



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, March 19, 2019**

The Zoning & Platting Commission convened in a meeting on Tuesday, March 19, 2019

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

Vice-Chair Duncan called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

**Ana Aguirre – Secretary
Ann Denkler – Interim Parliamentarian
Jim Duncan – Vice-Chair
Bruce Evans
David King
Abigail Tatkow**

Absent:

**Jolene Kiolbassa – Chair
Nadia Barrera-Ramirez
Sunil Lavani
Ellen Ray**

1 Vacancy

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 March 5, 2019.

Motion to approve the minutes from March 5, 2019 was approved on consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Evans on a vote of 6-0. Chair Kiolbassa and Commissioners Barrera-Ramirez, Lavani and Ray absent. One vacancy on the Commission.

C. PUBLIC HEARINGS

1. **Final Plat out of a Preliminary Plan:** [C8J-2015-0134.4A - Preston Park Section 3](#)

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

Owner/Applicant: Pulte Homes of Texas, LP

Agent: CSF Civil Group, LLC (Christine Potts, PE)

Request: Approval of Preston Park Section 3 (a small lot subdivision) final plat consisting of 20 total lots on 3.99 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-2015-0134.4A - Preston Park Section 3 located at Pearson Boulevard and Grand Avenue Parkway was approved on consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Evans on a vote of 6-0. Chair Kiolbassa and Commissioners Barrera-Ramirez, Lavani and Ray absent. One vacancy on the Commission.

2. **Preliminary Plan - Environmental Variance Only:** [C8J-2019-0011 - Forest Bluff Section 7 \(Withdraw / Resubmittal of C8J-2017-0241\)](#)

Location: F.M. 969 Road, Decker Creek Watershed

Owner/Applicant: Randall Jones & Associates Engineering, Inc.

Agent: Israel Ramirez, P.E.

Request: Variance request as follows: 1. Request to vary from LDC 30-5-341 to allow cut exceeding four feet. 2. Request to vary from 30-5-342 to allow fill exceeding four feet.

Staff Rec.: **Recommended**

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2019-0011 - Forest Bluff Section 7 (Withdraw / Resubmittal of C8J-2017-0241) located at F.M. 969 Road was approved on consent agenda on the

motion by Commissioner Denkler, seconded by Commissioner Evans on a vote of 6-0. Chair Kiolbassa and Commissioners Barrera-Ramirez, Lavani and Ray absent. One vacancy on the Commission.

- 3. Final Plat with Variance:** [**C8-2018-0032.0A - West Courtyard Subdivision; District 10**](#)
- Location: 6910 West Courtyard Drive, West Bull Creek Watershed
- Owner/Applicant: Richard & Durstynne Engel
- Agent: Perales Engineering LC (Jerry Perales)
- Request: Approve a Variance from LDC 25-8-301(A) prohibiting construction of a driveway on slopes greater than 15 percent; and a final plat of 2 lots on 3.267 acres.
- Staff Rec.: **Not Recommended**
- Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
[Pamela Abee-Taulli](#), 512-974-1879
Development Services Department

Motion to grant Applicant's request for postponement of this item to April 2, 2019 was approved on consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Evans on a vote of 6-0. Chair Kiolbassa and Commissioners Barrera-Ramirez, Lavani and Ray absent. One vacancy on the Commission.

- 4. Rezoning:** [**C14-2018-0118 - 8900 South Congress; District 2**](#)
- Location: 8900 South Congress Avenue, Onion Creek Watershed
- Owner/Applicant: ER South by South Congress, LLC (Nicholas Barber)
- Agent: Drenner Group (Amanda Swor)
- Request: CS-CO to CS-CO, to change a condition of zoning
- Staff Rec.: **Recommended, with conditions**
- Staff: [Wendy Rhoades](#), 512-974-7719
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, with conditions for C14-2018-0118 - 8900 South Congress was approved on consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Evans on a vote of 6-0. Chair Kiolbassa and Commissioners Barrera-Ramirez, Lavani and Ray absent. One vacancy on the Commission.

5. **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-4A, as amended
Staff Rec.: **Recommended, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-4A district zoning for C14-2018-0102 - Pioneer Hill MF-1 Rezoning located at 2100, 2102, 2104, 2106, 2108, 2110, 2200, 2202, 2204, 2206, 2208 and 2210 Arborside Drive, and 10611 Tildon Avenue was approved on consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Evans on a vote of 6-0. Chair Kiolbassa and Commissioners Barrera-Ramirez, Lavani and Ray absent. One vacancy on the Commission.

6. **Rezoning:** [C14-2019-0033 - 8601 Ranch Road 2222; District 10](#)
Location: 8601 FM 2222 Road, West Bull Creek Watershed
Owner/Applicant: KBS SOR Austin Suburban Portfolio, LLC (Jeff Rader)
Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Lynch)
Request: GO to GR-CO
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-CO combining district zoning for C14-2019-0033 - 8601 Ranch Road 2222 located at 8601 FM 2222 Road was approved on consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Evans on a vote of 6-0. Chair Kiolbassa and Commissioners Barrera-Ramirez, Lavani and Ray absent. One vacancy on the Commission.

7. **Rezoning:** [C14-2018-0152 - Parmer Retail Center; District 7](#)
Location: 1100 East Parmer Lane, Walnut Creek Watershed
Owner/Applicant: Quatro Business, LLC (Rafik Maredia)
Agent: MADC, LLC (Carl McClendon)
Request: LR-CO to LR
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LR district zoning for C14-2018-0152 - Parmer Retail Center was approved on consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Evans on a vote of 6-0. Chair Kiolbassa and Commissioners Barrera-Ramirez, Lavani and Ray absent. One vacancy on the Commission.

8. **Rezoning:** [C14-2018-0124 - River Place; Districts 6 & 10](#)
Location: Milky Way Drive, West Bull Creek Watershed
Owner/Applicant: DR to SF-1-CO
Agent: Milky Way Holdings GP, LLC (Garrett S. Martin)
Request: McLean & Howard, LLP (Jeff Howard)
Staff Rec.: **Recommended, with Conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Motion by Commissioner Tatkov, seconded by Commissioner Evans to deny neighborhood's request for postponement of this item to April 2, 2019 failed on a vote of 2-4. Vice-Chair Duncan and Commissioners Aguirre, Denkler and King noted nay. Chair Kiolbassa and Commissioners Barrera-Ramirez, Lavani and Ray absent. One vacancy on the Commission.

Motion to reconsider and grant neighborhood's request for postponement of the item to April 2, 2019 by Commissioner Denkler, seconded by Commissioner King was approved on a vote of 6-0. Chair Kiolbassa and Commissioners Barrera-Ramirez, Lavani and Ray absent. One vacancy on the Commission.

9. **Zoning:** [C14-2018-0143 - SAS Campus I; District 6](#)
Location: 11920 Wilson Parke Avenue, Lake Travis Watershed
Owner/Applicant: SAS Institute, Inc. (Patricia C. Dowty)
Agent: Drenner Group, PC (Dave Anderson)
Request: I-RR to GO
Staff Rec.: **Recommended, with Conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GO district zoning, with conditions for C14-2018-0143 - SAS Campus I located at 11920 Wilson Parke Avenue was approved on consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Evans on a vote of 6-0. Chair Kiolbassa and Commissioners Barrera-Ramirez, Lavani and Ray absent. One vacancy on the Commission.

10. **Zoning:** [C14-2018-0142 - SAS Campus II; District 6](#)
Location: 11920 Wilson Parke Avenue, Lake Travis Watershed
Owner/Applicant: SAS Institute, Inc. (Patricia C. Dowty)
Agent: Drenner Group, PC (Dave Anderson)
Request: I-RR to GO
Staff Rec.: **Recommended, with Conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GO district zoning, with conditions for C14-2018-0142 - SAS Campus II located at 11920 Wilson Parke Avenue was approved on consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Evans on a vote of 6-0. Chair Kiolbassa and Commissioners Barrera-Ramirez, Lavani and Ray absent. One vacancy on the Commission.

- 11. Zoning:** [C814-2018-0122 - Circuit of the Americas PUD; District 2](#)
Location: 9201 Circuit of the Americas Boulevard, Dry Creek and Maha Creek Watersheds
Owner/Applicant: Circuit of the Americas, LLC (Kurt Rechner)
Agent: Metcalfe, Wolff, Stuart & Williams (Michele Rogerson Lynch)
Request: I-RR to PUD
Staff Rec.: **Pending; Staff request for an indefinite postponement.**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Motion to grant Staff's request for Indefinite Postponement was approved on consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Evans on a vote of 6-0. Chair Kiolbassa and Commissioners Barrera-Ramirez, Lavani and Ray absent. One vacancy on the Commission.

- 12. Preliminary Plan:** [C8-2019-0034 - Knox Preserve \(Withdraw / Resubmittal of C8-2017-0191\); District 10](#)
Location: 7304 Knox Lane, Shoal Creek Watershed
Owner/Applicant: Cabot-Chase, Ltd. (Jimmy Nassour)
Agent: Texas Engineering Solutions (Connor Overby)
Request: Approval of the Knox Preserve (Withdraw / Resubmittal of C8-2017-0191) composed of 15 lots on 8.83 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 13. Final Plat with Preliminary:** [C8-2019-0034.1A - Knox Preserve \(Withdraw / Resubmittal of C8-2017-0191.1A\); District 10](#)
Location: 7304 Knox Lane, Shoal Creek Watershed
Owner/Applicant: Cabot-Chase, Ltd. (Jimmy Nassour)
Agent: Texas Engineering Solutions (Connor Overby)
Request: Approval of the Knox Preserve (Withdraw / Resubmittal of C8-2017-0191.1A) composed of 15 lots on 5.83 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 14. Preliminary Plan:** [C8-2019-0041 - Avery Lakeline; District 6](#)
Location: 14121 North US 183 Highway, Buttercup Creek Watershed
Owner/Applicant: State of Texas
Agent: Jones Carter (Gemsong Ryan)
Request: Approval of the Avery Lakeline plat composed of 9 lots on 97.24 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 15. Final Plat:** [C8J-2019-0039.0A - Limestone Ridge Senior Apartments](#)
Location: 6907 McKinney Falls Parkway, Cottonmouth Creek Watershed
Owner/Applicant: Addison Commercial Park LLC (Behzad Bahrami)

Agent: BGE (Pablo Martinez)
Request: Approval of Limestone Ridge Senior Apartments composed of 1 lot on 13.9 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

16. Final Plat: [C8J-2019-0040.0A - Goebler Addition \(Withdraw / Resubmittal of C8J-2017-0284.0A\)](#)

Location: 12923 Lowden Lane, Bear Creek Watershed
Owner/Applicant: Goebler Properties (Matt Goebler)
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of Goebler Addition (Withdraw / Resubmittal of C8J-2017-0284.0A) composed of 1 lot on 5 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

17. Final Plat - with Preliminary: [C8J-2018-0167.1A - Addison Section 5](#)

Location: 8400 Dee Gabriel Collins Road, Cottonmouth Creek Watershed
Owner/Applicant: Carma Properties Westport LLC (Chad Matheson)
Agent: Carma Properties Westport LLC (Chad Matheson)
Request: Approval of the Addison Section 5 Final Plat composed of 144 lots on 23.72 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

18. Final Plat - Previously Unplatted: [C8J-2019-0038.0A - Decker Lofts](#)

Location: 9000 Decker Lane, Decker Creek Watershed
Owner/Applicant: Danish Ali
Agent: Pape-Dawson Engineers, Inc. (Mark Ramseur, P.E.)
Request: Approval of the Decker Lofts Final Plat composed of 1 lot on 11.6 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove Items C-12 – C-18 was approved on consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Evans on a vote of 6-0. Chair Kiolbassa and Commissioners Barrera-Ramirez, Lavani and Ray absent. One vacancy on the Commission.

D. NEW BUSINESS

1. [Austin Strategic Mobility Plan](#)

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

Motion by Commissioner Evans, seconded by Commissioner Tatkow to grant Staff's recommendation for the Austin Strategic Mobility Plan failed on a vote of 3-2. Commissioners King and Aguirre voted nay. Commissioner Denkler abstained. Chair Kiolbassa and Commissioners Barrera-Ramirez, Lavani and Ray absent. One vacancy 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 and action.

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.

Commissioners Evans and King – Rules and Procedures, Postponement Policy Working Group

G. ELECTION OF JOINT COMMITTEE NOMINEE

1. Small Area Planning Joint Committee Nominee

Nominate and elect a member to be recommended to the Austin City Council for the purpose of serving on the Small Area Planning Joint Committee

Item postponed to April 2, 2019 by unanimous consent. Chair Kiolbassa and Commissioners Barrera-Ramirez, Lavani and Ray absent. One vacancy on the Commission.

H. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#)

(Vice-Chair Duncan, Commissioners: Barrera-Ramirez, Denkler)

No report provided.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Lavani)

No report provided.

[Small Area Planning Joint Committee](#)

(Chair Kiolbassa and Commissioner King)

No report provided.

Vice-Chair Duncan adjourned the meeting without objection on Tuesday, March 19, 2019 at 9:19 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.