request: Approval of the Fifth Generation Blocker Lane Addition Final Plat composed of 1 lot on 42.14 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove items C-11 – C-16 was approved on the consent agenda by Commissioner King, and seconded by Commissioner Evans on a vote of 7-0. Commissioner Tatkow abstained. Commissioners Breithaupt, Lavani and Barrera-Ramirez 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

Motion by Commissioner Greenberg, seconded by Commissioner Tatkov to adopt the recommendation regarding the Capital Metro Interlocal agreement was approved on a vote of 7-0. Commissioner Evans off the dais. Commissioners Breithaupt, Lavani and Barrera-Ramirez 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 on this matter.

## **3. Annual Internal Review**

Discussion and possible action regarding the annual internal review. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

Discussed; 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.*

An update on Austin Strategic Housing Blueprint and data on the cost of housing by Council District was requested by Commissioners Greenberg and Denkler.

Briefing regarding ZAP's zoning case recommendations and the authority to act on matters other than zoning of property and or placing conditions on a property to be rezoned was requested by Commissioners Denkler and King.

## **G. COMMITTEE REPORTS**

### [Codes and Ordinances Joint Committee](#)

(Commissioners: Breithaupt, Denkler and Greenberg)

Commissioner Greenberg stated the Committee has not met since the previous report; may look in to a special called meeting.

### [Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Lavani)

Commissioner Aguirre stated the Committee received an update on the Long Range CIP Strategic Plan and presented with a briefing regarding the Austin Strategic Mobility Plan.

### [Small Area Planning Joint Committee](#)

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

Commissioner King stated the Committee discussed the East Riverside Corridor Plan and heard comments from Ms. Susana Almanza

**Chair Kiolbassa adjourned the meeting without objection on Tuesday, October 16, 2018 at 8:02 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.