



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, August 6, 2019**

The Zoning & Platting Commission convened in a meeting on Tuesday, August 6, 2019

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

Chair Kiolbassa called the Commission Meeting to order at 6:05 p.m.

Commission Members in Attendance:

**Ana Aguirre – Secretary
Ann Denkler – Parliamentarian
Jim Duncan – Vice-Chair
Eric Goff
Jolene Kiolbassa – Chair
David King
Nadia Barrera-Ramirez
Ellen Ray
Hank Smith
Abigail Tatkov**

Absent:

Bruce Evans

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 June 16, 2019.

Motion to approve the minutes from July 16, 2019 as amended was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 10-0. Commissioner Ray absent.

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2019-0085 - 7308 S Congress Avenue; District 2](#)
Location: 7308 South Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: Kristen Nagel and Mark Hallman
Agent: Lynda Courtney Consulting (Lynda Courtney)
Request: DR to MF-3
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-3 district zoning for C14-2019-0085 - 7308 S Congress Avenue located at 7308 South Congress Avenue was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 10-0. Commissioner Evans absent.

- 2. Zoning:** [C14-2019-0084 - 13170 G Pond Springs; District 6](#)
Location: 13170 Pond Springs Road, Building G, Lake Creek Watershed
Owner/Applicant: Setty LLC (Mahmoud Shoa)
Request: I-RR to CS
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS district zoning, with additional conditions, for C14-2019-0084 - 13170 G Pond Springs located at 13170 Pond Springs Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 10-0. Commissioner Evans absent.

Additional conditions:

The following uses are not permitted uses on the Property:

Adult-oriented businesses
Alternative financial services
Bail bond services

3. **Rezoning:** [C14-2019-0088 - Dessau Retail Center; District 1](#)
Location: 11800 Dessau Road, Walnut Creek Watershed
Owner/Applicant: Mita Enterprises (Rahim Mareliya)
Agent: South Llano Strategies (Josiah Stevenson)
Request: GR-CO to GR
Staff Rec.: **Recommendation of GR-CO, to change a condition of zoning**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-CO combining district zoning for C14-2019-0088 - Dessau Retail Center located at 11800 Dessau Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 10-0. Commissioner Evans absent.

4. **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 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 Tatko, seconded by Commissioner Goff to grant Staff's recommendation for C8-2019-0002.0A - Resubdivision of Portions of Lots 3, 4 and 5, Block O, Highland Park West located at 4701 Crestway Drive. Motion approved on a vote of 10-0. Commissioner Evans absent.

5. **Site Plan Extension:** [SP-2014-0072C\(XT2\) - 1806 Braker Lane; District 7](#)
Location: 1806 W Braker Ln, Walnut Creek Watershed
Owner/Applicant: Pancake Pals II Braker LLC
Agent: Dunaway Associates (Vanessa Mendez)
Request: Approval of a second extension on a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Renee Johns](#), 512-974-2711
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2014-0072C(XT2) - 1806 Braker Lane located at 1806 W Braker Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 10-0. Commissioner Evans absent.

6. **Site Plan Extension:** [SP-2014-0260C\(XT2\) - Pioneer Crossing West Section 12; District 1](#)
Location: 1900 E Braker Ln, Walnut Creek Watershed

Owner/Applicant: 1900 E Braker Lane LTD
Agent: Prominence Pioneer LP (Bryan Rome)
Request: Approval of a second extension on a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Renee Johns](#), 512-974-2711
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2014-0260C(XT2) - Pioneer Crossing West Section 12 located at 1900 E Braker Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 10-0. Commissioner Evans absent.

7. **Final Plat out of Approved Preliminary Plan:** [C8J-04-0160.11A - Gilbert Lane Phase Two-A](#)
Location: Brahmin Drive / Gilbert Lane, Gilleland Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP (Ian Cude)
Agent: Brown & Gay Engineering (Chris Rawls)
Request: Approval of final plat for Gilbert Lane Phase Two-A composed of 8 lots on 2.0877 acres.
Staff Rec.: **Recommended**
Staff: [Sue Welch](#), 512-854-7637,
Travis County - TNR/Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-04-0160.11A - Gilbert Lane Phase Two-A located at Brahmin Drive / Gilbert Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 10-0. Commissioner Evans absent.

8. **Final Plat out of Approved Preliminary Plan:** [C8J-04-0160.10A - Gilbert Lane Phase Three-A](#)
Location: Brahmin Drive, Gilleland Creek Watershed
Owner/Applicant: Diecieseis, LLC (Reagan Horton)
Agent: Brown & Gay Engineering (Chris Rawls)
Request: Approval of final plat for Gilbert Lane Phase Three-A composed of 12 lots on 2.0037 acres.
Staff Rec.: **Recommended**
Staff: [Sue Welch](#), 512-854-7637,
Travis County - TNR/Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-04-0160.10A - Gilbert Lane Phase Three-A located on Brahmin Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 10-0. Commissioner Evans absent.

- 9. Final Plat out of Approved Preliminary Plan:** [C8J-04-0160.13A - Gilbert Lane Subdivision Phase 4](#)
Location: Brahmin Drive, Gilleland Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP (Ian Cude)
Agent: Brown & Gay Engineering (Chris Rawls)
Request: Approval of final plat for Gilbert Lane Subdivision Phase 4 composed of 197 lots on 39.42 acres.
Staff Rec.: **Recommended**
Staff: [Sue Welch](#), 512-854-7637,
Travis County - TNR/Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-04-0160.13A - Gilbert Lane Subdivision Phase 4 located on Brahmin Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 10-0. Commissioner Evans absent.

- 10. Final Plat out of Approved Preliminary Plan:** [C8J-04-0160.12A - Gilbert Lane Subdivision Phase 5](#)
Location: Brahmin Drive & Montrelia Drive, Gilleland Creek Watershed
Owner/Applicant: Diecieseis, LLC (Reagan Horton)
Agent: Brown & Gay Engineering (Chris Rawls)
Request: Approval of final plat for Gilbert Lane Subdivision Phase 5 composed of 165 lots on 34.58 acres.
Staff Rec.: **Recommended**
Staff: [Sue Welch](#), 512-854-7637,
Travis County - TNR/Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-04-0160.12A - Gilbert Lane Subdivision Phase 5 located on Brahmin Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 10-0. Commissioner Evans absent.

- 11. Subdivision - Total Vacation:** **C8-07-0024.0A(VAC) - Nash Avenue Townhomes Total Plat Vacation; District 5**
Location: 1706 Nash Ave., West Bouldin Creek Watershed
Owner/Applicant: Keith Douglas
Agent: Site Specifics (John Hussey)
Request: Approval of the total vacation of the Nash Avenue Townhome Subdivision, vacating lots 1-10.
Staff Rec.: **Pulled; No action required.**
Staff: [Don Perryman](#), 512-974-2786,
Development Services Department

Pulled from agenda; disposed without action.

12. **Final Plat - Previously Unplatted:** [C8J-2019-0108.0A - Fossil Creek](#)
Location: 5601 Killingsworth Lane, Gilleland Creek Watershed
Owner/Applicant: Cameon & Killingsworth Pflugerville (Ronal McRae)
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of Fossil Creek composed of 905 lots on 294.91 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Preliminary Plan:** [C8-2019-0109 - Whisper Valley, Village 1 Phase 6 Preliminary Plan; District 1](#)
Location: 15712-1/2 East Braker Lane, Gilleland Creek Watershed
Owner/Applicant: Club Deal 120 Whisper Valley, LP
Agent: LandDev Consulting, LLC (Keith Parkan)
Request: Approval of the Whisper Valley, Village 1 Phase 6 Preliminary Plan composed of 164 lots on 54.491 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Final Plat - Previously Unplatted:** [C8J-2019-0110.0A - Gragg Subdivision](#)
Location: 2833-1/2 Bliss Spillar Road, Little Bear Creek Watershed
Owner/Applicant: Gragg Tract LP
Agent: LJA Engineering & Surveying, Inc. (Danny Miller)
Request: Approval of the Gragg Subdivision composed of 3 lots on 37.98 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat with Preliminary:** [C8-2019-0116.0A - Goodnight Ranch Phase Two-East Section One Final Plat; District 2](#)
Location: 9308 Capitol View Drive, Onion Creek Watershed
Owner/Applicant: Goodnight Ranch GP, LLC (Myra Goepp)
Agent: LandDev Consulting, LLC (Greg Fortman)
Request: Approval of Goodnight Ranch Phase Two-East Section One Final Plat composed of 171 lots on 66.12 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat - Previously Unplatted:** [C8J-2008-0168.4A - Entrada Phase 5 Final Plat](#)
Location: Dessau Road, Gilleland Creek Watershed
Owner/Applicant: Lennar Homes of Texas Land & Construction, LTD (Richard N. Mair)
Agent: Carlson, Brigrance & Doering, Inc. (Brendan McEntee)
Request: Approval of the Entrada Phase 5 Final Plat composed of 148 lots on 53.43 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

17. **Final Plat - Previously Unplatted:** [C8-2018-0122.2A - EastVillage Single Family Phase 5 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 5 Final Plat composed of 90 lots on 14.33 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Final Plat - Previously Unplatted:** [C8J-2019-0119.0A - Perez Subdivision](#)
Location: 6509 McKinney Falls Parkway, Cottonmouth Creek Watershed
Owner/Applicant: Genesis 1 Engineering (George Gonzalez)
Agent: Guillermo Palomino Perez
Request: Approval of the Perez Subdivision Final Plat composed of 2 lots on 2 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Final Plat - Amended Plat:** [C8-2019-0118.1A - Bennett Tract Amended Plat; District 2](#)
Location: 7351 South IH 35 Service Rd Northbound, South Boggy Creek Watershed
Owner/Applicant: Marquis Residential Dev LLC
Agent: Big Red Dog Engineering / Consulting (Kendall Hackney)
Request: Approval of the Bennett Tract Amended Plat composed of 2 lots on 16.89 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public hearing closed.

Motion to disapprove items C-12 – C-19 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 10-0. Commissioner Evans absent.

D. BRIEFINGS

1. [Wildland - Urban Interface Code](#)

Presentation and discussion regarding the Wildland - Urban Interface Code. Staff: [Mark Baker](#), Wildland-Urban Interface Coordinator Austin Fire Department, Wildfire Division, 512-974-6433

Mark Baker, Chief Limon and Chief Vocke provided the presentation and answered questions from Commissioners.

E. NEW BUSINESS

F. 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

2. [2019 Annual Internal Review](#)

Discussion and possible action to approve the 2019 Annual Internal Review. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

Motion by Commissioner Smith, seconded by Commissioner Denkler to approve the 2019 Annual Internal Review was approved on a vote of 10-0. Commissioner Evans absent.

G. 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 and Goff - Citizen input on City of Austin anti-displacement programs.

H. NOMINATIONS AND ELECTIONS

1. Small Area Planning Joint Committee Nominations

Discussion and nomination of Zoning and Platting Commission Member(s) to be recommended to Council for the purpose of serving on the Small Area Planning Joint Committee.

After closing of nominations, Commissioners King and Goff approved by unanimous consent to be recommended to Council for the purpose of serving on the Small Area Planning Joint Committee. Nomination approved on a vote of 10-0. Commissioner Ray absent.

I. 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 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, August 6, 2019 at 7:46 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.