



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, June 4, 2019**

The Zoning & Platting Commission convened in a meeting on Tuesday, June 4, 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
Ann Denkler –Parliamentarian
Jim Duncan – Vice-Chair
Bruce Evans
David King
Jolene Kiolbassa – Chair
Ellen Ray
Hank Smith
Abigail Tatkow**

Absent:

**Nadia Barrera-Ramirez
Eric Goff**

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 May 21, 2019.

Motion to approve minutes from May 21, 2019 was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Aguirre on a vote 8-0. Commissioners Barrera-Ramirez and Goff absent. Commissioner Tatkow off the dais.

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2019-0054 - Chisholm Lane; District 5](#)
Location: 9110 Chisholm Lane, Slaughter Creek Watershed
Owner/Applicant: Paula Lantz
Agent: Spyglass Realty & Investments (Matthew Edwards)
Request: DR to SF-2
Staff Rec.: **Recommended; Postponement request by the Applicant to June 18, 2019**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to July 16, 2019 was approved on the motion by Commissioner Smith, seconded by Commissioner Aguirre on a vote 9-0. Commissioners Barrera-Ramirez and Goff absent.

- 2. Rezoning:** [C14-2019-0058 - Scofield Apartments; District 7](#)
Location: 3001 Scofield Ridge Parkway, Walnut Creek Watershed
Owner/Applicant: OHFP Scofield, LP
Agent: Drenner Group, PC (Amanda Swor)
Request: GR-MU-CO to GR-MU, to remove 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 GR-MU, combining district zoning, to remove a condition of zoning was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Aguirre on a vote 8-0. Commissioners Barrera-Ramirez and Goff absent. Commissioner Tatkow off the dais.

- 3. Rezoning:** [C14-2019-0006 - Verizon Wireless-Mopac Parmer; District 7](#)
Location: 3502-1/2 West Parmer Lane, Walnut Creek Watershed
Owner/Applicant: United Christian Church
Agent: Vincent Gerard & Associates, Inc. (Vincent G. Huebinger)
Request: LO-CO, RR to LO-CO, RR, to change a condition of zoning
Staff Rec.: **Recommended, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Denkler, seconded by Commissioner Aguirre to grant LO-CO, combining district zoning, to change a condition of zoning and include additional conditions for C14-2019-0006 - Verizon Wireless-Mopac Parmer located at 3502-1/2 West Parmer Lane was approved on a vote of 9-0. Commissioners Barrera-Ramirez and Goff absent.

Additional Conditions:

1) The maximum height of a Telecommunications Tower use on the Property shall be limited to 100 feet, with an additional 2 feet for a lightning rod/ball, 2) Development of the Property is limited to one Telecommunications Tower. The Telecommunications Tower must be designed as a stealth monopole, with or without a flag, 3) All prohibited uses for the Property identified in Ordinance No. 911017-D will be carried forward with this zoning ordinance.

- 4. Resubdivision:** [C8-2018-0008.0A - Resubdivision of Lot 2, Block E, Summit Oaks, Section 2; District 10](#)
- Location: 11605 Bell Avenue, Walnut Creek / Bull Creek Watersheds
- Owner/Applicant: Richard Covey / Derek V. Keith
- Agent: Stature Homes (Derek V. Keith)
- Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 0.59 acres.
- Staff Rec.: **Recommended**
- Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0008.0A - Resubdivision of Lot 2, Block E, Summit Oaks, Section 2 located at 11605 Bell Avenue was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Aguirre on a vote 8-0. Commissioners Barrera-Ramirez and Goff absent. Commissioner Tatkov off the dais.

- 5. Preliminary Plan with Environmental Variance:** [C8J-2018-0091 - Turners Crossing](#)
- Location: 12500-13500 Turnersville Road North, Rinard Creek Watershed
- Owner/Applicant: Estate of Harriet Heep Schaffer (Charles O. Grigson)
- Agent: Kimley-Horn and Associates, Inc. (Robert Smith)
- Request: Approval of the Turners Crossing Preliminary Plan consisting of 1,365 lots on 468.54 acres. Variance request as follows: 1. Request to vary from LDC 30-5-341 to allow cut to exceed not more than 14.7 feet of depth and LDC 30-5-342 for fill to exceed not more than 14.9 feet of depth.
- Staff Rec.: Recommended with Environmental Commission's conditions.
- Staff: [Sarah Sumner](#), 512-854-7687
[Jonathan Garner](#), 512-974-1665
Single Office

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commissioner Smith to approve variance request as follows with Environmental Commission's conditions (see, [Staff Report, pgs. 2 of 27](#)): 1. Request to vary from LDC 30-5-341 to allow cut to exceed not more than 14.7 feet of depth and LDC 30-5-342 for fill to exceed not more than 14.9 feet of depth for C8J-2018-0091 - Turners Crossing located at 12500-13500 Turnersville Road North. Motion approved on a vote of 9-0. Commissioners Barrera-Ramirez and Goff absent.

6. Site Plan **[SP-2014-0218C\(XT2\) - Challenger School - Pond Springs; District 6](#)**

Extension:

Location: 13015 Pond Springs Road, Rattan Creek Watershed
Owner/Applicant: BABB Investments, LLC (Fred Healy)
Agent: Jones & Carter, Inc. (Shawn Graham)
Request: Approval of a 5-year extension request to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Anaiah Johnson](#), 512-974-2932
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2014-0218C(XT2) - Challenger School - Pond Springs located at 13015 Pond Springs Road was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Aguirre on a vote 8-0. Commissioners Barrera-Ramirez and Goff absent. Commissioner Tatkov off the dais.

7. Final Plat: **[C8-2019-0082.0A - Rogers Lane Subdivision; District 1](#)**

Location: 5300-5518 Rogers Lane, Walnut Creek Watershed
Owner/Applicant: Hector Gomez-Patino
Agent: LOC Consultants (Sergio Sanchez)
Request: Approval of Rogers Lane Subdivision composed of 2 lots on 0.74 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

8. Final Plat - **[C8j-2019-0083.0A - Balli Subdivision - Amended Plat; 2-Mile ETJ](#)**

Amended Plat:

Location: 5301 Cadillac Drive, Decker Creek Watershed
Owner/Applicant: Juan M Balli Trucking (Juan Balli)
Agent: F.N.F. Cadd Services (Fred Fuentes)
Request: Approval of the Balli Subdivision - Amended Plat composed of 3 lots on 3 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

9. Final Plat - **[C8J-2019-0078.0A - Perez Subdivision; 2-Mile ETJ](#)**

Previously Unplatted:

Location: 6509 McKinney Falls Parkway, Cottonmouth Creek Watershed
Owner/Applicant: Guillermo Palomino Perez
Agent: Genesis 1 Engineering (George Gonzalez)
Request: Approval of the Perez Subdivision composed of 2 lots on 2 acres

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

10. Final Plat - [C8-2018-0172.1A - Ambition Park; District 1](#)

Resubdivision:
Location: 2507-1/2 Ferguson Lane, Walnut Creek Watershed
Owner/Applicant: Tuscany Park LLC
Agent: Tuscany Park LLC (Jill Rogers)
Request: Approval of Ambition Park composed of 30 lots on 33.014 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

11. Final Plat - with Preliminary: [C8J-2010-0008.1A - Elm Creek Centre](#)

Location: 12500 FM 969 Road, Elm Creek Watershed
Owner/Applicant: CB2Ls, LLC (Buck Baccus)
Agent: Jones & Carter, Inc. (Joseph York)
Request: Approval of Elm Creek Centre composed of 5 lots on 8.54 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

12. Final Plat - with Preliminary: [C8-2018-0122.1A - EastVillage Single Family Phase 1 Final Plat; District 1](#)

Location: 3407 East Howard Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North, LLC (Gordon Reger)
Agent: LJA Engineering, Inc. (Walter Hoysa, P.E.)
Request: Approval of the EastVillage Single Family Phase 1 Final Plat composed of 203 lots on 49.36 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

13. Final Plat - with Preliminary: [C8-2017-0193.3A - East Village; District 1](#)

Location: 3124-1/2 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North LLC
Agent: RH Pioneer North, LLC (Gordon Reger)
Request: Approval of the East Village Final Plat composed of 3 lots on 249.62 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

14. Preliminary Plan: [C8-2019-0080.SH - Persimmon; District 2](#)

Location: 7051 Meadow Lake Boulevard, Onion Creek Watershed
Owner/Applicant: Austin Habitat for Humanity, Inc.
Agent: Urban Design Group PC (Vanessa Mendez)
Request: Approval of the Persimmon Preliminary Plan composed of 2 lots on 14.67 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearing closed.

Motion to disapprove items C-7 – C-14 was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Aguirre on a vote 8-0. Commissioners Barrera-Ramirez and Goff absent. Commissioner Tatkow off the dais.

D. NEW BUSINESS

1. [Austin Water Capital Improvement Projects](#)

Discussion and possible recommendation of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in Austin Water 5-year capital spending plan. Staff: [Christina Romero](#), Financial Manager II, Austin Water. 512-972-0122.

Motion to approve the recommendation of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in Austin Water 5-year capital spending plan. was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Aguirre on a vote 8-0. Commissioners Barrera-Ramirez and Goff absent. Commissioner Tatkow off the dais.

2. [Ranch Road 620 Apartments – Project Consent Agreement](#)

Discussion and possible action on a recommendation regarding a proposed Project Consent Agreement for property located at FM 620 at Storm Drive in the 2-mile ETJ. (Watershed: Running Deer Creek—Water Supply Rural, Drinking Water Protection Zone.) Staff: [Brent D. Lloyd](#), 512-974-2974, Development Officer, Development Services Department

Motion by Commissioner Smith, seconded by Commissioner Denkler to recommend a proposed Project Consent Agreement for property located at FM 620 at Storm Drive in the 2-mile ETJ was approved on a vote of 9-0. Commissioners Barrera-Ramirez and Goff absent

3. [Long-Range CIP Strategic Plan](#)

Discussion and possible action related to proposed updates to Long-Range CIP Strategic Plan and transmittal memo from Planning Commission to City Manager. Staff: [Stevie Greathouse](#), 512-974 7226, Planning and Zoning Department

Motion by Commissioner Smith, seconded by Commissioner Ray to recommend the proposed updates to Long-Range CIP Strategic Plan and transmittal memo was approved on a vote of 9-0. Commissioners Barrera-Ramirez and Goff absent

E. ITEMS FROM THE COMMISSION

1. [Site Development Regulations for Mobile Home Parks](#)

Discuss and consider an ordinance amending Title 25 of the City Code to allow recreational vehicles in mobile home parks. Co-Sponsors: Commissioner Tatkow, Chair Kiolbassa

Motion by Commissioner King, seconded by Commissioner Tatkow to recommend the following:

The proposed code amendment should be amended to ensure that recreational vehicles that are primarily stationary are allowed by right in mobile home parks. Stationary status could be established by a lease agreement that is at least 30 days in duration.

Motion was approved on a vote of 9-0. Commissioners Barrera-Ramirez and Goff absent.

2. 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

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 King, Aguirre and Denkler: Presentation on how city staff review drainage requirements.

G. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#)

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

No report provided.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Smith)

No report provided.

[Small Area Planning Joint Committee](#)

(Chair Kiolbassa, Commissioners: Aguirre and King)

No report provided.

Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkov)

No report provided.

Postponement Policy Working Group

(Commissioners: Denkler, Evans and King)

No report provided.

Chair Kiolbassa adjourned the meeting without objection on Tuesday, June 4, 2019 at 8:20 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.