



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, January 7, 2020**

**The Zoning & Platting Commission convened in a meeting on Tuesday, January 7, 2020
@ 301 W. 2nd St., Austin, TX 78704**

Chair Kiolbassa called the Commission Meeting to order at 6:01 p.m.

Commission Members in Attendance:

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

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.

Facilitator: Heather Chaffin, 512-974-2122

Attorney:

Commission Liaison: [Andrew Rivera](#), 512-974-6508

A. APPROVAL OF MINUTES

1. Approval of minutes from December 17, 2019.

Motion to approve the minutes from December 17, 2019 as amended was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 10-0. Commissioner Aguirre off the dais.

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2019-0158 - Alonti Catering; District 5](#)
Location: 3421 West William Cannon Drive, Suite 115, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: Cannon Oaks, LLC (Timothy Timmerman)
Agent: Lenworth Consulting, LLC (Nash Gonzales)
Request: GR to CS-CO
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 of CS-CO combining district zoning for C14-2019-0158 - Alonti Catering located at 3421 West William Cannon Drive, Suite 115 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 10-0. Commissioner Aguirre off the dais.

- 2. Rezoning:** [C814-88-0001.12 - Davenport West PUD Amendment 12; District 10](#)
Location: 4417 Westlake Drive, St. Stephens Creek Watershed
Owner/Applicant: Michael and Susan Dell Foundation (Anand Srinivasan)
Agent: Metcalfe, Wolff, Stuart & Williams (Michele Rogerson Lynch)
Request: PUD to PUD, to change a condition of zoning and allow additional office building
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of PUD district zoning, to change a condition of zoning, and include Environmental Commission recommendations and additional conditions as agreed by the applicant and the neighborhood for C814-88-0001.12 - Davenport West PUD Amendment 12 located at 4417 Westlake Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 10-0. Commissioner Aguirre off the dais.

- 3. Rezoning:** [C14-2019-0137 - Delwau RV Park; District 1](#)
Location: 7715 Delwau Lane, Boggy Creek and Colorado River Watersheds

Facilitator: Heather Chaffin, 512-974-2122

Attorney:

Commission Liaison: [Andrew Rivera](#), 512-974-6508

Owner/Applicant: Delwau LLC (Noah Zimmerman)
 Agent: South Llano Strategies (Glen Coleman)
 Request: SF-2 to CS-MU
 Staff Rec.: **Recommendation of CS-MU-CO, with conditions**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Denkler, seconded by Commissioner Barrera-Ramirez to grant CS-MU-CO combining district zoning, with conditions for C14-2019-0137 - Delwau RV Park located at 7715 Delwau Lane was approved on a vote of 10-1. Chair Kiolbassa voted nay.

Conditional Overlay:

1. The following land uses are prohibited on the property:

Bed and Breakfast Residential (Group 1)	Local Utility Services Maintenance and Service Facilities	Building Maintenance Services
Bed and Breakfast Residential (Group 2)	Private Primary Educational Services	Business or Trade School Business Support Services
Club or Lodge	Private Secondary Educational Services	Commercial Blood Plasma Center
College and University Facilities	Public Primary Educational Services	Commercial Off-Street Parking
Communication Service Facilities	Public Secondary Educational Services	Communications Services
Community Events	Religious Assembly	Construction Sales and Services
Community Recreation—Private	Residential Treatment Safety Services	Consumer Convenience Services
Community Recreation—Public	Telecommunication Tower	Consumer Repair Services
Congregate Living	Transitional Housing	Convenience Storage
Counseling Services	Transportation Terminal	Drop-Off Recycling Collection Facilities
Cultural Services	Administrative and Business Offices	Electronic Prototype Assembly
Day Care Services—Commercial	Adult-Oriented Business	Electronic Testing
Day Care Services—General	Agricultural Sales and Services	Employee Recreation
Day Care Services—Limited	Automotive Rentals	Equipment Repair Services
Family Home	Art Gallery	Equipment Sales
Group Home Class I—General	Art Workshop	Exterminating Services
Group Home Class I—Limited	Automotive Repair Services	Food Preparation
Group Home Class II	Automotive Sales	Food Sales
Guidance Services	Automotive Washing—of any type	Funeral Services
Hospital Service—Limited	Bail Bond Services	Financial Services
Hospital Services—General		General Retail Sales—General
		Hotel/Motel

Facilitator: Heather Chaffin, 512-974-2122

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Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Medical Offices—not
exceeding
5,000 sq/ft of gross floor
space
Medical Offices—exceeding
5,000 sq/ft of gross floor
space
Monument Retail Sales
Multifamily Residential
Off-Site Accessory Parking
Pawn Shop Services
Personal Improvement
Services
Pet Services
Plant Nursery
Printing and Publishing
Services
Professional Office
Research Services
Restaurant—General
Service Station
Software Development
Theater
Vehicle Storage
Veterinary Services
Custom Manufacturing
Limited
Warehousing and
Distribution
Community Garden
Urban Farm

Facilitator: Heather Chaffin, 512-974-2122

Attorney:

Commission Liaison: [Andrew Rivera](#), 512-974-6508

2. The following land uses are conditional on the property: Outdoor entertainment, Outdoor sports and recreation, Restaurant- Limited.

4. **Rezoning:** [C14-2019-0103 - 9100 US-290 East; District 1](#)
Location: 9100 US 290 East, Walnut Creek Watershed
Owner/Applicant: COCO04 Austin TX, LP c/o Gladstone Commercial Corp
Agent: Drenner Group PC (Dave Anderson)
Request: LI-CO to CS-CO
Staff Rec.: **Recommended, with conditions**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commissioner Tatkow to grant Staff's recommendation of CS-CO combining district zoning, with conditions for C14-2019-0103 - 9100 US-290 East located at 9100 US 290 East was approved on a vote of 10-0. Commissioner Denkler abstained.

5. **Preliminary Plan:** [C8-2019-0032 - Three Hills Apartments Preliminary Plan; District 5](#)
Location: 12001 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: South IH 35 Investors, LP (C.W. Hetherley)
Agent: Gemsong N. Ryan, P.E. (Jones Carter, Inc.)
Request: Request is for the approval of Three Hills Apartments Preliminary Plan which will develop a 58.39 ac previously un-platted tract into 3 lots for multifamily use (48.82 ac), 1 lot for ROW (4.89 ac) and 2 lots for parkland (4.68 ac) in order to create a 3 lot subdivision (Lots 1, 2, & 3, Block A, Three Hills Apartments Subdivision) with all associated improvements.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commissioner Smith to grant Staff's recommendation for C8-2019-0032 - Three Hills Apartments Preliminary Plan located at 12001 South IH 35 Service Road Northbound was approved on a vote of 11-0.

6. **Final Plat with Preliminary Plan:** [C8-2019-0032.0A - Three Hills Apartments Final Plat; District 5](#)
Location: 12001 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: South IH 35 Investors, LP (C.W. Hetherley)
Agent: Gemsong N. Ryan, P.E. (Jones Carter, Inc.)
Request: Request is for the approval of Three Hills Apartments Final Plat which will develop a 58.39 ac previously un-platted tract into 3 lots for multifamily use (48.82 ac), 1 lot for ROW (4.89 ac) and 2 lots for parkland (4.68 ac) in order to create a 3 lot subdivision (Lots 1, 2, & 3, Block A, Three Hills Apartments Subdivision) with all associated improvements.
Staff Rec.: **Recommended**

Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commissioner Smith to grant Staff's recommendation for C8-2019-0032.0A - Three Hills Apartments Final Plat located at 12001 South IH 35 Service Road Northbound was approved on a vote of 11-0.

- 7. Site Plan:** [SP-2018-0565D - Ventura at Parmer Lane](#)
Location: 8407 E. Parmer Lane, Gilleland Creek Watershed
Owner/Applicant: Dominion Development Acquisitions, LLC
Agent: Kevin Burks (Kimley-Horn)
Request: Request to vary Land Development Code 25-8-261 to allow a private driveway to cross a critical water quality zone; request to vary Land Development Code 25-8-341 to allow cut in excess of four feet within 100 feet of a classified waterway; request to vary Land Development Code 25-8-342 to allow fill in excess of four feet within 100 feet of a classified waterway.
- Staff Rec.: **Not Recommended**
Staff: Jonathan Garner, 512-974-1665, Jonathan.Garner@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Vice-Chair Duncan to grant the request to vary Land Development Code 25-8-261 to allow a private driveway to cross a critical water quality zone; request to vary Land Development Code 25-8-341 to allow cut in excess of four feet within 100 feet of a classified waterway; request to vary Land Development Code 25-8-342 to allow fill in excess of four feet within 100 feet of a classified waterway and include Environmental Commission recommendations (See, [Environmental Commission Recommendation 20191204 008a](#)) for SP-2018-0565D Ventura at Parmer Lane located at 8407 E. Parmer Lane was approved on a vote of 10-0. Commissioner Barrera-Ramirez off the dais.

C. PRESENTATION

1. Housing Displacement Mitigation Strategies

Presentation and possible adoption of recommendations to be forwarded to Council regarding Housing Displacement Mitigation Strategies.

Staff: Johnathan Tomko, 512-974-1057; Nefertiti Jackmon, 512-974-3196, Neighborhood Housing and Community Development

Item posted in error.

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

- a. Nonconforming Properties in CodeNEXT v4; Sponsors: Chair Kiolbassa, Vice-Chair Duncan

Motion by Commissioner Denkler, seconded by Commissioner King to forward presentation “Nonconforming Properties in CodeNEXT v4” to Mayor and Council was approved on a vote of 9-0. Commissioners Barrera-Ramirez and Tatkow off the dais.

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, King and Ray)

No report provided.

Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkow)

No report provided.

ADJOURNMENT

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.

Chair Kiolbassa adjourned the meeting without objection on Tuesday, January 7, 2020 at 10:05 p.m.