



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, April 3, 2018**

**The Zoning & Platting Commission convened in a regular meeting on Tuesday, April 3, 2018
@ 301 West 2nd Street, Austin, TX 78701**

Chair Kiolbassa called the Commission Meeting to order at 6:01 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
Abigail Tatkow**

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.

Ms. Monica Guzman discussed matters related to CodeNEXT.

Mr. Bobby Lavinski discussed matters related to CodeNEXT.

B. APPROVAL OF MINUTES

1. Approval of minutes from March 20, 2018.
2. Approval of minutes from special called meeting March 28, 2018.

The minutes from March 20, 2018 and the minutes from the special called meeting March 28, 2018 was approved on the consent agenda by Commissioner Aguirre, seconded by Vice-Chair Duncan on a vote of 9-0. Commissioners Breithaupt and Lavani absent.

C. PUBLIC HEARINGS

- 1. Rezoning:** [**C14-2017-0139 - Ferguson Crossing; District 1**](#)
Location: 3207 Ferguson Lane, Walnut Creek Watershed
Owner/Applicant: Fergi AV Land, LLC (Colin Armstrong)
Agent: Armbrust & Brown, PLLC (David Armbrust)
Request: W/LO-CO, RR, NO-CO and SF-1-CO to W/LO
Staff Rec.: **Recommendation of W/LO-CO**
Staff: [Heather Chaffin](#), 521-974-2122
Planning and Zoning Department

Motion to postpone this item by the Zoning and Platting Commission to April 17, 2018 was approved on the consent agenda by Commissioner Aguirre, seconded by Vice-Chair Duncan. Commissioners Breithaupt and Lavani absent.

- 2. Zoning:** [**C14-2016-0090 - 130/Parmer; District 1**](#)
Location: 10208 Lindell Lane, Gilleland Creek Watershed
Owner/Applicant: Land Strategies, Inc. (Paul Linehan)
Agent: Cottonwood Holdings, Ltd. (Pete Dwyer)
Request: I-RR to GR-MU
Staff Rec.: **Recommendation Pending; Staff postponement request to April 17, 2018**
Staff: [Heather Chaffin](#), 521-974-2122
Planning and Zoning Department

Motion to postpone this item at the request of Staff to April 17, 2018 was approved on the consent agenda by Commissioner Aguirre, seconded by Vice-Chair Duncan on a vote of 9-0. Commissioners Breithaupt and Lavani absent.

3. **Rezoning:** [C14H-2018-0010 - Robert Mueller Airport Control Tower; District 9](#)
Location: 3952 Berkman Drive, Boggy Creek Watershed
Owner/Applicant: City of Austin
Request: PUD to PUD-H for the limited tract
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 512-974-6454
Planning and Zoning Department
4. **Preliminary Plan:** [C8-2016-0197 - The Grove at Shoal Creek Preliminary Plan, District 10](#)
Location: Bull Creek Road and Jackson Avenue, Shoal Creek Watershed
Owner/Applicant: Grove ATX Commercial L.P. / Grove Residential Inc.
Agent: Brown & Gay Engineers
Request: Approval of a Preliminary Plan consisting of 13 lots and a public street on 75.75 acres
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department
- Motion by Commissioner Denkler, seconded by Commissioner Greenberg to postpone this item to May 15, 2018 was approved on a vote of 6-3. Chair Kiolbassa, Vice-Chair Duncan and Commissioners Aguirre, Denkler, Greenberg and King. Those voting nay were Commissioners Evans, Flores and Tatkow. Commissioners Breithaupt and Lavani absent.
5. **Preliminary Plan:** [C8J-2018-0040 - Springdale Park](#)
Location: 10805 Cameron Road, Walnut Creek Watershed
Owner/Applicant: Barr Lane LLC
Agent: Landmark Engineering, Inc. (Javier Barajas)
Request: Approval of Springdale Park composed of 381 lots on 87.57 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
6. **Final Plat without Preliminary:** [C8J-2018-0036.0A - Denham Subdivision](#)
Location: 10207 Slaughter Creek Drive, Slaughter Creek Watershed
Owner/Applicant: Molly Denham
Agent: LJA Engineering & Surveying, Inc. (John Clark)
Request: Approval of Denham Subdivision composed of 1 lot on 2.71 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
7. **Final Plat with Preliminary:** [C8-95-0211.04.2A - Lenox Springs Section Two; District 5](#)
Location: FM 1626 Road and South 1st Street, Slaughter Creek Watershed
Owner/Applicant: OH-NADG Lenox Springs LP (Steve Oden Jr.)
Agent: Big Red Dog Engineering / Consulting (Vito Trupiano, PE)
Request: Approval of Lenox Springs Section Two plat, composted of 1 lot on 15.62 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

8. **Final Plat - Amended Plat:** [C8-2018-0042.0A - Lago Villa Amended Plat of Lots 4 & 5; District 10](#)
Location: 2938 Westlake Cove, Lake Austin Watershed
Owner/Applicant: Judy Becker
Agent: Site Specifics (John Hussey)
Request: Approval of the Lago Villa Amended Plat of Lots 4 & 5 Final Plat composed of 2 lots on 1.09 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
9. **Preliminary Plan:** [C8-2018-0043 - Parkside Section 1 at Wildhorse Ranch; District 1](#)
Location: 9936-1/2 Lindell Lane, Decker Creek Watershed
Owner/Applicant: HOM Titan Development (William Peruzzi)
Agent: Kimley-Horn and Associates (Joshua Miksch)
Request: Approval of the Parkside Section 1 at Wildhorse Ranch Preliminary Plan composed of 146 lots on 37.21 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Motion to disapprove Items C-05 – C-09 was approved on the consent agenda by Commissioner Aguirre, seconded by Vice-Chair Duncan on a vote of 9-0. Commissioners Breithaupt and Lavani absent.

D. NEW BUSINESS

1. Nomination and election of Zoning and Platting Commission Officers.

Commissioner King, seconded by Commissioner Flores to nominate and elect the following officers approved unanimously. Commissioners Breithaupt and Lavani absent.

Chair – Jolene Kiolbassa
Vice-Chair Jim Duncan
Parliamentarian – Betsy Greenberg
Secretary – Ana Aguirre

2. [Discussion and possible amendments to the Zoning and Platting Commission Rules of Procedure.](#) (Sponsor: Commissioner Evans, Co-Sponsor: Commissioner Lavani)

Item postponed by the Zoning and Platting Commission on the consent agenda by Commissioner Aguirre, seconded by Vice-Chair Duncan on a vote of 9-0. Commissioners Breithaupt and Lavani 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)

Discussion occurred; no action taken.

2. Discussion and possible action to appoint members of the Zoning and Platting Commission to the following CodeNEXT Working Groups: General CodeNEXT Working Group, Zoning Working Group, Affordability Working Group and Environment and Infrastructure Working Group.

The following CodeNEXT Working Groups appointments were made on unanimous consent. Commissioners Breithaupt and Lavani absent.

Commissioner Tatkow appointed to Zoning and Affordability; Commissioner Evans appointed to Zoning and Affordability. Commissioner Aguirre appoint to General and Procedures.

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, April 3, 2018 at 7:01 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.