



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, January 15, 2019**

The Zoning & Platting Commission convened in a meeting on Tuesday, January 15, 2019

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

Chair Kiolbassa called the Commission Meeting to order at 6:01 p.m.

Commission Members in Attendance:

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

Absent:

Nadia Barrera-Ramirez

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 December 18, 2018.

Motion to approve the December 18, 2018 minutes, as amended, was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 10-0. Commissioner Barrera-Ramirez absent.

C. PUBLIC HEARINGS

- 1. Resubdivision with variance:** [C8-2017-0283.0A - Hayah Subdivision, Resubdivision of Lot 3 Block E, Eubank Acres Section 1: District 7](#)
Location: 11603 Tedford St., Walnut Creek Watershed
Owner/Applicant: Fayez S. Kazi
Agent: Civiltude (Eyad Kasemi)
Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 0.5447 acres with a variance from L.D.C. 25-4-175 to allow a flag lot. A valid petition has been filed in opposition to this case.

Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Motion by Commissioner Denkler, seconded by Commissioner Greenberg to postpone this item to January 29, 2019 was approved on a vote of 9-1. Commissioner Evans voted nay. Commissioner Barrera-Ramirez absent.

- 2. Resubdivision:** [C8-2017-0292.0A - Resubdivision of Greens on Cooper Lane; District 2](#)
Location: 7513 Cooper Lane, South Boggy Creek Watershed
Owner/Applicant: Townbridge Homes, LLC (Aaron Levy)
Agent: Thrower Design (Ron Thrower)
Request: Resubdivision of 2 lots and 2.25 acres of land into 1 lot.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Motion by Commissioner Greenberg seconded by Commissioner King to grant Neighborhood's request for postponement of this item to January 29, 2019 was approved on a vote of 7-3. Commissioners Lavani, Tatkov and Evans voted nay. Commissioner Barrera-Ramirez absent.

- 3. Site Plan - Compatibility Waiver:** [SP-2018-0092C - The Greens on Cooper Lane; District 2](#)
Location: 7601 Cooper Lane, South Boggy Creek Watershed
Owner/Applicant: Townbridge Homes
Agent: Thrower Design (Ron Thrower)
Request: Request approval of a waiver to encroach into the 25' compatibility setback along the east property line. [LDC 25-2-1063]

Staff Rec.: **Recommended**

Staff: [Rosemary Avila](#), 512-974-2784
Development Services Department

Motion by Commissioner Greenberg seconded by Commissioner King to grant Neighborhood's request for postponement of this item to January 29, 2019 was approved on a vote of 7-3. Commissioners Lavani, Tatkow and Evans voted nay. Commissioner Barrera-Ramirez absent.

- 4. Resubdivision with variance:** [C8-2017-0308.0A - Cogbill Subdivision – Resubdivision of Lots 7 & 8; District 5](#)
Location: 1001 Cogbill Street, South Boggy Creek Watershed
Owner/Applicant: 2nd Street and 5th Street, LLC (Kirk Smith)
Agent: Stansberry Engineering Co, Inc (Blayne Stansberry)
Request: Approval of the Cogbill Subdivision - a resubdivision of Lots 7 & 8, composed of 4 lots on 0.83 acres. In addition, the Applicant requests a variance from Section 25-4-175 in order to resubdivide a lot using a flag lot design.

Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0308.0A - Cogbill Subdivision – Resubdivision of Lots 7 & 8 located at 1001 Cogbill Street was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 7-2. Chair Kiolbassa and Commissioner Greenberg voted nay. Commissioner King abstained. Commissioner Barrera-Ramirez absent.

- 5. Final Plat with Preliminary:** [C8-2017-0154.1A - Riverbend West 2; District 2](#)
Location: 3101 Fallwell Lane (near intersection of S.H. 130 & S.H. 71 East), Colorado River Watershed
Owner/Applicant: GCRE/TX Austin Master LLC (Joseph Goveia)
Agent: Urban Design Group (Vanessa Mendez)
Request: Approve a final plat out of an approved preliminary plan for 5 lots on 95.345 acres.

Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0154.1A - Riverbend West 2 located at 3101 Fallwell Lane (near intersection of S.H. 130 & S.H. 71 East) was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 10-0. Commissioner Barrera-Ramirez 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-2-CO to GO-MU

Staff Rec.:

Staff:

Recommended, with conditions

[Heather Chaffin](#), 512-974-2122

Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Lavani, seconded by Commissioner Evans to grant Staff's recommendation of GO-MU combining district zoning, with additional conditions for C14-2018-0004 - Braker Office/Condo Park located at 1308 East Braker Lane was approved on a vote 7-3. Chair Kiolbassa and Commissioners Breithaupt and Greenberg voted nay. Commissioner Barrera-Ramirez absent.

Conditions:

The following uses are prohibited: Alternative Financial Services, Bail Bonds, Medical Offices (Exceeding 5,000 Square Feet Gross Floor Area), Pawn Shops Services, Residential Treatment, Restaurant (Limited and General), and Service Station.

Note: The following uses are not permitted in the GO zoning district: alternative financial services, bail bond services, pawnshop services, restaurant (general) and service station.

- 7. Rezoning:** [C14-2018-0139 - 1903 Keilbar; District 5](#)
Location: 1903 Keilbar Lane, South Boggy Creek Watershed
Owner/Applicant: 1905 Keilbar LLC (Michael Winningham)
Request: DR to SF-6
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant Neighborhood's request for postponement to January 29, 2019 was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 10-0. Commissioner Barrera-Ramirez absent.

- 8. Zoning:** [C14-2018-0106 - JBR Zoning; District 5](#)
Location: 9301 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: Holt Cat (Corinna Richter)
Agent: Kimley-Horn & Associates (Luke Caraway)
Request: I-RR to GR-CO, as amended
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-CO combining district zoning, as amended, for C14-2018-0106 - JBR Zoning located at 9301 South IH 35 Service Road Northbound was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 10-0. Commissioner Barrera-Ramirez absent.

9. Restrictive Covenant Termination: [C14-85-392\(RCT\) - Lakeline at 183A; District 6](#)

Location: 14115 North U.S. Highway 183A Northbound Service Road, Buttercup Creek, South Brushy Creek and Lake Creek Watersheds

Owner/Applicant: C.H. Revocable Trust and as trustee of the David A. Hartman Irrevocable Non-Exempt Family Trust (Claudette Hartman, Trustee)

Agent: The Drenner Group, PC (Amanda Swor)

Request: To terminate conditions of the existing public restrictive covenant

Staff Rec.: **Recommended**

Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation to terminate conditions of the existing public restrictive covenant for C14-85-392(RCT) - Lakeline at 183A located at 14115 North U.S. Highway 183A Northbound Service Road was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 10-0. Commissioner Barrera-Ramirez absent.

10. Rezoning: [C14-2018-0133 - Lakeline at 183A; District 6](#)

Location: 14115 North U.S. Highway 183A Northbound Service Road, Buttercup Creek, South Brushy Creek and Lake Creek Watersheds

Owner/Applicant: C.H. Revocable Trust and as trustee of the David A. Hartman Irrevocable Non-Exempt Family Trust (Claudette Hartman, Trustee)

Agent: The Drenner Group, PC (Amanda Swor)

Request: CH, GO, and GR to GR-MU

Staff Rec.: **Recommended**

Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU combining district zoning, with additional conditions for C14-2018-0133 - Lakeline at 183A located at 14115 North U.S. Highway 183A Northbound Service Road was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 10-0. Commissioner Barrera-Ramirez absent.

Additional Conditions:

The following uses are prohibited: Alternative Financial Services, Bail Bond Services and Pawn Shop Services

- 11. Rezoning:** [C14-2018-0116 - 13609 IH 35; District 7](#)
Location: 13609 North Interstate Highway 35, Walnut Creek Watershed
Owner/Applicant: Central Southwest Texas Development, LLC
Agent: The Drenner Group, PC (Amanda Swor)
Request: CS-CO to CS-CO, to change a condition of zoning
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, to change a condition of zoning for C14-2018-0116 - 13609 IH 35 located at 13609 North Interstate Highway 35 was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 10-0. Commissioner Barrera-Ramirez absent.

- 12. Rezoning:** [**C814-96-0003.14 - Pioneer Crossing PUD Amendment #14; District 1**](#)
Location: 3124 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North, LLC
Agent: LJA Engineering (T. Walter Hoysa, P.E.)
Request: PUD to PUD, to amend conditions of zoning
Staff Rec.: **Recommendation 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 Lavani, seconded by Vice-Chair Duncan on a vote of 10-0. Commissioner Barrera-Ramirez absent.

- 13. Zoning:** [**C14-2018-0098 - Howard Lane Residential; District 7**](#)
Location: 1208 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Continental Homes of Texas, L.P. for Ruth May Mulenex, et al
Agent: McLean & Howard, LLP (Jeffrey Howard)
Request: I-RR to SF-2
Staff Rec.: **Recommendation of SF-2-CO**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-2-CO combining district zoning for C14-2018-0098 - Howard Lane Residential located at 1208 East Howard Lane was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 10-0. Commissioner Barrera-Ramirez absent.

- 14. Final Plat:** [C8-2017-0291.1A - Wildhorse Ranch Amenity Center; District 1](#)
Location: 10400 East Parmer Lane, Gilleland Creek Watershed
Owner/Applicant: HOM Titan Development (William Peruzzi)
Agent: Kimley-Horn (John Miksch)
Request: Approval of the Wildhorse Ranch Amenity Center composed of 1 lot on 8.18 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 15. Final Plat:** [C8J-2018-0225.0A - Flores-Melchor-Amaro Subdivision](#)
Location: 2701 Bliss Spillar Road, Bear Creek Watershed
Owner/Applicant: Eduardo Flores; Jose Luis Melchor
Agent: LOC Consultants (Sergio Lozano Sanchez, P.E.)
Request: Approval of the Flores-Melchor-Amaro Subdivision comprised of 3 lots on 10.929 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 16. Final Plat:** [C8J-2018-0226.1A - Milky Way Subdivision; District 6](#)
Location: 10200-10625 Milky Way Drive, Bull Creek Watershed
Owner/Applicant: Milky Way Holdings (Garrett S. Martin)
Agent: Kichen Table Civil Solutions (Peggy Carrasquillo)
Request: Approval of the Milky Way Subdivision composed of 50 lots on 42.06 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 17. Final Plat:** [C8-2018-0227.0A - Circle at Nelms Subdivision; District 2](#)
Location: 6200 Bluff Springs Road, Williamson Creek Watershed
Owner/Applicant: The Circle at Nelms, LLC
Agent: Genesis 1 Engineering (George A. Gonzales, P.E.)
Request: Approval of the Circle at Nelms Subdivision composed of 1 lot on 1.78 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 18. Final Plat:** [C8-2014-0150.01 - Auro](#)
Location: FM 1325 Road, Rattan Creek Watershed
Owner/Applicant: Kimley-Horn (Stephen Swan); Auro Development (Nick Summerville)
Agent: Kimley-Horn & Associates (Luke Caraway)
Request: Approval of the Auro composed of 7 lots on 50.09 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 19. Final Plat:** [C8-2016-0145.3A - Parker Creek Ranch Phase 3 \(Withdraw / Resubmittal of C8J-2015-0105\); District 1](#)

Location: 7620 Decker Lane, Decker Creek Watershed
Owner/Applicant: Russell and Jeann Parker; Forestar (USA) Real Estate Group Inc.
Agent: BGE (Brian Grace)
Request: Approval of Parker Creek Ranch Phase 3 (Withdraw / Resubmittal of C8J-2015-0105) composed of 113 lots on 26.98 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

20. **Final Plat:** [C8J-2018-0222.0A - Enclave at Sarah's Creek](#)
Location: 2711 West Pecan Street, Gilleland Creek Watershed
Owner/Applicant: Blackburn Trust (Christopher Blackburn)
Agent: LJA Engineering, Inc. (Brian Faltsek, P.E.)
Request: Approval of the Enclave at Sarah's Creek composed of 1 lot on 6.52 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Final Plat:** [C8-2018-0221.0A - Bluff Plaza; District 2](#)
Location: 4400 East William Cannon Drive, Williamson Creek Watershed
Owner/Applicant: LDG Development LLC
Agent: Costello, Inc. (Steven Buffum)
Request: Approval of Bluff Plaza composed of 1 lot on 0.85 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
22. **Final Plat - Previously Unplatted:** [C8J-2018-0105.1A - Easton Park Section 3A Phase 1 Final Plat; District 2](#)
Location: 6400-6510 Colton Bluff Springs Road, North Fork Dry Creek Watershed
Owner/Applicant: Carma Easton, LLC
Agent: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)
Request: Approval of the Easton Park Section 3A Phase 1 Final Plat composed of 172 lots on 59.54 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
23. **Final Plat - Previously Unplatted:** [C8J-2018-0105.2A - Easton Park Section 3A Phase 2 Final Plat; District 2](#)
Location: 6400-6510 Colton Bluff Springs Road, North Fork Dry Creek Watershed
Owner/Applicant: Carma Easton, LLC
Agent: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)
Request: Approval of the Easton Park Section 3A Phase 2 Final Plat composed of 99 lots on 83.93 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
24. **Final Plat - Resubdivision:** [C8-2018-0223.0A - Generational Properties; District 6](#)
Location: 6002-1/2 McNeil Drive, Rattan Creek Watershed
Owner/Applicant: Generational Commercial Properties
Agent: GARZA EMC (John Pelham)

Request: Approval of the Generational Properties Final Plat composed of 1 lot on 126.7 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

25. Final Plat - Resubdivision: [C8-2019-0002.0A - Highland Park West Resubdivision of Portions of Lots 3, 4 & 5, Block O; District 10](#)

Location: 4701 Crestway Drive, Taylor Slough North Watershed
Owner/Applicant: Karen Brimble
Agent: Prossner and Associates, Inc. (Kurt Prossner)
Request: Approval of the Highland Park West Resubdivision of Portions of Lots 3, 4 & 5; Block O Final Plat composed of 2 lots on 1.15 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

26. Final Plat with Preliminary: [C8J-2008-0048.01.8A - Eastwood Section 1](#)

Location: South FM 973 Road, Gilleland Creek Watershed
Owner/Applicant: Cyclone Development, Inc. (John S. Lloyd)
Agent: Randall Jones & Associates Engineering Inc. (Ashley S. Hanson, P.E.)
Request: Approval of the Eastwood Section 1 Final Plat composed of 2,305 lots on 664.53 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

27. Final Plat - Resubdivision: [C8-2018-0220.0A - Jakes Forest Subdivision, District 8](#)

Location: 2407 Stratford Drive, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Art Acevedo
Agent: Celco Surveying (George Lucas)
Request: Approval of Jakes Forest Subdivision composed of 2 lots on 1.03 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

28. Final Plat with Preliminary: [C8J-2008-0168.01.1A - Entrada Phase 1 Final Plat \(Withdraw / Resubmittal of C8J-2008-0168.3A\); District 1](#)

Location: Immanuel Road, Gilleland Creek Watershed
Owner/Applicant: Lennar Homes of Texas, Land & Construction Ltd.
Agent: Carlson, Brigrance & Doering, Inc. (Steven Cates)
Request: Approval of Entrada Phase 1 Final Plat (Withdraw / Resubmittal of C8J-2008-0168.3A) composed of 191 lots on 55.79 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

29. Preliminary Plan: [C8J-2018-0226 - Milky Way Subdivision; District 6](#)

Location: 10200-10625 Milky Way Drive, Bull Creek Watershed
Owner/Applicant: Milky Way Holdings (Garrett S. Martin)
Agent: Kitchen Table Civil Solutions (Peggy Carrasquillo)
Request: Approval of the Milky Way Subdivision comprised of 50 lots on 42.06 acres.
Staff Rec.: **Disapproval**

Staff:

Development Services Department

Public Hearings closed.

Motion to disapprove Items C-14 – C-29 was approved on the consent agenda by Commissioner Lavani, seconded by Vice-Chair Duncan on a vote of 10-0. Commissioner Barrera-Ramirez absent.

D. BRIEFINGS

1. Briefing regarding Gentrification and Displacement

Briefing and discussion regarding the report, [*Uprooted: Residential Displacement in Austin's Gentrifying Neighborhoods and What Can Be Done About It*](#)

Presenter: [Jake Wegmann](#), Assistant Professor, UT Community and Regional Planning, 512- 471-0169

Briefing conducted by Jake Wegmann, Assistant Professor, UT Community and Regional Planning, 512-471-0169.

E. ITEMS FROM THE COMMISSION

1. Revision of the Austin Land Development Code

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

Item discussed; no action taken.

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.

- 1) Commissioners Evans and Lavani – Review ZAP postponement policy

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)

Commissioner Evans stated the Committee focused on the CIP transmittal letter.

[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, January 15, 2019 at 8:48 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.