



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, February 6, 2018

The Zoning & Platting Commission convened in a regular meeting on February 6, 2018 @ 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
Dustin Breithaupt
Ann Denkler
Jim Duncan – Vice-Chair
Bruce Evans
Yvette Flores
Betsy Greenberg – Parliamentarian
Jolene Kiolbassa – Chair
David King
Sunil Lavani
Abigail Tatkov**

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 Regular meeting of January 2, 2018 and Special Called meeting of January 24, 2018 and Special Called meeting of January 30, 2018.

Motion to approve minutes from regular meeting of January 2, 2018 and special called meeting of January 24, 2018 and Special Called meeting of January 30, 2018 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner King on a vote of 10-1. Commissioner Evans voted nay.

C. PUBLIC HEARINGS

1. **Rezoning:** [C14-2017-0123 - South Chisholm Professional Offices; District 5](#)
Location: 9401 South Chisholm Trail, Slaughter Creek Watershed
Owner/Applicant: Mario Solis
Agent: Land Answers, Inc. (Jim Wittliff)
Request: SF-2 to LO-MU-CO
Staff Rec.: **Recommendation of LO-MU; Postponement request by the Staff to February 20, 2018**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to February 20, 2018 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner King on a vote of 10-1. Commissioner Evans voted nay.

2. **Rezoning:** [C14-2017-0141 - SOCO South; District 2](#)
Location: 8103 and 8121 South Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: Trustee for NFP Partnership (James C. Niemann)
Agent: Land Use Solutions, LLC (Michele Haussmann)
Request: LI-CO to MF-4
Staff Rec.: **Postponement request by the Staff to March 6, 2018**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to March 6, 2018 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner King on a vote of 10-1. Commissioner Evans voted nay.

3. **Rezoning:** [C14-2017-0146 - 2105 West Slaughter Rezoning; District 5](#)
Location: 2105 and 2107 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: THS LLC (Randall Traywick)
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele R. Lynch)
Request: LR-MU-CO to LR-MU-CO, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff recommendation of LR-MU-CO combining district zoning, to change a condition of zoning, was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner King on a vote of 10-1. Commissioner Evans voted nay.

4. **Rezoning:** [C14-2017-0152 - 3904 Medical Parkway; District 10](#)
Location: 3904 Medical Parkway, Shoal Creek Watershed
Owner/Applicant: Bennie Lee Engelke, Bobby Dale Engelke, Dorothy Ann Crawford
Agent: Thrower Design (Ron Thrower)
Request: SF-3 to LO
Staff Rec.: **Recommendation of LO-MU**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

Motion to postpone this item by the Zoning and Platting Commission to February 20, 2018 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner King on a vote of 10-1. Commissioner Evans voted nay.

5. **Rezoning:** [C14-2017-0051 - Waters Park Commercial; District 7](#)
Location: 12219, 12219-1/2 and 12221 Waters Park Road, Walnut Creek Watershed
Owner/Applicant: BarCzar, LLC (Matias Segura III)
Agent: South Llano Strategies (Glen Coleman)
Request: RR, LO and GO to CS-1-CO for Tract 1 and GR-CO for Tract 2
Staff Rec.: **Recommended, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Motion to postpone this item by the Zoning and Platting Commission to February 20, 2018 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner King on a vote of 10-1. Commissioner Evans voted nay.

6. **Site Plan - Extension:** [SP-98-0031C\(XT6\) - Park Central Section One; District 7](#)
Location: 12345 N. Lamar Blvd., Walnut Creek Watershed
Owner/Applicant: NYOS Charter School Inc. (Kathleen Zimmerman)
Agent: Kimley Horn and Associates (Joel Wixson)
Request: Request approval of a 3 year extension to a previously approved site plan.
Staff Rec.: **Not Recommended**
Staff: [Nikki Hoelter](#), 512-974-2863
Development Services Department

Motion to postpone this item by the Applicant to February 20, 2018 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner King on a vote of 10-1. Commissioner Evans voted nay.

7. **Site Plan - Extension:** [SP-2013-00876DX\(XT2\) - RRISD Pearson Ranch High School; 2 mile ETJ](#)
Location: 8501 Pearson Ranch Road, Lake Creek Watershed
Owner/Applicant: Round Rock Independent School District (Barry Sikes)
Agent: Cunningham-Allen Inc. (Elias Haddad P.E.)
Request: Request approval of a 5 year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Nikki Hoelter](#), 512-974-2863
Development Services Department

Public Hearing closed.

Motion to approve Staff's recommendation for SP-2013-00876DX(XT2) - RRISD Pearson Ranch High School located at 8501 Pearson Ranch Road was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner King on a vote of 10-1. Commissioner Evans voted nay.

8. Site Plan - [SP-2017-0176D - 1704 and 1706 Channel Road](#)

Environmental

Variance:

Location: 1704 Channel Road, Lake Austin Watershed
Owner/Applicant: John and Amy Porter
Agent: Janis Smith LLC (Janis Smith)
Request: Variance request to allow cut above 4' feet within Lake Austin. [25-8-341(A)]

Staff Rec.: **Not Recommended**

Staff: [Clarissa Davis](#), 512-374-1423
Development Services Department
[Atha Phillips](#), 512-974-6303
Development Services Department

Motion to postpone this item by the Zoning and Platting Commission to February 20, 2018 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner King on a vote of 10-1. Commissioner Evans voted nay.

9. Final Plat with Preliminary Plan: [C8J-03-0146.11A - Austin's Colony Section 10A](#)

Location: Anglin Lane, Elm Creek Watershed
Owner/Applicant: Qualico AC LP (Vera Massaro)
Agent: Carlson, Brigance & Doering, Inc. (C. Brigance)
Request: Approval of a final plat consisting of 54 lots on 9.979 acres.
Staff Rec.: **Recommended**
Staff: [Jose Luis Arriaga](#), Supervisor, 512-854-7562,
Single Office: Travis County/COA

Public Hearing closed.

Motion to approve Staff's recommendation for C8J-03-0146.11A - Austin's Colony Section 10A located at Anglin Lane was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner King on a vote of 10-1. Commissioner Evans voted nay.

10. Final Plat with Preliminary Plan: [C8J-03-0146.12A - Austin's Colony Section 11](#)

Location: Deaf Smith Boulevard, Elm Creek Watershed
Owner/Applicant: Qualico AC LP (Vera Massaro)
Agent: Carlson, Brigance & Doering, Inc. (C. Brigance)
Request: Approval of a final plat consisting of 96 lots on 19.352 acres.
Staff Rec.: **Recommended**
Staff: [Jose Luis Arriaga](#), Supervisor, 512-854-7562,
Single Office: Travis County/COA

Public Hearing closed.

Motion to approve Staff's recommendation for C8J-03-0146.12A - Austin's Colony Section 11 located at Deaf Smith Boulevard was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner King on a vote of 10-1. Commissioner Evans voted nay.

- 11. Final Plat -** **C8-2016-0216.0A - Allen Terrace Subdivision; District 8**
Resubdivision:
Location: 1401 Allen Road, Eanes Creek Watershed
Owner/Applicant: John Dan McMahan III and Artemis Land Partners, LLC
Agent: Rivera Engineering (Michael Rivera)
Request: Approval of the Allen Terrace Subdivision composed of 5 lots on 1.98 acres. The applicant also requests a variance from Section 25-4-175(A)(2) in order to utilize a flag lot design.

Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786
Development Services Department

Motion to postpone this item by the Zoning and Platting Commission to February 20, 2018 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner King on a vote of 10-1. Commissioner Evans voted nay.

- 12. Final Plat -** **C8-2017-0081.0A - Southpark Meadows, Resubdivision of Lot 29, Block A; District 5**
Resubdivision:
Location: 9505 Alice Mae Lane, Slaughter Creek Watershed
Owner/Applicant: Southpark Meadows Plaza, LP (Mitchell Kalogridis)
Agent: Doucet + Chan (Helen Lee)
Request: Approval of a resubdivision plat to resubdivide 1 lot into 3 lots for commercial use on 6.96 acres.

Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786
Development Services Department

Public Hearing closed.

Motion to approve Staff's recommendation for C8-2017-0081.0A - Southpark Meadows, Resubdivision of Lot 29, Block A located at 9505 Alice Mae Lane was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner King on a vote of 10-1. Commissioner Evans voted nay.

- 13. Final Plat with Preliminary Plan:** [C8-2017-0130.2A - Bellingham Meadows Phase II Section Two](#)
- Location: Boyce Lane & E. Parmer Lane, Gilleland Creek Watershed
Owner/Applicant: RSI Communities - Texas (Ryan Mattox)
Agent: Cunningham-Allen Inc. (Curtis L. Morriss P.E.)
Request: Approval of the final plat from an approved preliminary plan composed of 91 lots on 15.084 acres.
- Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404,
Development Services Department

Public Hearing closed.

Motion to approve Staff's recommendation for C8-2017-0130.2A - Bellingham Meadows Phase II Section Two located at Boyce Lane & E. Parmer Lane was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner King on a vote of 10-1. Commissioner Evans voted nay.

- 14. Final Plat with Preliminary Plan:** [C8-2017-0130.3A - Bellingham Meadows Phase II Section Three](#)
- Location: Boyce Lane & E. Parmer Lane, Gilleland Creek Watershed
Owner/Applicant: RSI Communities - Texas (Ryan Mattox)
Agent: Cunningham-Allen Inc. (Curtis L. Morriss P.E.)
Request: Approval of the final plat from an approved preliminary plan composed of 76 lots on 12.156 acres.
- Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404,
Development Services Department

Public Hearing closed.

Motion to approve Staff's recommendation for C8-2017-0130.3A - Bellingham Meadows Phase II Section Three located at Boyce Lane & E. Parmer Lane was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner King on a vote of 10-1. Commissioner Evans voted nay.

- 15. Final Plat with Preliminary:** [C8-2014-0147.2A - Harris Branch Tract E-68 Section Two; District 1](#)
- Location: East Howard Lane, Harris Branch Watershed
Owner/Applicant: Ashton Austin Residential, LLC
Agent: CSF Civil Group, LLC (Charles Steinman)
Request: Approve a final plat out of an approved preliminary plan for 59 lots on 9.872 acres.
- Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Public Hearing closed.

Motion to approve Staff's recommendation for C8-2014-0147.2A - Harris Branch Tract E-68 Section Two located at East Howard Lane was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner King on a vote of 10-1. Commissioner Evans voted nay.

- 16. Final Plat - With Preliminary:** [C8-2017-0307.2A - The Vistas of Austin, Phase 3; District 2](#)
Location: 0-1834 Old Lockhart Road, Rinard Creek Watershed
Owner/Applicant: The Vistas of Austin, LTD. (Cary Cobb)
Agent: BGE, Inc. (Jacob Kondo, P.E.)
Request: Approval of the Vistas of Austin, Phase 3 Final Plat composed of 78 lots on 13.7 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 17. Final Plat - Resubdivision:** [C8-2018-0008.0A - Summit Oaks, Section 2 - Resubdivision of Lot 2, Block E; District 10](#)
Location: 11605 Bell Avenue, Bull Creek Watershed
Owner/Applicant: Stature Homes (Derek Keith)
Agent: Stature Homes (Derek Keith)
Request: Approval of the Summit Oaks, Section 2 - Resubdivision of Lot 2, Block E Final Plat composed of 1 lot on 0.59 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 18. Final Plat - Previously Unplatted:** [C8J-2018-0009.0A - Jaimes Subdivision](#)
Location: 11604 Aus Tex Acres Lane, Gilleland Creek Watershed
Owner/Applicant: Jaimes Iris
Agent: Capitol Drafting & Design (Albert Alaniz)
Request: Approval of the Jaimes Subdivision Final Plat composed of 1 lot on 2.83 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 19. Preliminary Plan:** [C8-2018-0012 - 8837-1/2 Vertex Boulevard; District 2](#)
Location: 8837-1/2 Vertex Boulevard, Onion Creek Watershed
Owner/Applicant: Austin Independent School District
Agent: Civile LLC (Lawrence M. Hanrahan)
Request: Approval of the 8837-1/2 Vertex Boulevard Preliminary Plan composed of 100 lots on 60 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 20. Final Plat:** [C8J-2018-0011.0A - Daffan Lane Subdivision](#)
Location: 7600-8516 Daffan Lane, Decker Creek Watershed
Owner/Applicant: Geraldine Timmermann
Agent: Sun Communities Inc. (John McClaren)
Request: Approval of Daffan Lane Subdivision composed of 1 lot on 57.32 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 21. Preliminary Plan:** [C8J-2018-0012 - Goodnight Ranch Phase One-A Preliminary Plan](#)
Location: East Slaughter Lane, Onion Creek Watershed
Owner/Applicant: Austin Independent School District; Austin Goodnight Ranch LP
Agent: Civile LLC (Lawrence M. Hanrahan)
Request: Approval of Goodnight Ranch Phase One-A Preliminary Plan composed of 100 lots on 60 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 22. Final Plat:** [C8J-2018-0010.0A - Flintrock Subdivision](#)
Location: 9820 Flintrock Circle, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Flintrock, Stoneridge LLC (Kevin McHale)
Agent: Landmark Engineering Inc. (Edgar Valverde)
Request: Approval of Flintrock Subdivision composed of 10 lots on 10.134 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 23. Final Plat:** [C8J--2018-0013.0A - South Forks Estates Lot 4A Resubdivision; 5-Mile ETJ](#)
Location: 8013 S. FM 973 Road, Colorado River Watershed
Owner/Applicant: Esther Mendez
Agent: ATX Construction Group (Ramon Duran)
Request: Approval of the South Forks Estates Lot 4A resubdivision composed of 2 lots on 5.04 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 24. Final Plat - Amended Plat:** [C8-2018-0007.0A - Congress Avenue Commercial Tract; District 2](#)
Location: 8801 South Congress Avenue, Onion Creek Watershed
Owner/Applicant: HEB Grocery Company LP ATTN PROP TAX DEPT
Agent: Stantec Consulting Services Inc. (Chris Randazzo)
Request: Approval of Congress Avenue Commercial Tract composed of 3 lots on 25.921 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

25. **Final Plat with Preliminary Plan:** [C8J-2018-0012.1A - Goodnight Ranch Phase One-A Section Seven; District 2](#)
Location: East Slaughter Lane, Onion Creek Watershed
Owner/Applicant: Austin Independent School District; Austin Goodnight Ranch LP
Agent: Civile LLC (Lawrence M. Hanrahan)
Request: Approval of Goodnight Ranch Phase One-A Section Seven composed of 97 lots on 60 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
26. **Final Plat - Previously Unplatted:** [C8J-2018-0014.0A - Strand of Oaks; District 6](#)
Location: 15218 North Farm to Market 620 Road, Lake Creek Watershed
Owner/Applicant: Equity Secured Capital, LP (Vince Dimare)
Agent: Big Red Dog Engineering/Consulting (Kate Kniejski)
Request: Approval of the Strand of Oaks plat, composed of 1 lot on 10.28 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
27. **Preliminary Plan:** [C8J-2018-0006 - Springdale Park; Austin 2-Mile ETJ](#)
Location: 10805 Cameron Road, Walnut Creek Watershed
Owner/Applicant: Barr Lane LLC
Agent: Landmark Engineering, Inc. (Javier Barajas)
Request: Approval of the Springdale Park plat, composed of 381 lots on 87.57 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
28. **Final Plat - Amended Plat:** [C8J-2018-0004.0A - Fifth Generation Final Amended Plat; Austin 2-Mile ETJ](#)
Location: 12101 Moore Road, Dry Creek East Watershed
Owner/Applicant: Fifth Generation, Inc. (Bert Tito Beveridge)
Agent: Stantec, Inc. (Samson Neck)
Request: Approval of the Fifth Generation Final Amended Plat, composed of 1 lot on 75.96 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove Items C-16 – Item C-28 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner King on a vote of 10-1. Commissioner Evans voted nay.

D. 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)

- a. Motion by Vice-Chair Duncan seconded by Commissioner King, after review of CodeNEXT Draft 3, the Zoning and Platting Commission will hold multiple joint CodeNEXT Public Hearings with the Planning Commission. Public Hearings will cover both mapping and text. Public Hearings are to be held at separate geographic locations. The motion was approved on a unanimous vote.

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

[Bond Election Advisory Task Force](#) – No report provided

[Codes and Ordinances Joint Committee](#) – No report provided

[Comprehensive Plan Joint Committee](#) – No report provided

[Small Area Planning Joint Committee](#) – No report provided

Chair Kiolbassa adjourned the meeting without objection on Tuesday, February 6, 2018 at 9:40 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.