



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, June 18, 2019**

The Zoning & Platting Commission convened in a meeting on Tuesday, June 18, 2019

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

Vice-Chair Duncan called the Commission Meeting to order at 6:00 p.m.

Commission Members in Attendance:

**Ana Aguirre – Secretary
Ann Denkler – Parliamentarian
Jim Duncan – Vice-Chair
Bruce Evans
Eric Goff
David King
Ellen Ray
Hank Smith**

Absent:

**Jolene Kiolbassa – Chair
Nadia Barrera-Ramirez
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.

Mr. Michael Perrine – Mr. Perrine discussed matters related to a proposed PUD amendment for the property located at 4417 Westlake Drive.

B. APPROVAL OF MINUTES

1. Approval of minutes from June 4, 2019.

Motion to approve the minutes from June 4, 2019 was approved on the consent agenda on a vote of 7-0 on the motion by Commissioner Evans, seconded by Commissioner King. Commissioner Denkler off the dais. Chair Kiolbassa and Commissioners Barrera-Ramirez and Tatkow absent.

C. PUBLIC HEARINGS

- 1. Rezoning:** [**C14-2019-0066 - Lamborghini Dealership - Aux Com Lot, District 10**](#)
Location: 4109 Marathon Boulevard, Waller Creek Watershed
Owner/Applicant: Fuad Fayad
Agent: Permit Partners, LLC (Jennifer Hanlen)
Request: LO to GR-CO, as amended by applicant
Staff Rec.: **Not recommended**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to July 16, 2019 was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commissioner King on a vote of 7-0. Commissioner Denkler off the dais. Chair Kiolbassa and Commissioners Barrera-Ramirez and Tatkow absent.

- 2. Rezoning:** [**C14-2018-0124 - River Place; Districts 6 & 10**](#)
Location: Milky Way Drive, West Bull Creek Watershed
Owner/Applicant: Milky Way Holdings GP, LLC (Garrett S. Martin)
Agent: McLean & Howard, LLP (Jeff Howard)
Request: DR to SF-6-CO
Staff Rec.: **Recommendation of SF-1-CO, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3574
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to July 16, 2019 was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commissioner King on a vote of 7-0. Commissioner Denkler off the dais. Chair Kiolbassa and Commissioners Barrera-Ramirez and Tatkow absent.

3. Final Plat out of Preliminary Plan: [C8-2018-0141.1A - East Parke Final Plat; District 1](#)

Location: 5601 Durango Pass, Walnut Creek Watershed
Owner/Applicant: Pulte Group (Richard Grayum)
Agent: Gray Engineering, Inc. (Scott Maham)
Request: Approval of the East Parke final plat, comprised of 130 lots on 37.4 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0141.1A - East Parke Final Plat located at 5601 Durango Pass was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commissioner King on a vote of 7-0. Commissioner Denkler off the dais. Chair Kiolbassa and Commissioners Barrera-Ramirez and Tatkow absent.

4. Resubdivision: [C8J-2017-0233.0A - Resubdivision of Steiner Ranch Lake Club](#)

Location: 12300 River Bend, Lake Austin Watershed
Owner/Applicant: 239 Rio Vista and Taylor Woodrow Communities/Steiner Ranch, Ltd.
Gerold Kucera / Steiner Ranch Master Association, Inc.
Agent: Texas Engineering Solutions (Connor Overby, P.E.)
Request: Approval of the resubdivision of an existing lot and unplatted property into a two lot subdivision on 5.22 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2017-0233.0A - Resubdivision of Steiner Ranch Lake Club located at 12300 River Bend was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commissioner King on a vote of 7-0. Commissioner Denkler off the dais. Chair Kiolbassa and Commissioners Barrera-Ramirez and Tatkow absent.

5. Site Plan - Environmental Variance Only: [SP-2018-0299D - 6420 Bee Caves Road](#)

Location: 6420 Bee Caves Road, Bee Creek (Water Supply Rural), Eanes Creek (Water Supply Suburban) Watersheds
Owner/Applicant: Travis Robinson
Agent: Optimized Engineering
Request: Request to vary from LDC 25-8-341 to allow cut above allowable four feet to no more than eight feet of depth and request to vary from LDC 25-8-342 to allow fill above allowable four feet to no more than eight feet of depth.
Staff Rec.: **Recommended**
Staff: [Jonathan Garner](#), 512-974-1665
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2018-0299D - 6420 Bee Caves Road located at 6420 Bee Caves Road was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commissioner King on a vote of 7-0. Commissioner Denkler off the dais. Chair Kiolbassa and Commissioners Barrera-Ramirez and Tatkov absent.

- 6. Final Plat:** [C8-2019-0089.0A - Town & Country Village Section Three; District 6](#)
Location: 12900-1/2 North US Highway 183, Rattan Creek Watershed
Owner/Applicant: Nieman Properties (John Nieman)
Agent: Cunningham-Allen (Curtis Morriss)
Request: Approval of Town & Country Village Section Three composed of 1 lot on 5.8 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 7. Final Plat:** [C8-2019-0086.0A - Parmer Business Park Resubdivision; District 7](#)
Location: 303-1/2 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)
Agent: Stantec Consulting Services, Inc. (Megan Meyer)
Request: Approval of the Parmer Business Park Resubdivision composed of 8 lots on 136.52 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 8. Final Plat - Resubdivision:** [C8-2019-0088.0A - Highland Park West, Final Resubdivision Lot 9 BKR; District 10](#)
Location: 4616 Crestway Drive, Taylor Slough North Watershed
Owner/Applicant: John Hughes
Agent: Elizondo and Associates Land Surveying (Henry Elizondo)
Request: Approval of the Highland Park West, Final Resubdivision Lot 9 BKR Final Plat composed of 3 lots on 0.675 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 9. Final Plat with Preliminary Plan:** [C8J-2018-0151.2A - Whisper Valley, Village 1-Phase 4; District 1](#)
Location: 9501 North FM 973 Road, Gilleland Creek Watershed
Owner/Applicant: Club Deal 120 Whisper Valley, LP
Agent: LanDev Consulting, LLC (Judd T. Willman)
Request: Approval of the Whisper Valley, Village 1-Phase 4 composed of 113 lots on 32.53 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 10. Preliminary Plan:** [C8-2019-0090 - Stoney Ridge Highlands; District 2](#)
Location: 7527 Elroy Road, Dry Creek East Watershed
Owner/Applicant: MC Joint Venture Investments
Agent: Pape-Dawson Engineers (Terry Reynolds)
Request: Approval of Stoney Ridge Highlands composed of 587 lots on 224.27 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove Items C-06 – C-10 was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commissioner King on a vote of 7-0. Commissioner Denkler off the dais. Chair Kiolbassa and Commissioners Barrera-Ramirez and Tatkow absent.

D. NEW BUSINESS

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.

Commissioners Goff and Smith – Request for briefing regarding the Wildland Urban Interface Code

G. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#)

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

Vice-Chair Duncan stated the Committee will be reviewing code amendments regarding Downtown Density Bonus, University Neighborhood Overlay (UNO) District, and Airport Overlay.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Smith)

No report provided.

[Small Area Planning Joint Committee](#)

(Chair Kiolbassa, Commissioners: Aguirre and King)

Commissioner King stated the Committee may have a special-called meeting on July 10, 2019.

Affordable Housing Working Group
(Commissioners: Aguirre, King and Tatkow)

Commissioner King stated the Working Group continues to meet; next meeting July 8, 2019.

Postponement Policy Working Group
(Commissioners: Denkler, Evans and King)

No report provided.

Vice-Chair Duncan adjourned the meeting without objection on Tuesday, June 18, 2019 at 6:18 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.