



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, July 16, 2019**

The Zoning & Platting Commission convened in a meeting on Tuesday, July 16, 2019

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

Vice-Chair Duncan called the Commission meeting to order at 6:07 p.m.

Commission Members in Attendance:

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

Absent:

**Ana Aguirre – Secretary
Jolene Kiolbassa – Chair
Nadia Barrera-Ramirez
Ellen Ray**

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 July 2, 2019.

Motion for approval of minutes from July 2, 2019 was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Denkler on a vote of 7-0. Chair Kiolbassa and Commissioners Aguirre, Barrera-Ramirez and Ray absent.

C. PUBLIC HEARINGS

- 1. 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 by Commissioner Goff, seconded by Commissioner Smith to postpone this item to August 20, 2019 failed on a vote of 4-3. Those voting nay were Vice-Chair Duncan, and Commissioners Denkler and King. Chair Kiolbassa and Commissioners Aguirre, Barrera-Ramirez and Ray absent.

Public Hearing closed.

Motion by Commissioner Smith, seconded by Commissioner Evans to grant SF-6-CO combining district zoning for C14-2018-0124 - River Place located on Milky Way Drive failed on a vote of 3-3. Those voting nay were Vice-Chair Duncan, and Commissioners Denkler and King. Commissioner Tatkov abstained. Chair Kiolbassa and Commissioners Aguirre, Barrera-Ramirez and Ray absent.

Motion by Commissioner Denkler, seconded by Commissioner King to grant SF-6-CO combining district zoning, with a minimum of 30,000 sq. ft. lots and a maximum of 25 residential dwelling units district zoning for C14-2018-0124 - River Place located at Milky Way Drive failed on a vote of 3-4. Commissioners Smith, Tatkov, Evans and Goff voted nay. Chair Kiolbassa and Commissioners Aguirre, Barrera-Ramirez and Ray absent.

- 2. 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**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion to grant SF-2-CO combining district zoning, with additional conditions, for C14-2019-0054 - Chisholm Lane located at 9110 Chisholm Lane was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Denkler on a vote of 7-0. Chair Kiolbassa and Commissioners Aguirre, Barrera-Ramirez and Ray absent.

Additional Conditions:

A minimum 95-foot front yard setback on the Property shall be provided and maintained.

Single family residential use on the Property shall be limited to a maximum of two dwelling units.

The maximum height of a building or structure on the Property is limited to 25 feet and may not exceed one story.

3. **Rezoning:** [C14-2017-0022 - Bluff Springs Commercial; District 2](#)
Location: 6901 and 7001 Bluff Springs Road, South Boggy Creek / Williamson Creek Watersheds
Owner/Applicant: Buda Bluff, LLC (Salim Haddad)
Agent: South Llano Strategies (Glen Coleman)
Request: CS-CO to CS-CO, to change conditions of zoning
Staff Rec.: **Recommended, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Goff, seconded by Vice-Chair Duncan to grant Staff's recommendation of CS-CO combining district zoning, except that Auto Rentals, Auto Repair and Drop-off Recycling Collection Facilities are allowed uses for C14-2017-0022 - Bluff Springs Commercial located at 6901 and 7001 Bluff Springs Road was approved on a vote of 7-0. Chair Kiolbassa and Commissioners Aguirre, Barrera-Ramirez and Ray absent.

4. **Rezoning:** [C14-2019-0010 - 12212 Tech Ridge; District 1](#)
Location: 12213 Tech Ridge Boulevard, Walnut Creek Watershed
Owner/Applicant: Quicktrip Corporation (Matthew D. Miller)
Agent: Drenner Group, PC (Amanda Swor)
Request: GR to MF-4
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-4 district zoning for C14-2019-0010 - 12212 Tech Ridge located at 12213 Tech Ridge Boulevard was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Denkler on a vote of 7-0. Chair Kiolbassa and Commissioners Aguirre, Barrera-Ramirez and Ray absent.

5. **Zoning:** [C14-2019-0081 - 1201 Dalton Lane; District 2](#)
Location: 1201 Dalton Lane, Carson Creek Watershed
Owner/Applicant: Garfield Ranch LLC (Bert Beveridge II)

Agent: McClean & Howard, LLP (Jeffery Howard)
Request: I-SF-2 to CS-CO
Staff Rec.: **Recommended**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-CO combining district zoning for C14-2019-0081 - 1201 Dalton Lane located at 1201 Dalton Lane was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Denkler on a vote of 7-0. Chair Kiolbassa and Commissioners Aguirre, Barrera-Ramirez and Ray absent.

6. 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; Postponement request by the Applicant to September 3, 2019**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department

Motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Denkler on a vote of 7-0. Chair Kiolbassa and Commissioners Aguirre, Barrera-Ramirez and Ray absent.

7. Resubdivision: [**C8-2017-0158.1A - Resubdivision of the Amended Plat of Ly & Nguyen Subdivision; District 7**](#)
Location: 800 East 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 resubdivision of an existing lot into a four lot subdivision on 17.26 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant staff recommendation for C8-2017-0158.1A - Resubdivision of the Amended Plat of Ly & Nguyen Subdivision located at 800 East Parmer Lane was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Denkler on a vote of 7-0. Chair Kiolbassa and Commissioners Aguirre, Barrera-Ramirez and Ray absent.

8. Resubdivision: [**C8-2019-0002.0A - Resubdivision of Portions of Lots 3, 4 and 5, Block O, Highland Park West; District 10**](#)
Location: 4701 Crestway Drive, Taylor Slough Watershed
Owner/Applicant: Karen Brimble
Agent: Prossner & Associates (Kurt Prossner)
Request: Approve the resubdivision of portions of 3 lots into 3 lots on 1.15 acres.

Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Public Hearing closed.

Motion by Commissioner Smith, seconded by Commissioner Denkler to postpone this item to August 6, 2019 was approved on a vote of 7-0. Chair Kiolbassa and Commissioners Aguirre, Barrera-Ramirez and Ray absent.

9. Final Plat: [**C8-2017-0147.3A - Cantarra 1 North, Section 8; District 1**](#)
Location: 13641 Cantara Drive, Gilliland Creek Watershed
Owner/Applicant: Continental Homes of TX
Agent: BGE, Inc. (Chris Rawls)
Request: Approval of the final plat of Cantarra 1 North, Section 8, comprised of 130 lots on 20.71 acres.

Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175,
Development Services Department

Public Hearing closed.

Motion to grant staff recommendation for C8-2017-0147.3A - Cantarra 1 North, Section 8 located at 13641 Cantarra Drive was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Denkler on a vote of 7-0. Chair Kiolbassa and Commissioners Aguirre, Barrera-Ramirez and Ray absent.

10. Final Plat: [**C8-2018-0110.0A - Double Creek Subdivision Section 2; District 2**](#)
Location: 420 East FM 1626 Road, Onion Creek Watershed
Owner/Applicant: Stillwater South Austin Land, LLC (Brandon Easterling)
Agent: Jones & Carter, Inc. (Gemsong Ryan)
Request: Approve the subdivision of 35.032 acres into 3 lots.

Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Public Hearing closed.

Motion to grant staff recommendation for C8-2018-0110.0A – Double Creek Subdivision Section 2 located at 420 East FM 1626 Road was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Denkler on a vote of 7-0. Chair Kiolbassa and Commissioners Aguirre, Barrera-Ramirez and Ray absent.

11. Site Plan Extension: [**SP-2014-0143C\(XT2\) - Steiner Ranch MU 14**](#)
Location: 4801 Quinlan Park Road, Bear Creek Watershed
Owner/Applicant: CalAtlantic Homes of Texas (Kevin Pape)
Agent: Texas Engineering Solutions (Connor Overby)
Request: Approval of a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**

Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department

Public Hearing closed.

Motion to grant staff recommendation for SP-2014-0143C(XT2) - Steiner Ranch MU 14 located at 4801 Quinlan Park Road was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Denkler on a vote of 6-0. Commissioner Smith recused himself on this item due to a conflict of interest (rendered professional services). Chair Kiolbassa and Commissioners Aguirre, Barrera-Ramirez and Ray absent.

12. Site Plan [**SPC-2014-0312C\(XT2\) - Steiner Ranch MU 15**](#)

Extension:

Location: 5925 Steiner Ranch Boulevard, Panther Hollow Watershed
Owner/Applicant: Lone Star Bank (Van P. Swift)
Agent: Texas Engineering Solutions (Connor Overby)
Request: Approval of a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department

Public Hearing closed.

Motion to grant staff recommendation for SPC-2014-0312C(XT2) - Steiner Ranch MU 15 located at 5925 Steiner Ranch Boulevard was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Denkler on a vote of 6-0. Commissioner Smith recused himself on this item due to a conflict of interest (rendered professional services). Chair Kiolbassa and Commissioners Aguirre, Barrera- Ramirez and Ray absent.

13. Final Plat: [**C8-2019-0104.0A - Parmer Cornerbrook Subdivision; District 1**](#)

Location: 10208-1/2 Lindell Lane, Gilliland Creek Watershed
Owner/Applicant: Cottonwood Holdings Ltd % Dwyer Realty Companies
Agent: Kimley-Horn (Justin Kramer)
Request: Approval of the Parmer Cornerbrook Subdivision composed of 2 lots on 17.54 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

14. Preliminary Plan: [**C8J-2019-0103 - Springdale Park**](#)

Location: 10805-1/2 Cameron Road, Walnut Creek Watershed
Owner/Applicant: Barr Lane, LLC.
Agent: Landmark Engineering Inc. (Javier Barajas)
Request: Approval of Springdale Park composed of 381 lots on 87.57 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

15. Final Plat: [**C8J-2019-0107.0A - Arrowhead Subdivision**](#)

Location: 14901 Arrowhead Drive, Lake Travis Watershed
Owner/Applicant: Deltona LP (Steve Beuerlein)
Agent: Lockwood Engineers, Inc. (Fred C. Lockwood)

Request: Approval of the Arrowhead Subdivision composed of 2 lots on 5.012 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove Items C-13 – C-15 was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Denkler on a vote of 7-0. Chair Kiolbassa and Commissioners Aguirre, Barrera-Ramirez and Ray 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 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.

G. NOMINATIONS AND ELECTIONS

1. Small Area Planning Joint Committee Nominations

Discussion and nomination of Zoning and Platting Commissioner Members to be recommended to Council for the purpose of serving on the Small Area Planning Joint Committee (2 vacancies).

Motion to postpone this item to August 5, 2019 was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Denkler on a vote of 7-0. Chair Kiolbassa and Commissioners Aguirre, Barrera-Ramirez and Ray absent.

H. 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](#)

(Commissioner Aguirre)

No report provided.

Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkow)

Commissioner Tatkow stated the Working Group continues to meeting and research matters related to affordable housing.

Postponement Policy Working Group

(Commissioners: Denkler, Evans and King)

No report provided.

Vice-Chair Duncan adjourned the meeting without objection on Tuesday, July 16, 2019 at 9:01 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.