



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, April 17, 2018

The Zoning & Platting Commission convened in a regular meeting on April 17, 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
Jim Duncan – Vice-Chair
Bruce Evans
Yvette Flores
Betsy Greenberg – Parliamentarian
Jolene Kiolbassa – Chair
David King
Sunil Lavani
Abigail Tatkov**

Absent:

Ann Denkler

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.

Mr. Jim Wittliff – Mr. Wittliff discussed matters regarding a rezoning case and petitions.

Mr. Stuart Hersh – Mr. Hersh discussed matters related to CodeNEXT.

B. APPROVAL OF MINUTES

1. Approval of minutes from April 3, 2018.
2. Approval of minutes from special called meeting April 10, 2018.

Motion to postpone approval of minutes from April 3, 2018 and minutes from special called meeting April 10, 2018 was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 10-0. Commissioner Denkler 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

Public Hearing closed.

Motion by Commissioner Lavani, seconded by Commissioner Evans to grant W/LO-CO combining district zoning for Tract 1 and MF-1-CO combining district zoning for Tract 2 for C14-2017-0139 - Ferguson Crossing located at 3207 Ferguson Lane was approved on a vote of 6-3. Those voting aye were Commissioners Aguirre, Breithaupt, Evans, Flores, Lavani and Tatkov. Those voting nay were Chair Kiolbassa and Commissioners Greenberg and King. Vice-Chair Duncan abstained. Commissioner Denkler absent.

Conditions:

Tract 1 (W/LO-CO) – A 50' wide compatibility setback applies to the east side on the tract.

Tract 2 (MF-1-CO) – Compatibility standards apply along the eastern boundary along Sansom Road.

Tract 2 will extend 125 feet to the west from the Sansom Road right-of-way.

2. **Rezoning:** [C14-2018-0019 - Eubank Acres Section Four Lots 16 thru 21 Rezoning; District 7](#)
Location: Cherokee Street and Cedar Valley Cove, Walnut Creek Watershed
Owner/Applicant: CMST Development, LLC (Charles S. Nichols, Jr.)
Agent: Garrett-Ihnen Civil Engineers, Inc. (Norma Raven Divine)
Request: RR to SF-1
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Lavani, seconded by Commissioner Aguirre to grant Staff's recommendation of SF-1 district zoning for C14-2018-0019 - Eubank Acres Section Four Lots 16 thru 21 Rezoning located at Cherokee Street and Cedar Valley Cove was approved on a vote 9-0. Commissioner Greenberg abstained on the item. Commissioner Denkler absent.

3. **Rezoning:** [C14-2018-0021 - Lamppost Residential Community; District 7](#)
Location: 12500 Lamppost Lane, Walnut Creek Watershed
Owner/Applicant: HQR Investments, LLC Series 12500 (Michael Vasquez)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: SF-2 to SF-5
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Lavani, seconded by Commissioner Flores to grant Staff's recommendation of SF-5 district zoning for C14-2018-0021 - Lamppost Residential Community located at 12500 Lamppost Lane was approved on a vote of 10-0. Commissioner Denkler absent.

4. **Environmental Variance(s):** [SP-2017-0306C - La Mexicana Supermercado; District 2](#)
Location: 2004 East William Cannon Drive, Williamson Creek Watershed
Owner/Applicant: TATI Investments Group, LLC
Agent: Cuatro Consultants, Ltd., Hugo Elizondo, Jr., P.E.
Request: The applicant is proposing construction on slopes associated with the access drive and parking lot, fill on slopes associated with the access drive and parking lot, and cut on slopes associated with the water quality pond.
Staff Rec.: **Recommended**
Staff: [Atha Phillips](#), 512-974-6303; [Clarissa Davis](#), 512-974-1423,
Development Services Department

Public Hearing closed.

Motion by Commissioner Greenberg, seconded by Commissioner Aguirre to grant Staff's recommendations ([Staff Report pg. 1](#)), Environmental Commission recommendations ([Environmental Commission Recommendations](#)) and include the following conditions:

1. Cut and fill will be contained within retaining walls to minimize the footprint.
2. Seed mix 609S will be used to revegetate the ravine.

Motion was approved on the consent agenda on a vote of 10-0. Commissioner Denkler absent.

5. **Final Plat:** [C8J-2012-0086.3A - Avana Phase 2, Section 3; District 8](#)
Location: Bernia Drive, Bear Creek Watershed
Owner/Applicant: Calatlantic Homes (Kevin Foradar)
Agent: LJA Engineering (John Clark)
Request: Approval of the Avana Phase 2, Section 3 final plat of 58 lots on 66.9 acres
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2766,
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2012-0086.3A - Avana Phase 2 located at Bernia Drive was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 10-0. Commissioner Denkler absent.

6. **Final Plat - Amended Plat:** [C8-2018-0053.0A - Austin South Lamar Apartments; District 5](#)
Location: 1515 South Lamar Boulevard, West Bouldin Creek Watershed
Owner/Applicant: Stephen L. Clark Family Partnership LP et al (Stephen L. Clark)
Agent: Big Red Dog Engineering / Consulting (Vito Trupiano, P.E.)
Request: Approval of the Austin South Lamar Apartments plat composed of 1 lot on 3.8975 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
7. **Final Plat - Amended Plat:** [C8J-2018-0047.0A - Bear Creek Crossing Phase 1 - Amended Plat](#)
Location: 12300 Twin Creek Drive, Onion Creek Watershed
Owner/Applicant: M/I Homes of Austin, LLC (William G. Peckman)
Agent: LJA Engineering, Inc. (Daniel Ryan P.E.)
Request: Approval of the Bear Creek Crossing Phase 1 - Amended Plat composed of 112 lots on 39.94 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
8. **Final Plat - Amended Plat:** [C8-2018-0054.0A - 1901 Brackenridge Street; District 9](#)
Location: 1901 Brackenridge Street, Bull Creek Watershed
Owner/Applicant: Lauren Diane Degelia Vickers
Agent: Perales Engineering, L.L.C. (Jerry Perales)
Request: Approval of 1901 Brackenridge Street composed of 1 lot on 0.1 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

9. **Final Plat - Resubdivision:** [C8J-2018-0048.0A - Rim Rock Subdivision](#)
Location: 11850 Rim Rock Trail, Slaughter Creek Watershed
Owner/Applicant: Rim Rock Trail Properties (Dennis Bohls)
Agent: Doucet & Associates, Inc. (Andy Dodson)
Request: Approval of the Rim Rock Subdivision composed of 2 lots on 11.02 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat:** [C8-2018-0051.0A - Execu Tesla; District 2](#)
Location: 2705 East SH 71, Colorado River Watershed
Owner/Applicant: Execu Tesla (Jedediah Grant)
Agent: Urban Design Group (Vanessa Mendez)
Request: Approval of Execu Tesla composed of 1 lot on 0.16 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat:** [C8-2018-0052.0A - Ching and Bing Tai Subdivision; District 10](#)
Location: 1416 North Weston Lane, Lake Austin Watershed
Owner/Applicant: Bing Tai
Agent: The Moore Group (Edward Moore)
Request: Approval of the Ching and Bing Tai Subdivision composed of 1 lot on 4.77 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat - Previously Unplatted:** [C8-2017-0193.1A - District 54 Final Plat; District 1](#)
Location: 3124-1/2 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North (Gordon Reger)
Agent: LJA Engineering (Walter Hoysa, P.E.)
Request: Approval of the District 54 Final Plat composed of 14 lots on 275.01 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat - Resubdivision:** [C8-2018-0045.0A - Wells Branch Corner Market; District 7](#)
Location: 501 West Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: Sealy Heatherwilde LP (Mark P. Sealy)
Agent: Jones & Carter (Joseph York)
Request: Approval of the Wells Branch Corner Market plat composed of 1 lot on 1.97 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 14. Final Plat - Resubdivision:** [C8-2018-0046.0A - Northgate Addition Resubdivision of Lots 1 & 2, Block F; District 7](#)
Location: 1101 Stobaugh Street, Waller Creek Watershed
Owner/Applicant: Souza Joidemar & Marta
Agent: SEC Solutions, Inc. (Marco Esteban Castaneda)
Request: Approval of the Northgate Addition Resubdivision of Lots 1 & 2, Block F plat, composed of 5 lots on 1 acre
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 15. Preliminary Plan:** [C8-2016-0146\(R1\) - Park 183 Revised Preliminary Plan; District 2](#)
Location: 8219 Burleson Road, Onion Creek Watershed
Owner/Applicant: Park 183 Land, LLC (Adam Nims)
Agent: Stantec Consulting Services Inc. (Jonah Mankovsky)
Request: Approval of the Park 183 Revised Preliminary Plan composed of 9 lots on 87.99 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 16. Final Plat - with Preliminary:** [C8J-2018-0050.0A - Orchard Ranch](#)
Location: 11070 Fitzhugh Road, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Sam Williams
Agent: Dannenbaum Engineering Company (John Hines)
Request: Approval of the Orchard Ranch Final Plat composed of 68 lots on 82.89 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove Items C-06 – C-16 was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 10-0. Commissioner Denkler absent.

D. NEW BUSINESS

1. Discussion and possible adoption of Supplemental Rules and Policies. (Sponsor: Commissioner Evans, Co-Sponsor: Commissioner Lavani)

Motion by Commissioner Evans, seconded by Chair Kiolbassa to adopt the following rule to be included in the Rules of Procedures was approved on a vote of 10-0. Commissioner Denkler absent.

Presentation and public testimony during Public Hearings shall be heard uninterrupted. Questions by the Commission may be asked after the closing of the Public Hearing.

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 King, seconded by Commissioner Aguirre to adopt the amended resolution regarding the proposed CodeNEXT ADA parking requirements and request that Council receive input from the Mayor's Committee on People with Disabilities, and other stakeholders, was approved on a vote of 10-0. Commissioner Denkler absent.

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.

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

Chair Kiolbassa adjourned the meeting without objection on Tuesday, April 17, 2018 at 9:36 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.