



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, February 4, 2020**

**The Zoning & Platting Commission convened in a meeting on Tuesday, February 4, 2020
@ 301 W. 2nd 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
Timothy Bray
Ann Denkler – Parliamentarian
Jim Duncan – Vice-Chair
Bruce Evans
David King
Ellen Ray
Hank Smith**

Absent

Jolene Kiolbassa – Chair

One vacancy (D-4)

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.

A. APPROVAL OF MINUTES

1. Approval of minutes from January 21, 2020.

Approval of minutes from January 21, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote of 9-0. Commissioner King voted nay. Chair Kiolbassa absent. One vacancy on the Commission.

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2019-0155 - 4011 Convict Hill Rezoning; District 8](#)
Location: 4011 Convict Hill Road, Williamson Creek Watershed-Barton Springs
Zone
Owner/Applicant: Devch, LP (Rick C. Anderson)
Agent: LOC Consultants (Sergio Lozano)
Request: SF-2 to SF-6
Staff Rec.: **Recommendation of SF-5, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Bray, seconded by Commissioner Smith to grant SF-6-CO combining district zoning, with conditions requiring right-of-way dedication on Convict Hill Road, for C14-2019-0155 - 4011 Convict Hill Rezoning located at 4011 Convict Hill Road was approved on a vote of 8-1. Commissioner King voted nay. Chair Kiolbassa absent. One vacancy on the Commission.

Conditional Overlay:

15 Unit cap.

- 2. Rezoning:** [C14-2019-0145 - HEB #17; District 10](#)
Location: 10710 Research Boulevard, Walnut Creek Watershed
Owner/Applicant: Regency Centers, LP (Patrick Krejs)
Agent: Big Red Dog (Kendall Hackney, EIT)
Request: LO-CO 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 C14-2019-0145 - HEB #17 located at 10710 Research Boulevard was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote of 9-0. Commissioner King voted nay. Chair Kiolbassa absent. One vacancy on the Commission.

- 3. Rezoning:** [C14-2019-0169 - 4001 Parmer; District 7](#)

Location: 4001 West Parmer Lane, Walnut Creek Watershed
Owner/Applicant: 4001 Creative Offices, LLC (Ellis Winstanley, Manager)
Agent: Metcalfe Wolff Stuart & Williams (Michele Rogerson Lynch)
Request: GR-CO 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 of GO district zoning for C14-2019-0169 - 4001 Parmer located at 4001 West Parmer Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote of 9-0. Commissioner King voted nay. Chair Kiolbassa absent. One vacancy on the Commission.

4. Rezoning: [C14-2019-0159 - Arboretum Lot 9; District 10](#)
Location: 9401 Arboretum Boulevard, Bull Creek Watershed
Owner/Applicant: GF-ARB C, Ltd. % Live Oak Gottesman
Agent: Drenner Group, PC (Amanda Swor)
Request: GR, CS, CS-1 to GR-MU
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to February 18, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote of 9-0. Commissioner King voted nay. Chair Kiolbassa absent. One vacancy on the Commission.

5. Rezoning: [C14-2019-0165 - 6207 Ross Road; District 2](#)
Location: 6207 Ross Road, Dry Creek East Watershed
Owner/Applicant: Webhe Properties (Najib Webhe)
Agent: South Llano Strategies (Glen Coleman)
Request: SF-4A to LR-MU and MF-4
Staff Rec.: **Recommendation of LR-MU and MF-3**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Smith, seconded by Commissioner Evans to grant MF-4 district zoning for Tract 1 and LR-MU combining district zoning for Tract 2 for C14-2019-0165 - 6207 Ross Road located at 6207 Ross Road was approved on a vote of 9-0. Chair Kiolbassa absent. One vacancy on the Commission.

6. Site Plan: [SP-2018-0565D - Ventura at Parmer Lane, ETJ](#)
Location: 8407 E. Parmer Lane, Gilleland Creek Watershed
Owner/Applicant: Dominion Development Acquisitions, LLC
Agent: Kimley-Horn and Assoc. (Kevin Burks)

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
Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department

Public Hearing closed.

Motion 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 the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez. Vote. 9-0. Chair Kiolbassa absent. One vacancy on the Commission.

7. Site Plan: [SP-2019-0108D - Thaxton Road Tract Offsite Wastewater Improvements; District 2](#)

Location: 6810-1/2 Colton Bluff Springs Road, Marble Creek Watershed

Owner/Applicant: Phillip Boghosian

Agent: Jeff Howard

Request: Request to vary LDC 25-8-261 to allow development in a critical water quality zone

Staff Rec.: **Not Recommended**

Staff: Jonathan Garner, 512-974-1665, jonathan.garner@austintexas.gov
Atha Phillips, Watershed Protection Department,
atha.phillips@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Applicant's request for postponement of this item to March 3, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote of 9-0. Commissioner King voted nay. Chair Kiolbassa absent. One vacancy on the Commission.

8. Site Plan: [SPC-2019-0090C - Malone Amenity Center; District 5](#)

Location: 1210 Diggy Drive, Slaughter Creek Watershed

Owner/Applicant: Lennar Homes of Texas Land Construction Ltd.

Agent: LJA Engineering, Inc. (Brian Faltsek)

Request: Conditional Use Permit to allow community recreation (private) in an I-SF-4A zoning district

Staff Rec.: **Recommended**

Staff: Robert Anderson, 512-974-3026, robert.anderson@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2019-0090C - Malone Amenity Center located at 1210 Diggly Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote of 9-0. Commissioner King voted nay. Chair Kiolbassa absent. One vacancy on the Commission.

- 9. Site Plan:** [SPC-2019-0197C - Ballantyne Amenity Center; District 7](#)
Location: 15012 Spring Hill Lane, Harris Branch Watershed
Owner/Applicant: The Crossing at Wells Branch, LLC (David Blackburn)
Agent: Blackburn Communities, LLC (David Blackburn)
Request: Conditional Use Permit to allow community recreation (private) in an SF-4A zoning district; request compatibility setback waiver to 25-2-1063 to allow driveway and parking area in 25' compatibility setback
Staff Rec.: **Recommend both conditional use and compatibility waiver**
Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2019-0197C - Ballantyne Amenity Center located at 15012 Spring Hill Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote of 9-0. Commissioner King voted nay. Chair Kiolbassa absent. One vacancy on the Commission.

- 10. Final Plat with Preliminary:** [C8-2018-0217.1A - Colton Bluff Phase 1; District 2](#)
Location: 7231 Colton Bluff Springs Road, Cottonmouth Creek Watershed
Owner/Applicant: KB Home Lonestar (John Zinsmeyer)
Agent: Carlson, Brigance & Doering, Inc. (Brett Pasquarella)
Request: Approve a final plat out of an approved preliminary plan for 182 lots on 44.70 acres (a small lot subdivision).
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 SPC-2019-0197C - Ballantyne Amenity Center located at 15012 Spring Hill Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote of 9-0. Commissioner King voted nay. Chair Kiolbassa absent. One vacancy on the Commission.

- 11. Final Plat with Preliminary:** [C8-2018-0181.1A - Cascades At Onion Creek West, Phase One; District 5](#)
Location: 11811 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: Trifurcate Realty, LLC (Craig Dunagan)
Agent: LJA Engineering, Inc. (Brian Faltsek)
Request: Approve a final plat out of an approved preliminary plan for 5 lots on 88.2224 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 C8-2018-0181.1A - Cascades At Onion Creek West, Phase One located at 11811 South IH 35 Service Road Northbound was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez on a vote of 9-0. Commissioner King voted nay. Chair Kiolbassa absent. One vacancy on the Commission.

C. 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 discussed; disposed without action.

2. [Housing Displacement Mitigation Strategies](#)

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

Motion by Commissioner Bray, seconded by Commissioner Barrera-Ramirez to forward Displacement Mitigation Recommendations to Mayor and Council (<http://www.austintexas.gov/edims/document.cfm?id=335707>) was approved on a vote of 7-0. Commissioners Evans and Smith off the dais. Chair Kiolbassa absent. One vacancy on the Commission.

D. 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.

E. 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 Tatkov)

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 Kiobassa adjourned the meeting without objection on Tuesday, February 4, 2019 at 7:24 p.m.