



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, January 29, 2019**

**The Zoning & Platting Commission convened in a meeting on Tuesday, January 29, 2019**

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

**Chair Kiolbassa called the Commission Meeting to order at 6:02 p.m.**

**Commission Members in Attendance:**

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

**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 January 15, 2019.

Motion to approve the minutes from January 15, 2019 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 11-0.

## C. PUBLIC HEARINGS

- 1. 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

Public Hearing closed.

Motion by Commissioner Lavani, seconded by Commissioner Barrera-Ramirez to grant SF-6 district zoning for C14-2018-0139 - 1903 Keilbar located at 1903 Keilbar Lane was approved on a vote of 11-0.

- 2. Resubdivision with variance:** **C8-2017-0283.0A - Hayah Subdivision, Resubdivision of Lot 3 Block E, Eubank Acres Section 1; District 7**  
Location: 11603 Tedford Street, Walnut Creek Watershed  
Owner/Applicant: Fayez S. Kazi  
Agent: Thrower Design (Ron Thrower) / 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

Public Hearing closed.

Motion to deny the Applicant's request for postponement was approved on a vote of 6-4. Those voting aye were Chair Kiolbassa, Vice-Chair Duncan and Commissioners Breithaupt, Greenberg, Denkler and King. Those voting nay were Commissioners Aguirre, Evans, Lavani and Tatkow. Commissioner Barrera-Ramirez abstained on this matter.

Motion by Commissioner Denkler, seconded by Commissioner Greenberg to deny 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. Motion withdrawn by maker.

Motion by Commissioner Lavani, seconded by Commissioner Evans 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 was lost on a vote of 4-6. Those voting aye were Commissioners Barrera-Ramirez, Evans, Lavani and Tatkow. Those voting nay were Chair Kiolbassa and Commissioners Aguirre, Breithaupt, Greenberg, Denkler and King. Vice-Chair Duncan abstained on this matter.

Justifications by members who voted nay:

Chair Kiolbassa: "Does not have accessibility for emergency responders."

Commissioner Aguirre: "Compatibility."

Commissioner Breithaupt: "Compatibility and accessibility for emergency responders."

Commissioner Greenberg: "This is not compatible with surrounding neighborhoods as there are no other flag lots."

Commissioner Denkler: "Didn't think it enhanced the environmental protections and didn't view it as compatible with the surrounding neighborhood."

Commissioner King: "Concerned about the enhancement of the environmental and tree protection and compatibility with surrounding neighborhoods."

*Abstained* - Vice-Chair Duncan: "I think large lots that are in proximity of the core of this City are ideal. Have no objection to the addition of a house, but I do agree with my colleagues, flag lots are not the way to do it."

**3. 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

Public Hearing closed.

Motion to grant staff's recommendation for C8-2017-0292.0A - Resubdivision of Greens on Cooper Lane located at 7513 Cooper Lane was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 11-0.

- 4. 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

Public Hearing closed.

Motion to grant staff's recommendation for SP-2018-0092C - The Greens on Cooper Lane located at 7601 Cooper Lane was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 11-0.

- 5. Site Plan Extension:** **SPC-05-0012A(XT3) - Champion Commercial Development (Part A); District 10**
- Location: 6015 N Capital of Texas Highway NB, Bull Creek Watershed
- Owner/Applicant: Champion Assets Ltd. & Champion-Meier Assets Ltd. (Clark Meyer)
- Agent: Kimley-Horn & Associates, Inc. (Joel Wixson)
- Request: Approval of a three year extension to a previously approved site plan.
- Staff Rec.: **Recommended**
- Staff: [Anaiah Johnson](#), 512-974-2932  
Development Services Department

Public Hearing closed.

Motion to grant previously approved extension of a site plan to 1 year, 8 months, and 14 days extension to Part A Site Plan with an expiration date of July 29, 2019 for SPC-05-0012A(XT3) - Champion Commercial Development (Part A) located at 6015 N Capital of Texas Highway NB was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 11-0.

- 6. Final Plat with Preliminary:** **C8-2015-0271.2A - Malone Subdivision, Section 2; District 5**
- Location: 10109 Slaughter Creek Drive, Slaughter Creek Watershed
- Owner/Applicant: CalAtlantic Homes of Texas, Inc. (Kevin Forader)
- Agent: LJA Engineering (Brian Faltese)
- Request: Approval of a final plat out of an approved preliminary plan for 77 lots on 12.0724 acres
- Staff Rec.: **Recommended**
- Staff: [Nathan Jones](#), 512-974-6303  
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2015-0271.2A - Malone Subdivision, Section 2 located at 10109 Slaughter Creek Drive was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 11-0.

- 7. Site Plan                                      SP-2014-0190D(XT2) - Parke North - Site Plan Extension; District 6**  
**Extension:**  
Location:                                      9100 North FM 620 Road, Lake Travis Watershed  
Owner/Applicant:                              Taylor Morrison of Texas, Inc.  
Agent:    Texas Engineering Solutions, LLC (Connor Overby)  
Request:    Approval of a three year extension to a previously approved site plan.  
Staff Rec.:    **Recommended**  
Staff:    [Jonathan Davila](#), 512-974-2414  
    Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for SP-2014-0190D(XT2) - Parke North - Site Plan Extension located at 9100 North FM 620 Road was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 11-0.

**8. Final Plat out of a Preliminary Plan: C8J-2015-0134.3A - Preston Park Section 2B**

Location: Pearson Boulevard and Grand Avenue Parkway, Gilleland Creek Watershed

Owner/Applicant: Pulte Homes of Texas, LP

Agent: CSF Civil Group, LLC (Christine Potts, P.E.)

Request: Approval of Preston Park Section 2B (a small lot subdivision) final plat consisting of 76 total lots on 11.50 acres. Water and wastewater will be provided by the City of Austin.

Staff Rec.: **Recommended**

Staff: [Jennifer Bennett-Reumuth](#), 512-854-1434  
Single Office

Public Hearing closed.

Motion to grant staff's recommendation for C8J-2015-0134.3A - Preston Park Section 2B located at Pearson Boulevard and Grand Avenue Parkway was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 11-0.

- 9. Final Plat without Preliminary:** **C8-2019-0005.0A - NEC Lakeline and 183A; District 6**  
Location: 14101-1/2 North 183A Highway Service Road Northbound, Buttercup Creek Watershed  
Owner/Applicant: Trustee of the CH Revocable Trust (Claudette Lucille Hartman)  
Agent: Pape-Dawson Engineers, Inc. (Libby Linton)  
Request: Approval of the NEC Lakeline and 183A composed of 1 lot on 12.31 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 10. Final Plat:** **C8-2019-0009.0A - JW Ranch Estates (Withdraw / Resubmittal of C8-2017-0246.0A); District 7**  
Location: 3601 McNeil Drive, Walnut Creek Watershed  
Owner/Applicant: Julie Gaye Millegan et al  
Agent: Place Designers, Inc. (Vincent Shaw)  
Request: Approval of JW Ranch Estates (Withdraw / Resubmittal of C8-2017-0246.0A) composed of 1 lot on 3 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 11. Final Plat - Amended Plat:** **C8-2019-0006.0A - Heritage Oaks Pearson Ranch East**  
Location: Pearson Ranch Road, South Brushy Creek Watershed  
Owner/Applicant: Pulte Group, Central Texas Division (Stephen Ashlock)  
Agent: Big Red Dog Engineering (George Bailey Harrington, P.E.)  
Request: Approval of Heritage Oaks Pearson Ranch East composed of 2 lots on 0.78 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 12. Preliminary Plan:** **C8J-2019-0004 - Upper East End II Subdivision**  
Location: 2700 East Howard Lane, Gilleland Creek Watershed  
Owner/Applicant: 2700 Howard Lane Investments (Saeed Minhas)  
Agent: Southwest Engineers (Henry Juarez)  
Request: Approval of the Upper East End II Subdivision composed of 281 lots on 88.26 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 13. Final Plat:** **C8-2019-0010.0A - Howard Subdivision Amended Plat of Replat; District 1**  
Location: 3119 East Howard Lane, Harris Branch Watershed  
Owner/Applicant: Peter Pham  
Agent: Jeffrey Ashorn  
Request: Approval of the Howard Subdivision Amended Plat of Replat composed of 2 lots on 10 acres



Staff Rec.: **Disapproval**  
Staff: Joey Delagarza, 512-974-2664, Joey.Delagarza@austintexas.gov  
Development Services Department

- 14. Preliminary Plan - Revised:** **C8J-2013-0192.01 - Braker Valley; District 1**  
Location: 11317 Cameron Road, Walnut Creek Watershed  
Owner/Applicant: Williams, Ltd. (Evan Williams)  
Agent: Carlson, Brigrance & Doering, Inc. (Lee Whited)  
Request: Approval of the Braker Valley Preliminary Plan composed of 540 lots on 164.05 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 15. Final Plat - Resubdivision:** **C8J-2019-0008.0A - My Primo Subdivision**  
Location: 4705 Blue Bluff Road, Gilleland Creek Watershed  
Owner/Applicant: Rueda Alfredo Igarza  
Agent: ATX Design Group (Ramon Duran Jr)  
Request: Approval of the My Primo Subdivision Final Plat composed of 1 lot on 1 acre  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove Items C-09 - C-15 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 11-0.

## **D. 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 not 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.*

## **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)

No report provided.

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

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

No report provided.

# **ADDENDUM**

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

2. Discussion and possible action regarding Austin Strategic Housing Blueprint - Implementation Plan (Sponsors Chair Kiolbassa and Vice-Chair Duncan)

Item discussed; no action taken.

Meeting Note: In accordance with *RONR, 11th Edition*, Commissioner Evans gave notice by announcing intent to propose an item to rescind action on item C-02 (C8-2017-0283.0A - Hayah Subdivision, Resubdivision of Lot 3 Block E, Eubank Acres Section 1) at the next meeting, February 5, 2019.

**Chair Kiolbassa adjourned the meeting without objection on Tuesday, January 29, 2019 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.