REGULAR MEETING

ZONING & PLATTING COMMISSION
Tuesday, December 19, 2017

The Zoning & Platting Commission convened in a regular meeting on December 19, 2017 @ 301 W. 2nd Street, Austin, TX 78701

Chair Kiolbassa called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

Ana Aguirre – Secretary
Ann Denkler
Jim Duncan – Vice-Chair
Bruce Evans
Yvette Flores
Betsy Greenberg – Parliamentarian
Jolene Kiolbassa – Chair
David King

1 Vacancy

Absent:

Dustin Breithaupt
Sunil Lavani

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.

B. APPROVAL OF MINUTES

1. Approval of minutes from December 5, 2017

Motion to approve the minutes from December 5, 2017 was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Denkler on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the commission.

C. PUBLIC HEARINGS

1. Zoning: C14-2017-0143 - 11500 Manchaca Road; District 5
   Location: 11500 Manchaca Road, Slaughter Creek Watershed
   Owner/Applicant: JG Manchaca Property, LLC and Garcia Road, LLC (Espirion Garcia)
   Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)
   Request: I-RR to CS-CO for Tract 1, GR-CO for Tract 2 and W/LO-CO for Tract 3
   Staff Rec.: Recommended, with conditions
   Staff: Wendy Rhoades, 512-974-7719, Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff’s recommendation CS-CO district zoning for Tract 1, GR-CO district zoning for Tract 2, and W/LO-CO combing district zoning for Tract 3, with conditions of R-O-W dedication on Manchaca Road, and the following additional conditional overlays:

1) On Tract 1, adult-oriented businesses is a prohibited use
2) On Tract 3, truck access is prohibited on the north and west property lines.
3) On Tract 3, lighting fixtures are required to be shielded.
4) On Tract 3, a 25-foot wide undisturbed vegetative buffer shall be provided and maintained along the north and west property lines.
5) The removal of existing trees within the 25-foot compatibility setback is prohibited.

Motion by Vice-Chair Duncan, seconded by Commissioner Evans was approved on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the commission.

2. Rezoning: C14-2017-0136 - Lake Creek Commercial; District 6
   Location: 9829-1/2 North Lake Creek Parkway, Lake Creek Watershed
   Owner/Applicant: 620/183 Limited Partnership (Fred Thomas)
   Agent: McLean & Howard, LLP (Jeffrey Howard)
   Request: MF-6 to GR
   Staff Rec.: Recommended
   Staff: Sherri Sirwaitis, 512-974-3057, Planning and Zoning Department

Public Hearing closed.
Motion to grant GR-MU combining district zoning for C14-2017-0136 - Lake Creek Commercial located at 9829-1/2 North Lake Creek Parkway was approved on the motion by Commissioner Evans, seconded by Vice-Chair Duncan on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the commission.

3. **Environmental Variance:**

   **SP-2017-0146D - 4213 Watersedge Cove**

   Location: 4213 Watersedge Cove, Lake Austin Watershed

   Owner/Applicant: Janis Smith

   Request: To allow a bulkhead that was built in front of the existing bulkhead to extend beyond the allowed 6” to 1’.

   Staff Rec.: Recommended

   Staff: Clarissa Davis, 512-974-1423

   Atha Phillips, 512-974-6303

   Development Services Department

   Public Hearing closed.

   Motion to grant Staff’s recommendation, with the additional conditions as approved by the Environmental Commission (see Staff Report - C-03 pg. 18 of 19), for SP-2017-0146D - 4213 Watersedge Cove located at 4213 Watersedge Cove was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Denkler on a vote of 8-0. Commissioners Breithaupt and Lavani absent. One vacancy on the commission.

4. **Resubdivision:**

   **C8-2017-0159.0A - Resubdivision of Lot 1C, Block D, Replat of Deerfield at Brodie Subdivision Section II; District 8**

   Location: 3601 Davis Lane, Williamson Creek Watershed-Barton Springs Zone

   Owner/Applicant: WW Deerfield Ltd. (Williams Walters)

   Agent: LJA Engineering & Surveying (Reese Hurley)

   Request: Approve the resubdivision of one lot into a three lot subdivision on 4.60 acres.

   Staff Rec.: Recommended

   Staff: Cesar Zavala, 512-974-3404

   Development Services Department

   Public Hearing closed.

   Motion to grant Staff’s recommendation for C8-2017-0159.0A - Resubdivision of Lot 1C, Block D, Replat of Deerfield at Brodie Subdivision Section II located at 3601 Davis Lane was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Denkler on a vote of 8-0. Commissioners Breithaupt and Lavani absent One vacancy on the commission.

5. **Resubdivision:**

   **C8-2016-0219.0A.SH - Resubdivision of Cameron Industrial Park; District 1**

   Location: 9201 Cameron Road, Little Walnut Creek Watershed

   Owner/Applicant: LDG Development, LLC (William Hartz)

   Agent: BGE Inc. (Andrew Chanis)

   Request: Approve the resubdivision of one lot into 2 lots on 12.086 acres.

   Staff Rec.: Recommended

   Staff: Sylvia Limon, 512-974-2767

   Development Services Department
Public Hearing closed.

Motion to grant Staff’s recommendation for C8-2016-0219.0A.SH - Resubdivision of Cameron Industrial Park located at 9201 Cameron Road was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Denkler on a vote of 8-0. Commissioners Breithaupt and Lavani absent One vacancy on the commission.

6. Final Plat - C8-2017-0296.0A - Four Corners Commercial Amended Plat; District 6
Amended Plat: Location: 7300 North 620 Road, Lake Travis Watershed
Owner/Applicant: GDF Realty Investments (R. James George Jr.) & Shay Urcell Rathbun
Agent: LJA Engineering (Alex Clarke)
Request: Approval of the Four Corners Commercial Amended Plat composed of 2 lots on 6 acres
Staff Rec.: Disapproval
Staff: Development Services Department

7. Final Plat - C8-2017-0297.0A - Spanish Oak Ridge Annex II Resubdivision of Lots A & B; District 7
Resubdivision: Location: 11902 Hornsby Street, Walnut Creek Watershed
Owner/Applicant: Taun Minh Bui
Agent: Perales Engineering (Jerry Perales)
Request: Approval of the Spanish Oak Ridge Annex II Resubdivision of Lots A & B composed of 3 lots on 0.79 acres
Staff Rec.: Disapproval
Staff: Development Services Department

8. Final Plat with Preliminary: C8J-04-0160.12A - Gilbert Lane Phase Five
Preliminary: Location: Gilbert Road, Walnut Creek Watershed
Owner/Applicant: KNWL Development (John Lloyd)
Agent: BGE Engineering (Christopher Rawls)
Request: Approval of Gilbert Lane Phase Five composed of 165 lots on 34.58 acres
Staff Rec.: Disapproval
Staff: Development Services Department

9. Final Plat - C8-2017-0298.0A - Frank Stark Subdivision, Resubdivision of a Part of Lot 2; District 7
Resubdivision: Location: 11912 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Mohammad Naeem Jan
Agent: Eyad Kasemi
Request: Approval of the Frank Stark Subdivision, Resubdivision of a Part of Lot 2 composed of 1 lot on 1.6988 acres
Staff Rec.: Disapproval
Staff: Development Services Department

10. Final Plat - C8-2017-0299.0A - Eastridge; District 2
Resubdivision: Location: 5525 Ross Road, Dry Creek East Watershed
Owner/Applicant: Equinox Properties (Daniel Wang)
Agent: JCI Residential (Ross Hamilton)
Request: Approval of Eastridge composed of 2 lots on 16.56 acres
Staff Rec.: Disapproval
Staff: Development Services Department

11. Final Plat - Resubdivision:
   **C8J-2017-0300.0A - Village @ Northtown Section Three:**
   Resubdivision of Lot 5, Block C
   Location: North Heatherwilde Boulevard, Dry Creek East Watershed
   Owner/Applicant: KB Home (Laurie Lara)
   Agent: LJA Engineering (Walter Hoysa, P.E.)
   Request: Approval of the Village @ Northtown Section Three; Resubdivision of Lot 5, Block C composed of 151 lots on 36.7 acres
   Staff Rec.: Disapproval
   Staff: Development Services Department

12. Final Plat - Resubdivision:
   **C8-2017-0286.0A - Cedar Elm Subdivision, Replat of Lot 1; District 7**
   Location: 13201 Burnet Road, Walnut Creek Watershed
   Owner/Applicant: Mopac Hotel Development LP (Patricia Darty)
   Agent: Doucet & Associates (Ted McConaghy)
   Request: Approval of Cedar Elm Subdivision, Replat of Lot 1, composed of 1 lot on 6.51 acres
   Staff Rec.: Disapproval
   Staff: Development Services Department

13. Final Plat - Preliminary:
    **C8J-04-0160.10A - Gilbert Lane Phase Three-A (Withdraw / Resubmittal C8J-04-0160.8A)**
    Location: Gilbert Road, Decker Creek Watershed
    Owner/Applicant: Gilbert Lane Investments, LP (John Lloyd)
    Agent: Murfee Engineering Company, Inc. (Kenneth Martin)
    Request: Approval of Gilbert Lane Phase Three-A (Withdraw / Resubmittal of C8J-04-0160.8A), composed of 11 lots on 2.75 acres
    Staff Rec.: Disapproval
    Staff: Development Services Department

14. Final Plat - Preliminary:
    **C8J-04-0160.11A - Gilbert Lane Phase Two-A (Withdraw / Resubmittal of C8J-04-0160.7A)**
    Location: Gilbert Road, Decker Creek Watershed
    Owner/Applicant: Gilbert Lane Investments, LP (John Lloyd)
    Agent: Murfee Engineering Company, Inc. (Kenneth Martin)
    Request: Approval of Gilbert Lane Phase Two-A (Withdraw / Resubmittal of C8J-04-0160.7A), composed of 11 lots on 2.75 acres
    Staff Rec.: Disapproval
    Staff: Development Services Department

15. Final Plat - Amended Plat:
    **Davenport Ranch Phase 7, Section 3, Amended Plat of Lots 4 and 8; District 10**
    Location: 5900 Waymaker Road, Lake Austin Watershed
    Owner/Applicant: Halstead Frost
    Request: Approval of Davenport Ranch Phase 7, Section 3, Amended Plat of Lots 4 and 8, composed of 2 lots on 1.81 acres
    Staff Rec.: Disapproval
16. **Final Plat -** C8-2017-0290.0A - **Wolf Corner Two**

**Previously Unplatted:**
- **Location:** 8014-8200 Wolf Lane, Maha Creek Watershed
- **Owner/Applicant:** SAFA Trading Establishment, Inc. (Adam Ahmad)
- **Agent:** Servant Engineering & Consulting, PLLC (Mauricio Quintero Rangel, P.E.)
- **Request:** Approval of the Wolf Corner Two Final Plat composed of 1 lot on 10.66 acres
- **Staff Rec.:** Disapproval

Staff: Development Services Department

17. **Preliminary Plan:** C8-2017-0291 - **Wildhorse Ranch Amenity Center; District 1**

- **Location:** 10400 East Parmer Lane, Gilleland Creek Watershed
- **Owner/Applicant:** HOM Titan Development (William Peruzzi)
- **Agent:** Kimley-Horn (Josh Miksch)
- **Request:** Approval of the Wildhorse Ranch Amenity Center Preliminary Plan composed of 1 lot on 8.18 acres
- **Staff Rec.:** Disapproval

Staff: Development Services Department

18. **Final Plat - Resubdivision:** C8-2017-0292.0A - **Greens on Cooper Lane; District 2**

- **Location:** 7513 Cooper Lane, South Boggy Creek Watershed
- **Owner/Applicant:** Townbridge Homes, LLC (Aaron Levy)
- **Agent:** Thrower Design (Ron Thrower)
- **Request:** Approval of the Greens on Cooper Lane Final Plat composed of 2 lots on 4.64 acres
- **Staff Rec.:** Disapproval

Staff: Development Services Department

19. **Final Plat - Resubdivision:** C8-2017-0294.0A - **Anita Subdivision; District 8**

- **Location:** 1608 Barclay Drive, Barton Creek Watershed-Barton Springs Zone
- **Owner/Applicant:** Adam and Megan Harris
- **Agent:** Masterplan (Karen Wunsch)
- **Request:** Approval of the Anita Subdivision Final Plat composed of 1 lot on 2.26 acres
- **Staff Rec.:** Disapproval

Staff: Development Services Department

Public Hearing closed.

Motion to disapprove Items C-06 – C-19 was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Denkler on a vote of 8-0. Commissioners Breithaupt and Lavani absent One vacancy on the commission.

D. NEW BUSINESS
E. ITEMS FROM THE COMMISSION

1. Discussion and possible action regarding matters related to CodeNEXT including but not limited to Staff updates, presentations and scheduling. (Sponsor: Chair Kiolbassa, Co-Sponsor: Vice-Chair Duncan)

Motion by Commissioner Denkler, seconded by Vice-Chair Duncan to propose draft a letter for consolidation and adoption at the next regular scheduled meeting regarding compatibility and mapping. Motion was approved on an 8-0 vote. Commissioners Breithaupt and Lavani absent. One vacancy on the commission.

F. COMMITTEE REPORTS

Bond Election Advisory Task Force – Commissioner Evans stated four town halls are scheduled for January, 2018.

Codes and Ordinances Joint Committee – No report provided.

Comprehensive Plan Joint Committee - No report provided.

Small Area Planning Joint Committee - No report provided.

ADJOURNMENT

Chair Kiolbassa adjourned the meeting without objection on Tuesday, December 19, 2017 at 8:15 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.