



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

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

@ 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
Ann Denkler – Parliamentarian
Jim Duncan – Vice-Chair
Bruce Evans
David King
Jolene Kiolbassa – Chair
Ellen Ray
Hank Smith**

Absent:

Abigail Tatkow

One vacancy on the Commission

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 November 19, 2019.

Motion to approve the minutes from November 19, 2019 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Tatkow absent. One vacancy on the commission.

[Edit: Reflect Commissioner Ray as a member of the Small Area Planning Joint Committee]

B. PUBLIC HEARINGS

- 1. 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.: **Staff postponement request to January 7, 2020**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to January 7, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Tatkow absent. One vacancy on the commission.

- 2. Rezoning:** [C14-2019-0137 - Delwau RV Park, District 1](#)
Location: 7715 Delwau Lane, Boggy Creek and Colorado River Watersheds
Owner/Applicant: Delwau LLC (Noah Zimmerman)
Agent: South Llano Strategies (Glen Coleman)
Request: SF-2 to CS-MU
Staff Rec.: **Staff postponement request to January 7, 2020**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to January 7, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Tatkow absent. One vacancy on the commission.

- 3. Rezoning:** [C14-2019-0139 - Forest Wood Road; District 5](#)
Location: 7708 Forest Wood Road, South Boggy Creek Watershed
Owner/Applicant: Michael Lubitz
Agent: Michael Lubitz
Request: SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: [Mark Graham](#), 512-974-3574
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-3 district zoning for C14-2019-0139 - Forest Wood Road located at 7708 Forest Wood Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Tatkow absent. One vacancy on the commission.

4. Final Plat with [C8-2019-0019.1A.SH - Goodnight Ranch Phase One - B; District 2](#)
Preliminary:

Location: 8749 Vertex Boulevard, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch L.P.
Agent: Landdev Consulting LLC (Greg Fortman)
Request: Approve a final plat subdivision of one lot on 2.821 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0019.1A.SH - Goodnight Ranch Phase One – B located at 8749 Vertex Boulevard was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Tatkow absent. One vacancy on the commission.

5. Preliminary Plan: [C8-2019-0041 - Avery Lakeline Preliminary Plan, District 6](#)

Location: 14121 North U.S. Highway 183, Buttercup Creek Watershed
Owner/Applicant: JCI Residential, LLC (Sam Kumar, Manager)
Agent: Jones Carter, Inc. (Gemsong N. Ryan)
Request: Approve a preliminary plan consisting of 9 lots on 97.24 acres.
Staff Rec.: **Recommended**
Staff: [Joey de la Garza](#), 512-974-2664
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0041 - Avery Lakeline Preliminary Plan located at 14121 North U.S. Highway 183 was approved on the consent on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Tatkow absent. One vacancy on the commission.

6. Preliminary 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,
Development Services Department
Atha Phillips, Watershed Protection Department

Motion to grant Applicant's request for postponement of this item to December 17, 2019 was approved on the consent on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Tatkow absent. One vacancy on the commission.

7. **Subdivision, Preliminary:** [**C8-2018-0217 - Colton Bluff Subdivision; 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: Approve a preliminary subdivision of 365 residential (small lot) lots on 94.441 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0217 - Colton Bluff Subdivision located at 7231 Colton Bluff Springs Road was approved on the consent on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Tatkow absent. One vacancy on the commission.

8. **Subdivision, Preliminary:** [**C8-2019-0019.SH - Goodnight Ranch Phase One - B; District 2**](#)
Location: 8749 Vertex Boulevard, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch L.P.
Agent: Landdev Consulting LLC (Greg Fortman)
Request: Approve a preliminary subdivision of one lot on 2.821 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0019.SH - Goodnight Ranch Phase One - B located at 8749 Vertex Boulevard was approved on the consent on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Tatkow absent. One vacancy on the commission.

9. **Environmental Variance:** [**SP-2019-0243DS - 3801 Westlake; District 10**](#)
Location: 3801 Westlake Drive, Lake Austin Watershed
Owner/Applicant: Eric Moreland
Agent: Janis Smith, Janis Smith Consulting, LLC

Request: Variance request is as follows:
Request to vary from LDC 25-8-281(C)(2)(b) to allow construction of a boat dock and shoreline access within a 150-foot Critical Environmental Feature (CEF) buffer for a Rimrock CEF.

Staff Rec.: **Staff recommends with conditions.**
Environmental Commission: Recommends with conditions

Staff: [Clarissa Davis](#), 512-974-1423
[Pamela Abee-Taulli](#), 512-974-1879
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2019-0243DS - 3801 Westlake located at 3801 Westlake Drive was approved on the consent on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Tatkow absent. One vacancy on the commission.

C. NEW BUSINESS

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 discussed; no action taken.

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 Barrera Ramirez stated the Committee reviewed the Central Health code amendment and the Airport Overlay code amendment.

[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, December 3, 2019 at 6:18 p.m.