



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, August 20, 2019**

The Zoning & Platting Commission convened in a meeting on Tuesday, August 20, 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
Hank Smith
Abigail Tatkow**

Absent:

**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.

Ms. Angela Benavidez Garza – Ms. Benavidez Garza conveyed her concerns regarding predatory wholesaling of residential properties.

B. APPROVAL OF MINUTES

1. Approval of minutes from August 6, 2019.

Motion to approve the minutes from August 6, 2019 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 8-0. Chair Kiolbassa and Commissioners Barrera-Ramirez and Rey absent.

C. PUBLIC HEARINGS

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|---------------------|--------------------------------------------------------------------------------|
| 1. Rezoning: | C14-2019-0090 - 7410 Cooper Lane; District 5 |
| Location: | 7410 Cooper Lane, South Boggy Creek Watershed |
| Owner/Applicant: | Scott Branyon and Kathy Steinke |
| Agent: | Thrower Design (A. Ron Thrower) |
| Request: | DR to SF-6 |
| Staff Rec.: | Recommended |
| Staff: | Wendy Rhoades , 512-974-7719
Planning and Zoning Department |

Public Hearing closed.

Motion to grant Staff's recommendation for SF-6 district zoning for C14-2019-0090 - 7410 Cooper Lane located at 7410 Cooper Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 8-0. Chair Kiolbassa and Commissioners Barrera-Ramirez and Rey absent.

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|---------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 2. Final Plat - Resubdivision: | <u>C8-2018-0139.0A - Lake Shore Addition, Resubdivision of portions of Lots 35 and 36; District 10</u> |
| Location: | 2503 Westlake Drive, Lake Austin Watershed |
| Owner/Applicant: | Mark Kristen |
| Agent: | Permit Partners (Jennifer Hanlen) |
| Request: | Approval of the Lake Shore Addition, resubdivision of portions of Lots 35 and 36 consisting of two lots on 2.51 acres. |
| Staff Rec.: | Recommended |
| Staff: | Don Perryman , 512-974-2786
Development Services Department |

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0139.0A - Lake Shore Addition, Resubdivision of portions of Lots 35 and 36 located at 2503 Westlake Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 8-0. Chair Kiolbassa and Commissioners Barrera-Ramirez and Rey absent.

3. **Preliminary Subdivision:** [C8J-2018-0208 - Live Oak Springs Preliminary Plan](#)
Location: 9406 Morninghill Drive, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Artek Investments (David Knapp)
Agent: Civil Insite, LLC (Greg Andrulis)
Request: Approval of the Live Oak Springs Preliminary Plan consisting of 32 lots on 51 acres
Staff Rec.: **Recommended.**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Motion by Commissioner Goff, seconded by Commissioner King to postpone this item to September 3, 2019 was approved on a vote of 6-1. Commissioner Evans voted nay. Commissioner Tatkow abstained. Chair Kiolbassa and Commissioners Barrera-Ramirez and Rey absent.

4. **Final Plat from Preliminary Plan:** [C8-2014-0150.01.1A - Auro Subdivision](#)
Location: FM 1325 and CR 172, Rattan Creek Watershed
Owner/Applicant: Austin Auro, LP (Julian Hawes)
Agent: Kimley-Horn (Luke Caraway)
Request: Approve a final plat from a preliminary plan composed of five lots on 50.105 acres
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2014-0150.01.1A - Auro Subdivision located at FM 1325 and CR 172 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 8-0. Chair Kiolbassa and Commissioners Barrera-Ramirez and Rey absent.

5. **Final With Preliminary Plan:** [C8J-2014-0131.2A - Bear Creek Crossing Phase 2 - Final Plat](#)
Location: 12300 Twin Creek Drive, Onion Creek Watershed
Owner/Applicant: M/I Homes of Austin, LLC
Agent: LJA Engineering (Brian Faltesek)
Request: Approval of a final plat out of an approved preliminary plan consisting of 89 total lots on 30.90 acres.
Staff Rec.: **Recommended**
Staff: [Jose Luis Arriaga](#), Supervisor, 512-854-7562
Single Office: Travis County-City of Austin

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2014-0131.2A - Bear Creek Crossing Phase 2 - Final Plat located at 12300 Twin Creek Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 8-0. Chair Kiolbassa and Commissioners Barrera-Ramirez and Rey absent.

6. **Preliminary Subdivision:** [C8J-2018-0065 - Lagos Austin Preliminary Plan Section 1](#)
Location: 11215 North FM 973 Road, Gilleland Creek Watershed
Owner/Applicant: 706 Investment Partnership. LT (Danny Burnett)
Agent: Kimley-Horn (Luke Caraway)
Request: Approval of a preliminary plan consisting of 374 total lots on 149.31 acres.
Staff Rec.: **Recommended**
Staff: [Jose Luis Arriaga](#), Supervisor, 512-854-7562
Single Office: Travis County-City of Austin

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0065 - Lagos Austin Preliminary Plan Section 1 located at 11215 North FM 973 Road, was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 8-0. Chair Kiolbassa and Commissioners Barrera-Ramirez and Rey absent.

7. **Preliminary Subdivision:** [C8-2018-0181 - Cascades At Onion Creek West; District 5](#)
Location: 11811 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: Onion Associates, Ltd. (Carolyn Beckett)
Agent: LJA Engineering (Jeremy Reyes)
Request: Approve a preliminary subdivision of 6 lots on 99.68 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0181 - Cascades at Onion Creek West located at 11811 South IH 35 Service Road Northbound, was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 8-0. Chair Kiolbassa and Commissioners Barrera-Ramirez and Rey absent.

8. **Final Plat out of Approved Preliminary Plan:** [C8J-2009-0142.02.8A - Estancia Hill Country Subdivision, Phase 7](#)
Location: Estancia Parkway South of Camino Vaquero Parkway, Onion Creek Watershed
Owner/Applicant: SLF III-Onion Creek LP (Ocie Vest)
Agent: Land Dev Consulting, LLC (Shervin Nooshin)
Request: Approval of the Estancia Hill Country Subdivision, Phase 7 Final Plat consisting of the ROW for Estancia Parkway and Avenida Mercado Street.
Staff Rec.: **Recommended**
Staff: [Sarah Sumner](#), 512-854-7687
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2009-0142.02.8A - Estancia Hill Country Subdivision, Phase 7 located at Estancia Parkway South of Camino Vaquero Parkway, was approved

on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 8-0. Chair Kiolbassa and Commissioners Barrera-Ramirez and Rey absent.

9. **Final Plat - Resubdivision:** [C8-2019-0124.0A - Price Tract \(Withdraw / Resubmittal of C8-2018-0098.0A\); District 1](#)
Location: 7651 Delwau Lane, Boggy Creek Watershed
Owner/Applicant: Everett Charles Price, Jr.
Agent: Dunaway/Urban Design Group (Vanessa Mendez)
Request: Approval of Price Tract (Withdraw / Resubmittal of C8-2018-0098.0A) composed of 1 lot on 9.56 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat:** [C8-2019-0121.0A - Sherman Gregory Bart Subdivision; District 7](#)
Location: 13700 Pansy Trail, Walnut Creek Watershed
Owner/Applicant: GBS Industrial Park, LLC (Bart Sherman)
Agent: LOC Consultants Civil Division, Inc. (Sergio Lozano)
Request: Approval of the Sherman Gregory Bart Subdivision composed of 2 lots on 4.06 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat:** [C8J-2019-0123.0A - Bayer Commercial](#)
Location: 9104 Hog Eye Road, Elm Creek Watershed
Owner/Applicant: Decker Lake Property LLC (Jimmy Bayer)
Agent: Landmark Eng. (Javier Barajas)
Request: Approval of Bayer Commercial composed of 1 lot on 16.26 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat:** [C8-2019-0132.0A - Aura Avery Ranch; District 6](#)
Location: 13100 Avery Ranch Boulevard, Buttercup Creek Watershed
Owner/Applicant: State of Texas – TxDOT (Stephen Dodge)
Agent: Jones Carter (Gemsong Ryan)
Request: Approval of Aura Avery Ranch composed of 1 lot on 15.994 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat:** [C8J-2019-0131.0A - Aus-Tex Acres](#)
Location: 11105 Aus Tex Acres Lane, Gilleland Creek Watershed
Owner/Applicant: Aus-Tex Properties, LLC
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approval of Aus-Tex Acres composed of 1 lot on 6 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Final Plat - Previously Unplatted:** [C8-2019-0126.0A - Parker Creek Ranch Phase Four; District 1](#)
Location: 7620 Decker Lane, Walnut Creek Watershed
Owner/Applicant: Russell and Jeanne Parker

Agent: BGE (Brian Grace)
Request: Approval of the Parker Creek Ranch Phase Four Final Plat composed of 106 lots on 29.54 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

15. Final Plat - C8-2019-0120.0A - Decker and 290 East Subdivision; District 1

Resubdivision:

Location: 9921-1/2 East US 290 Highway Service Road Eastbound, Gilleland Creek Watershed

Owner/Applicant: Decker Land Holdings, LP. (Don Glatthorn)

Agent: Stantec Consulting Services Inc. (Lance Oriti)

Request: Approval of the Decker and 290 Subdivision composed of 5 lots on 66.3 acres.

Staff Rec.: **Disapproval**

Staff: Development Services Department

16. Final Plat - C8-2019-0133.0A - Highland Park West, Final Resubdivision Lot 9 BKR; District 10

Location: 4616 Crestway Drive, Taylor Slough North Watershed

Owner/Applicant: Jon Hughes

Agent: Elizondo and Associates Land Surveying (Henry Elizondo)

Request: Approval of the Highland Park West, Final Resubdivision Lot 9 BKR composed of 3 lots on 0.675 acres.

Staff Rec.: **Disapproval**

Staff: Development Services Department

Public Hearing closed.

Motion to disapprove Items C-09 – C-16 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Goff on a vote of 8-0. Chair Kiolbassa and Commissioners Barrera-Ramirez and Rey 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 disposed without action.

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.

F. COMMITTEE REPORTS & WORKING GROUPS

[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](#)

(Commissioners Aguirre, Goff and King)

Commissioner King stated the Committee reviewed the 211 South Lamar PUD.

Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkow)

Commissioner Tatkow stated the Working Group will be meeting to discuss anti-displacement recommendations.

Postponement Policy Working Group

(Commissioners: Denkler, Evans and King)

Commissioner Evans stated the Committee will bring the item to ZAP for review.

Vice-Chair Duncan adjourned the meeting without objection on Tuesday, August 20, 2019 at 6:58 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.