



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, September 3, 2019**

**The Zoning & Platting Commission convened in a meeting on Tuesday, September 3, 2019**

**@ 301 W. 2<sup>nd</sup> St., Austin, TX 78704**

**Chair Kiolbassa called the Commission Meeting to order at 6:00 p.m.**

**Commission Members in Attendance:**

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

**Absent:**

**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. Gavino Fernandez – Mr. Fernandez discussed National Voter Registration Day.

## B. APPROVAL OF MINUTES

1. Approval of minutes from August 20, 2019.

Motion to approve the minutes from August 20, 2019 was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Goff on a vote of 9-0. Commissioner Barrera-Ramirez off the dais. Commissioner Tatkov absent.

## C. PUBLIC HEARINGS

- 1. Restrictive Covenant Termination:** [C14-86-015\(RCT\) - Westminster; District 10](#)  
Location: 4100 Jackson Avenue, Johnson Creek Watershed; Shoal Creek Watershed  
Owner/Applicant: Westminster Manor Health Facilities Corp. (Charles Borst)  
Agent: Land Use Solutions, LLC (Michele Haussmann)  
Request: To terminate a Restrictive Covenant  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation to terminate a Restrictive Covenant for C14-86-015(RCT) - Westminster located at 4100 Jackson Avenue was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Goff on a vote of 9-0. Commissioner Barrera-Ramirez off the dais. Commissioner Tatkov absent.

- 2. Zoning:** [C814-2018-0122 - Circuit of the Americas PUD; District 2](#)  
Location: 9201 Circuit of the Americas Boulevard, Dry Creek and Maha Creek Watersheds  
Owner/Applicant: Circuit of the Americas, LLC (Kurt Rechner)  
Agent: Metcalfe, Wolff, Stuart & Williams (Michele Rogerson Lynch)  
Request: I-RR to PUD  
Staff Rec.: **Recommendation Pending. Staff request for an indefinite postponement.**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department

Motion to grant Staff's request for Indefinite Postponement was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Goff on a vote of 9-0. Commissioner Barrera-Ramirez off the dais. Commissioner Tatkov absent.

- 3. Rezoning:** [C14-2019-0096 - Echelon I & II Office; District 10](#)  
Location: 9430 Research Boulevard, Bull Creek Watershed  
Owner/Applicant: 183 Echelon LP (Glenn Jackson)  
Agent: Rivera Engineering (Michael A. Rivera)  
Request: LO to GO  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation for C14-2019-0096 - Echelon I & II Office located at 9430 Research Boulevard was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Goff on a vote of 9-0. Commissioner Barrera-Ramirez off the dais. Commissioner Tatkov absent.

- 4. Rezoning:** [C14-2019-0097 - Abhyas Kendra Inc. - Part 2; District 10](#)  
Location: 12636 Research Boulevard, Walnut Creek Watershed  
Owner/Applicant: City of Austin - Planning and Zoning Department (Sherri Sirwaitis)  
Request: LR to GR  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR district zoning for C14-2019-0097 - Abhyas Kendra Inc. - Part 2 located at 12636 Research Boulevard was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Goff on a vote of 9-0. Commissioner Barrera-Ramirez off the dais. Commissioner Tatkov absent.

- 5. Rezoning:** [C14-2019-0104 - Citadel at Tech Ridge; District 7](#)  
Location: 1127 Pearl Retreat Lane, Bull Creek Watershed  
Owner/Applicant: Austin Citadel, LLC (David Howat)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: DR to MF-2  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-2 combining district zoning for C14-2019-0104 - Citadel at Tech Ridge located at 1127 Pearl Retreat Lane was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Goff on a vote of 9-0. Commissioner Barrera-Ramirez off the dais. Commissioner Tatkov absent.

- 6. Preliminary Subdivision:** [C8J-2018-0208 - Live Oak Springs Preliminary Plan](#)  
Location: 9406 Morninghill Drive, Slaughter Creek Watershed  
Owner/Applicant: Artek Investments (David Knapp)  
Agent: Civil Insite (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, don.perryman@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion by Commissioner Goff, seconded by Commissioner Evans to grant Staff's recommendation for C8J-2018-0208 - Live Oak Springs Preliminary Plan located at 9406 Morninghill Drive was approved on a vote of 8-0. Chair Kiolbassa and Commissioner King abstained. Commissioner Tatkov absent.

- 7. Preliminary Plan:** [C8-2018-0109 - Oaks At Slaughter; District 2](#)  
Location: 8409 South Congress Avenue, Onion Creek Watershed  
Owner/Applicant: SOCO 35 Retail, Ltd. (C. Patrick Oles)  
Agent: Stantec (Ryan Taylor)  
Request: Approve a preliminary subdivision of 9 lots on 18.761 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion by Commissioner Smith, seconded by Commissioner Goff to grant Staff's recommendation for C8-2018-0109 - Oaks At Slaughter located at 8409 South Congress Avenue was approved on a vote of 10-0. Chair Kiolbassa and Commissioner King abstained. Commissioner Tatkov absent.

- 8. Resubdivision:** [C8-2018-0109.1A - Oaks At Slaughter; District 2](#)  
Location: 8409 South Congress Avenue, Onion Creek Watershed  
Owner/Applicant: SOCO 35 Retail, Ltd. (C. Patrick Oles)  
Agent: Stantec (Ryan Taylor)  
Request: Approve a resubdivision of 3 lots to 9 lots on 18.761 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion by Commissioner Smith, seconded by Commissioner Goff to grant Staff's recommendation for C8-2018-0109.1A - Oaks At Slaughter located at 8409 South Congress Avenue was approved on a vote of 10-0. Chair Kiolbassa and Commissioner King abstained. Commissioner Tatkov absent.

- 9. Preliminary Plan:** [C8J-2018-0078 - Preserve At Oak Hill](#)  
Location: 10304 Circle Drive, Barton Creek Watershed-Barton Springs Zone  
Owner/Applicant: John C. Kuhn  
Agent: Jamison Civil Engineering LLC (Steve Jamison)  
Request: Approve a variance from LDC 30-2-34, original tract requirement and a preliminary subdivision of 19 lots on 30.81 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0078 - Preserve At Oak Hill located at 10304 Circle Drive was approved on the consent agenda on the motion by Commissioner Denkler, seconded

by Commissioner Goff on a vote of 9-0. Commissioner Barrera-Ramirez off the dais. Commissioner Tatkow absent.

- 10. Final Plat:** [C8-2018-0217.2A - Colton Bluff Phase 1A; District 2](#)  
Location: 7231 Colton Bluff Springs Road, Cottonmouth Creek Watershed  
Owner/Applicant: KB Home Lone Star Inc.  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: Approval of Colton Bluff Phase 1A composed of 1 lot on 15.91 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 11. Final Plat:** [C9-2019-0135.0A - Tech Junction Final Plat; District 7](#)  
Location: 13527 Harrisglenn Drive, Harris Branch Watershed  
Owner/Applicant: John Fish  
Agent: Jamison Civil Engineering (Stephen Jamison)  
Request: Approval of the Tech Junction Final Plat composed of 1 lot on 14.1 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 12. Preliminary Plan:** [C8J-2019-0141 - Skyline 2D Preliminary Plan](#)  
Location: 8321 Thaxton Road, Cottonmouth Creek Watershed  
Owner/Applicant: Carma Easton LLC (Luke Gosda)  
Agent: Carlson, Brigrance, and Doering, Inc. (Bill Couch)  
Request: Approval of the Skyline 2D Preliminary Plan composed of 283 lots on 62.22 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 13. Preliminary Plan:** [C8J-2019-0138 - Schwetman Tract](#)  
Location: 16111 FM 969 Road, Decker Creek Watershed  
Owner/Applicant: Herb Schwetman  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: Approval of the Schwetman Tract composed of 327 lots on a 103.74 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearing closed.

Motion to disapprove Items C-10 – C-13 was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Goff on a vote of 9-0. Commissioner Barrera-Ramirez off the dais. Commissioner Tatkow 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.

## 2. [Rules of Procedure: Postponement Requests](#)

Discuss and consider amending Rules of Procedure related to postponement requests. Co-Sponsors: Commissioner Evans and Commissioner King

Motion by Commissioner Goff, seconded by Commissioner Smith to postpone the item to September 17, 2019 was approved on a vote of 9-1. Chair Kiolbassa voted nay. Commissioner Tatkov absent.

## 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)

Commissioner Denkler stated the Committee reviewed UNO amendments and Atlas 14.

### [Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Smith)

Commissioner Evans stated the Committee reviewed the Imagine Austin Annual Report

### [Small Area Planning Joint Committee](#)

(Commissioners Aguirre, Goff and King)

No update provided.

### Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkov)

Commissioner King stated the Committee continues to review matters related to displacement and anti-displacement strategies.

### Postponement Policy Working Group

(Commissioners: Denkler, Evans and King)

*Working Group dissolved – no update*

**Vice-Chair Duncan adjourned the meeting without objection on Tuesday, September 3, 2019 at 8:38 p.m.**

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and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.