



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, March 20, 2018**

**The Zoning & Platting Commission convened in a regular meeting on Tuesday, March 20, 2018
@ 301 West 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
Betsy Greenberg – Parliamentarian
Jolene Kiolbassa – Chair
David King
Sunil Lavani**

Absent:

**Yvette Flores
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

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 March 6, 2018.

Motion to approve the minutes from March 6, 2018 was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Flores and Tatkow absent.

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2017-0123 - South Chisholm Professional Offices; District 5](#)
Location: 1109 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Mario Solis
Agent: Land Answers, Inc. (Jim Wittliff)
Request: SF-2 to LO-MU
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner King, seconded by Commissioner Breithaupt to grant LO-MU-CO combining district zoning for C14-2017-0123 - South Chisholm Professional Offices located at 1109 West Slaughter Lane was approved on a vote of 8-1. Chair Kiolbassa voted nay. Commissioners Flores and Tatkow absent.

Conditional Overlay:

Property is limited to one residential unit.

- 2. Rezoning:** [C14-2017-0121 - Ida Ridge Condos, District 7](#)
Location: 13708, 13710, 13800 and 13802 Ida Ridge Drive, Walnut Creek Watershed
Owner/Applicant: Patel & Olivarez, LLC (Jignesh Patel and Daniel Olivarez) and Dhoom Production (Vishal Dave)
Agent: Luis Manuel Carrillo
Request: CS-CO to CS-MU
Staff Rec.: **Recommendation of GR-MU**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Lavani, seconded by Commissioner Evans to grant Staff's recommendation of GR-MU combining district zoning for C14-2017-0121 - Ida Ridge Condos located at 13708, 13710, 13800 and 13802 Ida Ridge Drive was approved on a vote 9-0. Commissioners Flores and Tatkow absent.

3. **Rezoning:** [C14-2018-0009 - Rezoning of FM 620 and SH 45; District 6](#)
Location: 15218 and 15230 North FM 620 Road, Lake Creek Watershed
Owner/Applicant: Equity Secured Capital, LP (Vince Dimare)
Agent: Armbrust & Brown, PLLC (Amanda Morrow)
Request: DR to MF-3
Staff Rec.: **Recommended with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Vice-Chair Duncan to grant Staff's recommendation of MF-3 district zoning with conditions for C14-2018-0009 - Rezoning of FM 620 and SH 45 located at 15218 and 15230 North FM 620 Road was approved on a vote 9-0. Commissioners Flores and Tatkov absent.

4. **Rezoning:** [C14-2018-0006 - Loyola Landing; District 1](#)
Location: 6651 Ed Bluestein Blvd and 5601 Durango Pass, Walnut Creek Watershed
Owner/Applicant: 3 S & D Interest (David Kalisz); Harold K. Kaemerle, Jr., Sharie Kaemerle, and Patrick T. Kaemerle
Agent: A. Glasco Consulting (Alice Glasco)
Request: GR, LO, MF-3, and SF-3 to GR-MU (Tract 1) and CS-MU (Tract 2)
Staff Rec.: **Recommendation of GR-MU (Tract 1) and CS-MU-CO (Tract 2)**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU combining district zoning for Tract 1 and CS-MU-CO combining district zoning for Tract 2 for C14-2018-0006 - Loyola Landing located at 6651 Ed Bluestein Blvd and 5601 Durango Pass was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Flores and Tatkov absent.

5. **Restrictive Covenant Termination:** [C14-75-042\(RCT1\) - Loyola Landing; District 1](#)
Location: 6651 Ed Bluestein Blvd, Walnut Creek Watershed
Owner/Applicant: 4 S & D Interest (David Kalisz)
Agent: A. Glasco Consulting (Alice Glasco)
Request: To terminate an existing public restrictive covenant (RC).
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion to grant termination of an existing public restrictive covenant for C14-75-042(RCT1) - Loyola Landing located at 6651 Ed Bluestein Blvd was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Flores and Tatkov absent.

6. **Restrictive Covenant Termination:** [C14-75-042\(RCT2\) - Loyola Landing; District 1](#)
Location: 6651 Ed Bluestein Blvd, Walnut Creek Watershed
Owner/Applicant: 4 S & D Interest (David Kalisz)
Agent: A. Glasco Consulting (Alice Glasco)
Request: To terminate an existing public restrictive covenant (RC).
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion to grant termination of an existing public restrictive covenant for C14-75-042(RCT2) - Loyola Landing located at 6651 Ed Bluestein Blvd was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Flores and Tatkow absent.

7. **Restrictive Covenant Termination:** [C14-84-346\(RCT1\) - Loyola Landing; District 1](#)
Location: 5601 Durango Pass, Walnut Creek Watershed
Owner/Applicant: 6 S & D Interest (David Kalisz); Harold K. Kaemerle, Jr., Sharie Kaemerle, and Patrick T. Kaemerle
Agent: A. Glasco Consulting (Alice Glasco)
Request: To terminate an existing public restrictive covenant (RC).
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion to grant termination of an existing public restrictive covenant for C14-84-346(RCT1) - Loyola Landing located at 5601 Durango Pass was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Flores and Tatkow absent.

8. **Restrictive Covenant Termination:** [C14-84-346\(RCT2\) - Loyola Landing; District 1](#)
Location: 5601 Durango Pass, Walnut Creek Watershed
Owner/Applicant: 7 S & D Interest (David Kalisz); Harold K. Kaemerle, Jr., Sharie Kaemerle, and Patrick T. Kaemerle
Agent: A. Glasco Consulting (Alice Glasco)
Request: To terminate an existing public restrictive covenant (RC).
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion to grant termination of an existing public restrictive covenant for C14-84-346(RCT2) - Loyola Landing located at 5601 Durango Pass was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Flores and Tatkov absent.

9. Restrictive Covenant Amendment: [C14-76-083\(RCA2\) - Loyola Landing; District 1](#)

Location: 5601 Durango Pass, Walnut Creek Watershed
Owner/Applicant: 8 S & D Interest (David Kalisz); Harold K. Kaemerle, Jr., Sharie Kaemerle, and Patrick T. Kaemerle
Agent: A. Glasco Consulting (Alice Glasco)
Request: To amend an existing public restrictive covenant (RC).
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion to grant amendment of existing public restrictive covenant for C14-76-083(RCA2) - Loyola Landing located at 5601 Durango Pass was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Flores and Tatkov absent.

10. Plat Vacation: [C8-84-150-4\(85\)VAC - Vacation of Harris Ridge, Phase 1, Section IV; District 7](#)

Location: 13400-1/2 Harris Glenn Drive, Harris Branch Watershed
Owner/Applicant: Ridge Investors Limited
Agent: Advanced Consulting Engineers (Ashraf Ahsanullah)
Request: Request approval of the vacation of Harris Ridge, Phase 1, Section IV.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-84-150-4(85)VAC - Vacation of Harris Ridge, Phase 1, Section IV 13400-1/2 Harris Glenn Drive located at 13400-1/2 Harris Glenn Drive was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Flores and Tatkov absent.

- 11. Final Plat out of a Preliminary Plan:** [C8J-2015-0134.2A - Preston Park Section 2A](#)
Location: Pearson Boulevard and Grand Avenue Parkway, Gilleland Creek Watershed
Owner/Applicant: Pulte Homes of Texas, LP
Agent: CSF Civil Group, LLC - Christine Potts, PE
Request: Approval of Preston Park Section 2A (a small lot subdivision) final plat consisting of 76 total lots on 23.12 acres. Water and wastewater will be provided by the City of Austin.
Staff Rec.: **Recommended**
Staff: [Jennifer Bennett-Reumuth](#), (512) 854-1434
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2015-0134.2A - Preston Park Section 2A located at Pearson Boulevard and Grand Avenue Parkway was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Flores and Tatkov absent.

- 12. Final Plat:** [C8-2017-0181.0A - North Shields South Tract; District 7](#)
Location: 2901 North Shields Dr., Walnut Creek Watershed
Owner/Applicant: JRSMW, LLC (L. Shawn Wong)
Agent: LJA Engineering (Michael P. Porvaznik, P.E.)
Request: Approval of the final plat composed of 1 lot on 0.96 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion by Vice-Chair Duncan, seconded by Commissioner Denkler to grant Staff's recommendation for C8-2017-0181.0A - North Shields South Tract located at 2901 North Shields Dr., was approved on a vote 9-0. Commissioners Flores and Tatkov absent.

- 13. Compatibility Waiver:** [SP-2017-0295C - North Shields Medical Office Building; District 7](#)
Location: 2901 North Shields Drive, Walnut Creek Watershed
Owner/Applicant: JRSMVV LLC, Neans Investments, Ken L Neans
Agent: LJA Engineering, Inc., Michael Porvaznik, P.E.
Request: Approval of encroachment into the compatibility setback on the east property line.
Staff Rec.: **Recommended**
Staff: [Clarissa Davis](#), 512-974-1423,
Development Services Department

Public Hearing closed.

Motion by Commissioner Denkler, seconded by Vice-Chair Duncan to grant the approval of encroachment into the compatibility setback on the east property line with conditions for SP-2017-

0295C - North Shields Medical Office Building located at 2901 North Shields Drive. Motion was approved on a vote of 9-0. Commissioners Flores and Tatkov absent.

Condition:

Erect and maintain an 8 ft. wood fence and vegetative buffer along the property; vegetative buffer to include growth up to 15ft.

- 14. Preliminary Plan:** [**C8-2017-0189 - Pioneer Hill; District 1**](#)
Location: Dessau Road & Arborside Drive, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP
Agent: Pape-Dawson Engineers
Request: To approve a preliminary plan comprised of 442 lots on 196 acres.
VARIANCE: A variance to Section 25-4-33 (Balance of the Tract) has been requested.
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0189 - Pioneer Hill located at Dessau Road & Arborside Drive was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Flores and Tatkov absent.

- 15. Final Plat - Resubdivision:** [**C8-2016-0216.0A - Allen Terrace Subdivision; District 8**](#)
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

Public Hearing closed.

Motion by Vice-Chair Duncan, seconded by Commissioner Evans to grant Staff's recommendation for C8-2016-0216.0A - Allen Terrace Subdivision located at 1401 Allen Road was approved on a vote of 8-1. Chair Kiolbassa voted nay. Commissioners Flores and Tatkov absent.

- 16. Plat Vacation:** [**C8-2016-0109.5A \(VAC\) - Partial Vacation of Pioneer Crossing East, Section 16; District 1**](#)
Location: Between Sprinkle Cutoff Road, Samsung Boulevard and Blazeby Drive, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP
Agent: LJA Engineering (Walter Hoysa)
Request: Approval of the partial vacation of Pioneer Crossing East, Section 16.
Staff Rec.: **Recommended**

Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0109.5A (VAC) - Partial Vacation of Pioneer Crossing East, Section 16 located between Sprinkle Cutoff Road, Samsung Boulevard and Blazeby Drive was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Flores and Tatkow absent.

- 17. Replat:** [**C8-2017-0267.0A - Replat of Block MM of Pioneer Crossing East, Section 16; District 1**](#)
- Location: Between Sprinkle Cutoff Road, Samsung Boulevard and Blazeby Drive, Walnut Creek Watershed
- Owner/Applicant: Continental Homes of Texas, LP
- Agent: LJA Engineering (Walter Hoysa)
- Request: Approval of the replat of Block MM of Pioneer Crossing East, Section 16.
- Staff Rec.: **Recommended**
- Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0267.0A - Replat of Block MM of Pioneer Crossing East, Section 16 located between Sprinkle Cutoff Road, Samsung Boulevard and Blazeby Drive was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Flores and Tatkow absent.

- 18. Resubdivision -** [**C8-2017-0171.0A - 7300 South Congress Plat; District 2**](#)
Variances only:
- Location: 7300 South Congress Avenue, South Boggy Creek Watershed
- Owner/Applicant: Carol Elwyn Williams
- Agent: BGE, Inc. (Pablo Martinez)
- Request: Request approval of three variances: Balance of Tract (LDC 25-4-33), Lot without frontage (LDC 25-4-171) and not extending a public street (LDC 25-4-151)
- Staff Rec.: **Recommended**
- Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Public Hearing closed.

Motion by Vice-Chair Duncan, seconded by Commissioner Lavani to grant Staff's recommendation, with a condition to prohibit parallel parking, for C8-2017-0171.0A - 7300 South Congress Plat located at 7300 South Congress Avenue was approved on a vote of 9-0. Commissioners Flores and Tatkow absent.

- 19. Final Plat - Previously Unplatted:** [C8J-2018-0035.0A – Fisher - Raftelis Subdivision](#)
Location: 10120 Rimstone Trail, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Gretchen Raftelis
Agent: Thrower Design (Ron Thrower)
Request: Approval of the Fisher - Raftelis Subdivision Final Plat composed of 2 lots on 2.65 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 20. Final Plat with Preliminary:** [C8J-2017-0235.0A - Bella Fortuna Phase 1 Final Plat](#)
Location: Bradshaw Road, Onion Creek Watershed
Owner/Applicant: TCEC EAT QEAA LLC, A Texas Limited Liability Company
Agent: Doucet & Associates, Inc. (Davood Salek, P.E.)
Request: Approval of Bella Fortuna Phase 1 Final Plat composed of 133 lots on 33.17 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 21. Final Plat - Resubdivision:** [C8-2018-0032.0A - Courtyard Final Plat and Subdivision \(Withdraw/Resubmittal of C8-2017-0016.0A\); District 10](#)
Location: 6910 West Courtyard Drive, West Bull Creek Watershed
Owner/Applicant: Richard A Engel
Agent: Perales Engineering LLC (Jerry Perales, P.E.)
Request: The approval of Courtyard Final Plat and Subdivision (Withdraw / Resubmittal of C8-2017-0016.0A) plat composed of 2 lots on 3.26 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove items C-19 – C-21 was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Flores and Tatkow absent.

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)
 - a. Motion by Chair Kiolbassa, seconded by Vice-Chair Duncan to withdraw the resolution regarding an audit of CodeNEXT draft 3 was approved by unanimous consent.

F. 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.

G. 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, March 20, 2018 at 11:00 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.