



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, March 5, 2019**

The Zoning & Platting Commission convened in a meeting on Tuesday, March 5, 2019

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

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

Commission Members in Attendance:

**Ana Aguirre – Secretary
Nadia Barrera-Ramirez
Jolene Kiolbassa – Chair
Ann Denkler – Interim Parliamentarian
Jim Duncan – Vice-Chair
Bruce Evans
David King
Sunil Lavani
Abigail Tatkov**

Two vacancies

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 February 19, 2019.

Motion to approve the minutes from February 19, 2019 was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commissioner Lavani on a vote 9-0. Two vacancies on the Commission.

C. PUBLIC HEARINGS

- 1. Site Plan - Environmental Variance Only:**
[SP-2016-0607D - Junction Athletic Complex](#)
Location: 8921 West US 290 Highway, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Lucky 13 Holdings, LLC (Lindsey Rosenthal)
Agent: Texas Engineering Solutions (Connor Overby)
Request: A variance request to construct in the Water Quality Transition Zone, 13-2-563; Fill exceeding four feet of depth, 13-7-16(a); Cut exceeding four feet of depth, 13-7-16(b)
Staff Rec.: **Recommends approval for construction in the Water Quality Transition Zone, 13-2-563. Not recommend approval for fill exceeding four feet of depth, 13-7-16(a) and cut exceeding four feet of depth, 13-7-16(b)**
Staff: [Jonathan Garner](#), 512-974-1665
[Clarissa Davis](#), 512-974-1423
Development Services Department

Public Hearing closed.

Motion by Commissioner Tatkov, seconded by Commissioner Lavani to approve environmental variances per Environmental Commission's recommendation and conditions ([see Staff Report \(Part 1 of 3\), ENVIRONMENTAL COMMISSION MOTION 20190206 008c, pg. 2 of 37](#)) for SP-2016-0607D - Junction Athletic Complex located at 8921 West US 290 Highway. Motion approved on a vote of 6-3. Those voting nay were Chair Kiolbassa and Commissioners Barrera-Ramirez and King. Two vacancies on the Commission.

- 2. Site Plan - Environmental Variance Only:**
[SP-2018-0221C - West Harbour Marina; District 10](#)
Location: 2503 Westlake Drive Bldg. Bd., Lake Austin Watershed
Owner/Applicant: G4 Interests, LLC
Agent: Janis Smith Consulting, LLC (Janis Smith)

Request: Request to vary from 25-8-368(E) to allow more than 25 cubic yards of dredging in Lake Austin.

Staff Rec.: **Recommended with Environmental Commission conditions.**

Staff: [Pamela Abee-Taulli](#), 512-974-1879
[Clarissa Davis](#), 512-974-1423
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendations with Environmental Commission's conditions ([see Environmental Commission Motion 20190306 008a](#)) for SP-2018-0221C - West Harbour Marina was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 9-0. Two vacancies on the Commission.

3. **Site Plan** [**SP-2013-0470C\(XT2\) - Cameron Food Court; District 1**](#)
- Extension:**
- Location: 9001 Cameron Road, Little Walnut Creek Watershed
- Owner/Applicant: ZIF Holdings, INC
- Agent: Moncada Enterprises LLC (Phil Moncada)
- Request: Approval of a 3 year extension to the approved site plan.
- Staff Rec.: **Recommended**
- Staff: [Clarissa Davis](#), 512-974-1423
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2013-0470C(XT2) - Cameron Food Court located at 9001 Cameron Road was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commissioner Lavani on a vote 9-0. Two vacancies on the Commission.

- 4. Rezoning:** [**C14-2019-0005 - APC Towers - TX 1395 Kuckols Crossing; District 2**](#)
Location: 4400-1/2 East William Cannon Drive, Williamson Creek Watershed
Owner/Applicant: LDG Development LLC (Jacob P. Brown)
Agent: Vincent Gerard & Associates, Inc. (Vincent G. Huebinger)
Request: GR-MU-CO to GR-MU-CO, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-CO combining district zoning, to change a condition of zoning, and include additional conditions for C14-2019-0005 - APC Towers - TX 1395 Kuckols Crossing located at 4400-1/2 East William Cannon Drive was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commissioner Lavani on a vote 9-0. Two vacancies on the Commission.

Additional conditions:

Limit the maximum height of a structure to 45 feet, except that a telecommunication tower may not exceed 100 feet. All other existing Conditional Overlays continue to apply.

- 5. Rezoning:** [**C14-2018-0130 - The Meadows on West Slaughter; District 5**](#)
Location: 707 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: SFC Software Factory LLC (Leonardo Madrigal)
Agent: Morales Development LLC (Amy Morales)
Request: GO-MU-CO to GR-MU-V
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-V combining district zoning for C14-2018-0130 - The Meadows on West Slaughter located at 707 West Slaughter Lane was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commissioner Lavani on a vote 9-0. Two vacancies on the Commission.

6. **Rezoning:** [C14-2018-0102 - Pioneer Hill MF-1 Rezoning: District 1](#)
Location: 2100, 2102, 2104, 2106, 2108, 2110, 2200, 2202, 2204, 2206, 2208 and 2210 Arborside Drive, and 10611 Tildon Avenue, Little Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas LP
Agent: Pape-Dawson Engineers, Inc. (Terry Reynolds)
Request: MF-1 to SF-6
Staff Rec.: **Pending; Staff Postponement request to March 19, 2019**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to March 19, 2019 was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commissioner Lavani on a vote 9-0. Two vacancies on the Commission.

7. **Rezoning:** [C14-2018-0148 - 12202 Pecan Street Rezoning: District 6](#)
Location: 12202 Pecan Street, Rattan Creek Watershed
Owner/Applicant: Perry Barth
Agent: Thrower Design (A. Ron Thrower)
Request: SF-3 to CS
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS district zoning for C14-2018-0148 - 12202 Pecan Street Rezoning located at 12202 Pecan Street was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commissioner Lavani on a vote 9-0. Two vacancies on the Commission.

8. **Zoning and Rezoning:** [C14-2019-0030 - West Courtyard Zoning: District 10](#)
Location: 6917 West Courtyard Drive, Lake Austin and West Bull Creek Watersheds
Owner/Applicant: Trowbridge Janey Descendants Trust (John G. Trowbridge)
Agent: Site Specifics (John Hussey)
Request: I-RR and PUD to RR
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of RR district zoning for C14-2019-0030 - West Courtyard Zoning located at 6917 West Courtyard Drive was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commissioner Lavani on a vote 9-0. Two vacancies on the Commission.

- 9. Rezoning:** [C14-2018-0135 - West Harbor Marina LLC; District 10](#)
Location: 2503 Westlake Drive, Lake Austin Watershed
Owner/Applicant: West Harbour, LLC
Agent: Permit Partners, LLC (Jennifer Hanlen)
Request: LA and SF-3 to SF-5-CO
Staff Rec.: **Recommendation of SF-5**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

Public Hearing closed.

Motion by Vice-Chair Duncan, seconded by Commissioner Aguirre to grant Applicant's request for SF-5-CO combining district zoning for C14-2018-0135 - West Harbor Marina LLC located at 2503 Westlake Drive was approved on a vote of 9-0. Two vacancies on the Commission.

- 10. Austin Strategic Mobility Plan:** [Austin Strategic Mobility Plan](#)
Request: Discuss and consider recommending amendment(s) to the Imagine Austin Comprehensive Plan by approving the [Austin Strategic Mobility Plan](#).
Staff Rec.: **Recommended**
Staff: [Annick Beaudet](#), 512-974-7959, Assistant Director, Austin Transportation Department

Presentation provided by [Annick Beaudet](#), Assistant Director, Austin Transportation Department and Public Hearing conducted.

- 11. Final Plat:** [C8-2019-0021.0A - Braker Pointe Subdivision; District 7](#)
Location: 10751-1/2 North MoPac Expressway Service Road Northbound, Shoal Creek Watershed
Owner/Applicant: GBD Properties, Inc.
Agent: Stantec Consulting Services, Inc. (Nick Brown)
Request: Approval of the Braker Pointe Subdivision composed of 2 lots on 2.59 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 12. Final Plat:** [C8-2019-0022.1A - Colton Bluff Phase 1; District 2](#)
Location: 7231 Colton Bluff Springs Road, Cottonmouth Creek Watershed
Owner/Applicant: KB Home Lone Star, Inc. (John Zinsmeyer)
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of Colton Bluff Phase 1 composed of 183 lots on 44.7 acres.

Staff Rec.: **Disapproval**
Staff: Development Services Department

13. Final Plat:

C8J-2019-0023.0A - Rosson-290

Location: 8107 Rosson Drive, Williamson Creek Watershed-Barton Springs Zone

Owner/Applicant: Cindee Schieffer

Agent: Southwest Engineers (Alberto Gutierrez)

Request: Approval of Rosson-290 composed of 1 lot on 2.21 acres.

Staff Rec.: **Disapproval**

Staff: Development Services Department

14. **Final Plat:** [C8J-2019-0027.0A - Easton Park Section 2A Phase 3: District 2](#)
Location: 7716-1/2 East William Cannon Drive, Cottonmouth Creek Watershed
Owner/Applicant: Carma Easton LLC (Luke Gosda)
Agent: Carlson, Brigrance & Doering, Inc. (Bill Couch)
Request: Approval of Easton Park Section 2A Phase 3 composed of 1 lot on 4.15 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat:** [C8J-2019-0028.0A - Easton Park Section 2A Phase 4; District 2](#)
Location: 7716-1/2 East William Cannon Drive, Cottonmouth Creek Watershed
Owner/Applicant: Carma Easton LLC (Carma Easton)
Agent: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)
Request: Approval of Easton Park Section 2A Phase 4 composed of 1 lot on 4.15 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat with Preliminary:** [C8J-2018-0091.1A - Turners Crossing North-Phase 1](#)
Location: 13023 North Turnersville Road, Rinard Creek Watershed
Owner/Applicant: Executor of Estate of Harriet Shaffer (Charles O. Grigson)
Agent: Kimley-Horn & Associates (Joshua Miksh); Meritage Homes of Texas, LLC
Request: Approval of Turners Crossing North-Phase 1 composed of 327 lots on 118.87 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Final Plat:** [C8-2019-0019.1A.SH - Goodnight Ranch Phase One-B Final Plat; District 2](#)
Location: 8749 Vertex Boulevard, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch (Myra Goepp)
Agent: LandDev Consulting (Greg Fortman)
Request: Approval of the Goodnight Ranch Phase One-B Final Plat composed of 1 lot on 2.82 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Preliminary Plan:** [C8J-2019-0026.0A - Orchard Ranch](#)
Location: 11070 Fitzhugh Road, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: The Brohm Group, LLC DBA Brohn Homes
Agent: Dannenbaum Engineering Company (John Hines)
Request: Approval of Orchard Ranch composed of 68 lots on 82.89 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

19. **Final Plat:** [C8-2019-0030.0A - Omni Business Park; District 2](#)
Location: 7303 Burlison Road, Onion Creek Watershed
Owner/Applicant: Chall LTD (Len Layne)
Agent: Gice, Inc. / DBA Garrett-Ihnen (Norma Divine)
Request: Approval of the Omni Business Park Amended Plat of Lots 1 & 3 composed of 36.489 acres on 2 lots.
Staff Rec.: **Disapproval**
Staff: Development Services Department
20. **Final Plat:** [C8-2019-0031.0A - Charro Estates](#)
Location: 694 Mesa Drive, Cedar Creek Watershed
Owner/Applicant: JJ and R Trucking (Jocelyn Fuentes)
Agent: ATX Permit and Consulting LLC. (Lila Nelson)
Request: Approval of Charro Estates composed of 5 lots on 5.42 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Final Plat:** [C8-97-0123.05.1A - Presido III / IV Final Plat; District 6](#)
Location: 13460 Lyndhurst Street, Lake Creek Watershed
Owner/Applicant: SONMAR of Phoenix LLC Et Al
Agent: Jones & Carter (Ross Corder)
Request: Approval of the Presido III / IV Final Plat composed of 2 lots on 13.66 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
22. **Preliminary Plan:** [C8-97-0123.05 - Presido III / IV Preliminary Plat; District 6](#)
Location: 13460 Lyndhurst Street, Lake Creek Watershed
Owner/Applicant: SONMAR of Phoenix LLC Et Al
Agent: Jones & Carter (Ross Corder)
Request: Approval of the Presido III / IV Preliminary Plat composed of 2 lots on 13.66 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
23. **Final Plat - Amended Plat:** [C8J-2019-0029.0A - Spring Hill Village Block B Lots 5 & 6](#)
Location: 2129 West Pecan Street, Gilleland Creek Watershed
Owner/Applicant: Cross Developement FXC Pflugerville, LLC
Agent: Kimley-Horn (Allison Kennaugh)
Request: Approval of Spring Hill Village Block B Lots 5 & 6 composed of 2 lots on 1.77 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

24. **Final Plat with Preliminary:** [C8-92-0172.2A - Barton Cove Section Two](#)
Location: 11961 Overlook Pass, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: William & Katrine Formby
Agent: Hutson Land Planners (Charles Dunn)
Request: Approval of Barton Cove Section Two composed of 9 lots on 83.4 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
25. **Final Plat - Previously Unplatted:** [C8-2019-0025.0A - 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 the Bluff Plaza Final Plat composed of 1 lot on 0.85 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
26. **Preliminary Plan:** [C8-2019-0032 - Three Hills Apartments Subdivision; District 5](#)
Location: 12001 South Interstate Highway 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: South IH 35 Investors LP
Agent: Jones Carter (Gemsong Ryan)
Request: Approval of the Three Hills Apartments Subdivision Preliminary Plan composed of 6 lots on 58.39 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
27. **Preliminary Plan:** [C8-2019-0033 - Pioneer Hill Apartments; District 1](#)
Location: 1420 Dessau Road, Walnut Creek Watershed
Owner/Applicant: F C Morse Jr. Exempt Family Trust Et Al
Agent: Jones Carter (Gemsong Ryan)
Request: Approval of the Pioneer Hill Apartments Preliminary Plan composed of 2 lots on 29.33 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove Items C-11 – C-27 was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commissioner Lavani on a vote 9-0. Two vacancies on the Commission.

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 disposed without discussion.

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.

Commissioner Aguirre / Chair Kiolbassa – Discuss collaboration with Planning Commission

Commissioner King / Chair Kiolbassa – Budget recommendation.

G. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#)

(Commissioners: Denkler and Greenberg)

No report provided.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Lavani)

Commissioner Aguirre stated the Committee reviewed the Austin Strategic Mobility Plan and will receive an update regarding the Long Range CIP Strategic Plan at the next meeting.

[Small Area Planning Joint Committee](#)

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

No report provided.

ADDENDUM

D. NEW BUSINESS

1. Codes and Ordinances Joint Committee Membership

Nominate and elect members to be recommended to the Austin City Council for the purpose of serving on the Codes and Ordinances Joint Committee

After closing of nominations, on the motion by Commissioner King, seconded by Commissioner Lavani, Vice-Chair Duncan and Commissioner Barrera-Ramirez selected for recommendation to Council for the purpose of serving on the Codes and Ordinances Joint Committee. Motion approved on a vote of 8-0. Commissioner Evans off the dais. Two vacancies on the Commission.

Chair Kiolbassa adjourned the meeting without objection on Tuesday, March 5, 2019 at 9:12 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.