



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, December 18, 2018**

The Zoning & Platting Commission convened in a meeting on Tuesday, December 18, 2018

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

Chair Kiolbassa called the Commission Meeting to order at 6:03 p.m.

Commission Members in Attendance:

**Jolene Kiolbassa – Chair
Ana Aguirre – Secretary
Nadia Barrera-Ramirez
Ann Denkler
Jim Duncan – Vice-Chair
Bruce Evans
David King**

Absent:

**Dustin Breithaupt
Betsy Greenberg – Parliamentarian
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 December 4, 2018.

Motion to approve the minutes from meeting December 4, 2018 was approved on the consent agenda by Commissioner King, seconded by Commissioner Aguirre on a vote of 6-0. Commissioner Barrera-Ramirez abstained. Commissioners Breithaupt, Greenberg, Lavani and Tatkov 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 (Jessica Milligan)
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.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Motion to grant Staff's request for postponement of this item to January 15, 2019 was approved on the consent agenda by Commissioner King, seconded by Commissioner Aguirre on a vote of 6-0. Commissioner Barrera-Ramirez abstained. Commissioners Breithaupt, Greenberg, Lavani and Tatkov absent.

- 2. Final Plat:** [C8-2017-0219.0A - Talia Homes; District 5](#)
Location: 7505 Wynne Lane, South Boggy Creek Watershed
Owner/Applicant: La Picharow LLC, (Glenn Latta)
Agent: Civiltude LLC (Eyad Kasemi)
Request: Approval of the Talia Subdivision, Lots 1 & 2 (0.161 ac. each), formerly Lot 11, Block A of Brownleaf Estates.
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0219.0A - Talia Homes located at 7505 Wynne Lane was approved on the consent agenda by Commissioner King, seconded by Commissioner Aguirre on a vote of 6-0. Commissioner Barrera-Ramirez abstained. Commissioners Breithaupt, Greenberg, Lavani and Tatkov absent.

- 3. Final Plat from approved Preliminary Plan:** [C8-2017-0241.1A - Gene Taylor Tract; District 6](#)

Location: S. O'Connor Dr. & N.B. State Highway 45, Lake Creek Watershed
Owner/Applicant: Lewis Woods, LLC
Agent: LJA Engineering (Walter Hoysa, P.E.)
Request: Approval of the final plat composed of five lots on 32.45 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0241.1A - Gene Taylor Tract located at S. O'Connor Dr. & N.B. State Highway 45 was approved on the consent agenda by Commissioner King, seconded by Commissioner Aguirre on a vote of 6-0. Commissioner Barrera-Ramirez abstained. Commissioners Breithaupt, Greenberg, Lavani and Tatkow absent.

4. Final Plat out of a Preliminary Plan: [**C8J-2008-0168.2A - Entrada Phase 4**](#)

Location: Immanuel Road and Crystal Bend Drive, Gilleland Creek Watershed
Owner/Applicant: Lennar Homes of Texas Land and Construction, LTD
Agent: Carlson, Brigrance, and Doering, Inc. (Christine Methvin & Steve Cates)
Request: Approval of Entrada Phase 4 (a small lot subdivision) final plat consisting of 195 total lots on 72.588 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-2008-0168.2A - Entrada Phase 4 located at Immanuel Road and Crystal Bend Drive was approved on the consent agenda by Commissioner King, seconded by Commissioner Aguirre on a vote of 6-0. Commissioner Barrera-Ramirez abstained. Commissioners Breithaupt, Greenberg, Lavani and Tatkow absent.

5. Preliminary Plan: [**C8-2017-0158 - Ly & Nguyen Subdivision; Resubdivision of Lot 1; District 7**](#)

Location: 2901 Harris Ridge & Parmer Lane, Walnut Creek / Harris Branch Watersheds
Owner/Applicant: Austin Ly & Nguyen, L/P
Agent: Way Consulting Engineering, Inc. (Way Atmadja, P.E.)
Request: Approval of the preliminary plan composed of 4 lots on 17.26 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0158 - Ly & Nguyen Subdivision; Resubdivision of Lot 1 located at 2901 Harris Ridge & Parmer Lane was approved on the consent agenda by Commissioner King, seconded by Commissioner Aguirre on a vote of 6-0. Commissioner Barrera-Ramirez abstained. Commissioners Breithaupt, Greenberg, Lavani and Tatkow absent.

- 6. Preliminary Plan:** [C8-2017-0291 - Wildhorse Ranch Amenity Center; District 1](#)
Location: 10400 E. Parmer Lane & Wildhorse Trail, Gilleland Creek Watershed
Owner/Applicant: Texas WH 200, LP / HOM Titan Development
Agent: Kimley-Horn & Associates, Inc. (Josh W. Miksch, P.E.)
Request: Approval of the preliminary plan composed of 1 lot on 8.18 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0291 - Wildhorse Ranch Amenity Center located at 10400 E. Parmer Lane & Wildhorse Trail was approved on the consent agenda by Commissioner King, seconded by Commissioner Aguirre on a vote of 6-0. Commissioner Barrera-Ramirez abstained. Commissioners Breithaupt, Greenberg, Lavani and Tatkow absent.

- 7. Site Plan Extension:** [SPC-05-0012A\(XT3\) - Champion Commercial Development \(Part A\); District 10](#)
Location: 6015 North Capital of Texas Highway Northbound, 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

Motion by Commissioner Evans, seconded by Commissioner Barrera-Ramirez to grant Applicant's request for postponement to January 15, 2019.

Motion tabled.

Substitute motion by Vice-Chair Duncan, seconded by Commissioner Evans to postpone this item to January 29, 2019 by the Zoning and Platting Commission was approved on a vote of 6-1. Chair Kiolbassa voted nay. Commissioners Breithaupt, Greenberg, Lavani and Tatkow absent.

- 8. Zoning:** [C14-2018-0119 - 3005 E State Highway 71; District 2](#)
Location: 3005 East State Highway 71 Westbound, Colorado River Watershed
Owner/Applicant: Dimension Properties, Inc. (Mark J. Salmanson; Michael J. Kuhn)
Agent: Lenworth Consulting LLC (Nash Gonzales)
Request: I-SF-2 to CS-CO
Staff Rec.: **Recommended**
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 for C14-2018-0119 – 3005 E State Highway 71 located at 3005 East State Highway 71 Westbound was approved on the consent agenda by Commissioner King, seconded by Commissioner Aguirre on a vote of 6-0.

Commissioner Barrera-Ramirez abstained. Commissioners Breithaupt, Greenberg, Lavani and Tatkow absent.

- 9. Rezoning:** [C14-2018-0125 - 8534 South Congress Zoning; District 2](#)
Location: 8534 South Congress Avenue, Onion Creek Watershed
Owner/Applicant: James and Suzanne Bell; Lilla Sullivan (James M. Bell, Jr.)
Agent: Thrower Design (Ron Thrower)
Request: DR to CS
Staff Rec.: **Recommendation of CS-CO**
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 for C14-2018-0125 - 8534 South Congress Zoning located at 8534 South Congress Avenue was approved on the consent agenda by Commissioner King, seconded by Commissioner Aguirre on a vote of 6-0. Commissioner Barrera-Ramirez abstained. Commissioners, Breithaupt, Greenberg, Lavani and Tatkow absent.

- 10. Rezoning:** [C14-2018-0127 - IH 35 Apartments; District 5](#)
Location: 12001 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: JCI Residential, LLC (Ross Hamilton)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: CS-MU-CO to MF-4
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-4 district zoning for C14-2018-0127 - IH 35 Apartments located at 12001 South IH 35 Service Road Northbound was approved on the consent agenda by Commissioner King, seconded by Commissioner Aguirre on a vote of 6-0. Commissioner Barrera-Ramirez abstained. Commissioners Breithaupt, Greenberg, Lavani and Tatkow absent.

- 11. Rezoning:** [C14-2018-0117 - Loyola Lofts; District 1](#)
Location: 6420 Loyola Lane, Walnut Creek Watershed
Owner/Applicant: Horizon Worship Center of Austin (Billy Hines)
Agent: Land Use Solutions, LLC (Michele Haussmann)
Request: LR and SF-3 to GR-MU-CO, as amended
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-CO combining district zoning for C14-2018-0117 - Loyola Lofts located at 6420 Loyola Lane was approved on the consent agenda by Commissioner King, seconded by Commissioner Aguirre on a vote of 6-0. Commissioner Barrera-Ramirez abstained. Commissioners Breithaupt, Greenberg, Lavani and Tatkow absent.

12. **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.: **Pending; Request for indefinite postponement by the Staff**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Motion to grant Staff request for Indefinite Postponement was approved on the consent agenda by Commissioner King, seconded by Commissioner Aguirre on a vote of 6-0. Commissioner Barrera-Ramirez abstained. Commissioners Breithaupt, Greenberg, Lavani and Tatkov absent.

13. **Zoning:** [C14-2018-0099 - Howard Lane Commercial; 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 LR
Staff Rec.: **Pending; Request for indefinite postponement by the Staff**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Item withdrawn by Applicant; no action taken.

14. **Rezoning:** [C14-2018-0132 - C&T Shops Suite M Rezoning; District 7](#)
Location: 1200 West Howard Lane, Walnut Creek Watershed
Owner/Applicant: C&T Shops on Howard Lane, Ltd. (Jeffrey Kissel)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: CS-CO to CS-1
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-CO combining district zoning for C14-2018-0132 – C&T Shops Suite M Rezoning located at 1200 West Howard Lane was approved on the consent agenda by Commissioner King, seconded by Commissioner Aguirre on a vote of 6-0. Commissioner Barrera-Ramirez abstained. Commissioners Breithaupt, Greenberg, Lavani and Tatkov absent.

15. **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.: **Recommended, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to reconsider the previous action of closing the public hearing was approved by unanimous consent. Commissioners Breithaupt, Greenberg, Lavani and Tatkow absent.

Motion by Commissioner King, seconded by Commissioner Aguirre to postpone the public hearing by the Zoning and Planning Commission to January 15, 2019 was approved on a vote of 7-0. Commissioners Breithaupt, Greenberg, Lavani and Tatkow absent.

- 16. Rezoning:** [C14-2017-0066 - Braker Lane Rezoning Part A; District 1](#)
Location: 914 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Richard Raymond Peterson and Carol Ann Peterson Starr
Agent: Carlson, Brigrance & Doering, Inc. (Charles Brigrance, Jr.)
Request: SF-2 to SF-4A and GR
Staff Rec.: **Recommended, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion to grant SF-4A district zoning and GR-CO combining district zoning, including additional conditions, for C14-2017-0066 - Braker Lane Rezoning Part A located at 914 East Braker Lane was approved on a vote of 6-1. Chair Kiolbassa voted nay on this item. Commissioners, Breithaupt, Greenberg, Lavani and Tatkow absent.

Additional Conditions:

Prohibit the following land uses: Alternative Financial Services, Bail Bond Services, Pawn Shop Services and Residential Treatment.

- 17. Rezoning:** [C14-2017-0100 - Braker Lane Rezoning Part B; District 1](#)
Location: 914 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Richard Raymond Peterson and Carol Ann Peterson Starr
Agent: Carlson, Brigrance & Doering, Inc. (Charles Brigrance, Jr.)
Request: DR and SF-2 to SF-4A and GR
Staff Rec.: **Recommended, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion to grant SF-4A district zoning and GR-CO combining district zoning, including additional conditions, for C14-2017-0100 - Braker Lane Rezoning Part B located at 914 East Braker Lane vote of 6-1. Chair Kiolbassa voted nay on this item. Commissioners Breithaupt, Greenberg, Lavani and Tatkow absent.

Additional Conditions:

Prohibit the following land uses on the GR-CO zoned tract: Alternative Financial Services, Bail Bond Services, Pawn Shop Services and Residential Treatment.

18. **Final Plat:** [C8J-2018-0212.1A - Resubdivision of Lot 4A Easton Park Section 1B Amended; District 2](#)
Location: 7514-1/2 Colton Bluff Springs Road, Dry Creek North Watershed
Owner/Applicant: Carma Easton LLC
Agent: Carlson, Brigrance, and Doering, Inc. (Bill Couch)
Request: Approval of the Resubdivision of Lot 4A Easton Park Section 1B Amended composed of 5 lots on 25.43 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Final Plat - Amended Plat:** [C8J-2018-0216.0A - 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: Development Services Department
20. **Final Plat - Resubdivision:** [C8-2018-0215.0A - Presidio East Subdivision Resub of Lot 3 Block A; District 6](#)
Location: 13501 Lyndhurst Street, Lake Creek Watershed
Owner/Applicant: TP Heritage Inn of Austin LLC
Agent: Austin Civil Engineering (Isabel Martinez)
Request: Approval of Presidio East Subdivision Resubdivision of Lot 3 Block A composed of 2 lots on 7.31 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Final Plat - Resubdivision:** [C8-2018-0214.0A - 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 the Charro Estates Final Plat composed of 5 lots on 5.42 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
22. **Preliminary Plan:** [C8J-2018-0212 - Easton Park 1-B Lot 4 Preliminary Plan; District 2](#)
Location: 7514-1/2 Colton Bluff Springs Road, Dry Creek North Watershed
Owner/Applicant: Carma Easton LLC
Agent: Carlson, Brigrance, and Doering, Inc. (Bill Couch)
Request: Approval of the Easton Park 1-B Lot 4 Preliminary Plan composed of 5 lots on 25.43 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
23. **Preliminary Plan:** [C8J-2018-0213 - Longview; District 2](#)
Location: 6001-1/2 Kellam Road, Dry Creek East Watershed
Owner/Applicant: AE Johnson, Ltd. (Eugene A. Johnson)

Agent: Peloton Land Solutions (Paulo Misi)
Request: Approval of the Longview Preliminary Plan composed of 1510 lots on
430.71 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove items C-18 – C-23 was approved on the consent agenda by Commissioner King, seconded by Commissioner Aguirre on a vote of 6-0. Commissioner Barrera-Ramirez abstained. Commissioners Breithaupt, Greenberg, Lavani and Tatkov absent.

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.

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.

Commissioners Denkler and Barrera-Ramirez – Item regarding tributary mapping

F. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#)

(Commissioners: Breithaupt, Denkler and Greenberg)

Commissioner Denkler stated the Committee reviewed proposed code amendments regarding flood regulations also known as Atlas 14.

[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)

Vice-Chair Duncan stated the Committee was briefed on the East Riverside Corridor

ADDENDUM

D. PUBLIC HEARINGS

24. Rezoning: **C14-2018-0102 - Pioneer Hill MF-1 Rezoning; District 1**
Location: 10017-1/2 -- 10217 Dessau Road, 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; Postponement request by Staff to January 15, 2019**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to January 15, 2019 was approved by general consent of a 7-0 vote. Commissioners Greenberg, Breithaupt, Lavani and Tatkow absent.

Chair Kiolbassa adjourned the meeting without objection on Tuesday, December 18, 2018 at 10:00 PM

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.