



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, September 18, 2018**

The Zoning & Platting Commission convened in a meeting on Tuesday, September 18, 2018

@ 301 W. 2nd St., Austin, TX 78704

Chair Kiolbassa called the Commission Meeting to order at 6:01 p.m.

Commission Members in Attendance:

**Ana Aguirre – Secretary
Nadia Barrera-Ramirez
Ann Denkler
Jim Duncan – Vice-Chair
Bruce Evans
Jolene Kiolbassa- Chair
David King
Sunil Lavani
Abigail Tatkow**

Absent:

**Betsy Greenberg – Parliamentarian
Dustin Breithaupt**

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.

Facilitator: Katie Wettick, 512-974-3529
Attorney: Brent Lloyd, 512-974-2974

B. APPROVAL OF MINUTES

1. Approval of minutes from meeting September 4, 2018.

Minutes from meeting September 4, 2018, as amended, was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Evans on a vote of 9-0. Commissioners Breithaupt and Greenberg absent.

C. PUBLIC HEARINGS

- 1. Final Plat:** [C8J-2012-0095.4A - The Hills of Bear Creek, Lot 23, Block G](#)
Location: 2101 West FM 1626 Road, Bear Creek Watershed
Owner/Applicant: Martha Johnson
Agent: Chris McComb, Engineer
Request: Request approval of a final plat, The Hills of Bear Creek, Lot 23, Block G comprised of 1 commercial lot on 4.64 acres.
Staff Rec.: **Recommended**
Staff: [Jose Luis Arriaga](#), 512-854-7562
Single Office: Travis County/City of Austin

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2012-0095.4A - The Hills of Bear Creek, Lot 23, Block G located at 2101 West FM 1626 Road was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Evans on a vote of 9-0. Commissioners Breithaupt and Greenberg absent.

- 2. Final Plat:** [C8J-2017-0072.1A - Ross Road \(Small Lot Subdivision\)](#)
Location: Heine Farm Road, Colorado River Watershed
Owner/Applicant: L. C. Berger Family Partners (Debra Shaw)
Agent: Carlson, Brigance & Doering, Inc. (Brett Pasquarella)
Request: Request approval of a final plat, Ross Road (Small Lot Subdivision) comprised of 200 single family lots (small lot subdivision) on 53.00 acres.
Staff Rec.: **Recommended**
Staff: [Jose Luis Arriaga](#), 512-854-7562
Single Office: Travis County/City of Austin

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2017-0072.1A - Ross Road (Small Lot Subdivision) located at Heine Farm Road was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Evans on a vote of 9-0. Commissioners Breithaupt and Greenberg absent.

- 3. Final Plat:** [C8-2017-0147.1A - Cantarra 1 North, Section 5](#)
Location: 4608 East Howard Lane, Gilliland Creek Watershed
Owner/Applicant: Continenal Homes of Texas, LP (Ian Cude)
Agent: BGE, Inc. (Jacob Kondo)
Request: Request approval of Cantarra 1 North, Section 5, a final plat comprised of 67 lots on 21.01 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175,
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0147.1A - Cantarra 1 North, Section 5 located at Heine Farm Road was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Evans on a vote of 9-0. Commissioners Breithaupt and Greenberg absent.

- 4. Preliminary Plan:** [C8-2017-0253 - Chapman Estates Preliminary Plan; District 1](#)
Location: Between Old Manor Road and Lazy Creek Drive, Walnut Creek Watershed
Owner/Applicant: KDKB LLC. (Kanton Labaj)
Agent: Carlson, Brigance & Doering, Inc. (Bill Couch)
Request: Approval of the Chapman Estates Preliminary Plan consisting of 87 single-family residential lots on 37.7 acres
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0253 - Chapman Estates Preliminary Plan located at Between Old Manor Road and Lazy Creek Drive was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Evans on a vote of 9-0. Commissioners Breithaupt and Greenberg absent.

- 5. Final Plat with Preliminary:** [C8-2017-0253.1A - Chapman Estates Final Plat; District 1](#)
Location: Between Old Manor Road and Lazy Creek Drive, Walnut Creek Watershed
Owner/Applicant: KDKB LLC. (Kanton Labaj)
Agent: Carlson, Brigance & Doering, Inc. (Bill Couch)
Request: Approval of the Chapman Estates final plat consisting of 87 single-family residential lots on 37.7 acres
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Public Hearing closed.

Facilitator: Katie Wettick, 512-974-3529
Attorney: Brent Lloyd, 512-974-2974

Motion to grant Staff's recommendation for C8-2017-0253.1A - Chapman Estates Final Plat located at Between Old Manor Road and Lazy Creek Drive was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Evans on a vote of 9-0. Commissioners Breithaupt and Greenberg absent.

- 6. Final Plat without Preliminary:** [C8-2017-0136.0A.SH - Goodnight Ranch Phase Two Section One; District 2](#)
Location: 9509 Old Lockhart Road, Onion Creek Watershed
Owner/Applicant: MVE Venture LTD (Dean Goodnight)
Agent: LandDev Consulting, LLC (Lawrence Hanrahan)
Request: Approve the subdivision of 13.016 acres into one lot.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0136.0A.SH - Goodnight Ranch Phase Two Section One located at 9509 Old Lockhart Road was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Evans on a vote of 9-0. Commissioners Breithaupt and Greenberg absent.

- 7. Rezoning:** [C14-2018-0089 - 1905 Keilbar; District 5](#)
Location: 1905 Keilbar Lane, Williamson Creek / South Boggy Creek Watersheds
Owner/Applicant: 1905 Keilbar LLC (Michael Winningham)
Request: DR to SF-6
Staff Rec.: **Recommended, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-6 district zoning for C14-2018-0089 - 1905 Keilbar located at 1905 Keilbar Lane was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Evans on a vote of 9-0. Commissioners Breithaupt and Greenberg absent.

- 8. Zoning:** [C14-2018-0083 - A Star Signs & Printing; District 1](#)
Location: 12311 Dessau Road, Harris Branch Watershed
Owner/Applicant: A Star Signs and Printing LLC (Hoang Vu)
Agent: Lenworth Consulting, LLC (Nash Gonzales, Jr.)
Request: I-SF-2 to CS-CO
Staff Rec.: **Recommended, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Facilitator: Katie Wettick, 512-974-3529
Attorney: Brent Lloyd, 512-974-2974

Motion to grant CS-CO combining district zoning, with additional prohibited uses, for C14-2018-0083 - A Star Signs & Printing located at 12311 Dessau Road, was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Evans on a vote of 9-0. Commissioners Breithaupt and Greenberg absent.

Addition prohibited uses:

Adult Oriented Business
Bail Bond Services
Alternative Financial Services
Pawn Shop Services

Facilitator: Katie Wettick, 512-974-3529
Attorney: Brent Lloyd, 512-974-2974

9. **Rezoning:** [C14-2018-0043 - Belmont Apartments; District 1](#)
Location: 9100 Brown Lane, Little Walnut Creek Watershed
Owner/Applicant: LDG Development, LLC (Justin Hartz)
Agent: Costello, Inc. (Steven Buffum)
Request: LI to CS-MU
Staff Rec.: **Staff recommendation of CS-MU on Tract 1, CS on Tract 2**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner King, seconded by Commissioner Denkler to grant CS-MU, combining district zoning for Tract 1 and CS, district zoning for Tract 2 for C14-2018-0043 - Belmont Apartments located at 9100 Brown Lane was approved on a vote 6-3. Commissioners Barrera-Ramirez, Evans and Lavani voted nay. Commissioners Breithaupt and Greenberg absent.

- 10. Rezoning:** [C14-2017-0066 - Braker Lane Rezoning Part A; District 1](#)
Location: 914 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)
Agent: Richard Raymond Peterson and Carol Ann Peterson Starr
Request: SF-2 to SF-4A and GR
Staff Rec.: **Pending; Staff postponement request to October 16, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to postpone this item to October 16, 2018 was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Evans on a vote of 9-0. Commissioners Breithaupt and Greenberg absent.

- 11. Rezoning:** [C14-2017-0100 - Braker Lane Rezoning Part B; District 1](#)
Location: 914 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)
Agent: Richard Raymond Peterson and Carol Ann Peterson Starr
Request: DR and SF-2 to SF-4A and GR
Staff Rec.: **Pending; Staff postponement request to October 16, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to postpone this item to October 16, 2018 was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Evans on a vote of 9-0. Commissioners Breithaupt and Greenberg absent.

- 12. Rezoning:** [C14-2018-0004 - Braker Office/Condo Park; District 1](#)
Location: 1308 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Vu Chung and Sinh Trong Le (Sinh Le)
Agent: Impact Design & Architecture Group, Inc. (James N. Fisher)
Request: MF-4 to GO-MU
Staff Rec.: **Pending; Staff postponement request to October 16, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to postpone this item to October 16, 2018 was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Evans on a vote of 9-0. Commissioners Breithaupt and Greenberg absent.

13. **Rezoning:** [C14-2018-0092 - 11900 Buckner Road; District 6](#)
Location: 11900 Buckner Road, Lake Travis Watershed
Owner/Applicant: Budget Leasing, Inc. (David Stein)
Agent: McLean & Howard, LLP (Jeffrey Howard)
Request: SF-6-CO to GR-MU for Tract 1 and LO-MU for Tract 2
Staff Rec.: **Pending; Staff postponement request to October 2, 2018**
Staff: [Sherri Sirwaitis, 512-974-3057](#)
Planning and Zoning Department

Motion to postpone this item to October 2, 2018 was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Evans on a vote of 9-0. Commissioners Breithaupt and Greenberg absent.

14. **Final Plat:** [C8J-2018-0148.0A - Wells Branch Phase O, Section 2](#)
Location: 2113 W. Wells Branch Parkway, Walnut Creek Watershed
Owner/Applicant: Wells Branch Piazza LP Danley Properties
Agent: Permit Partners, LLC (Jennifer Hanien)
Request: Approval of the Wells Branch Phase O, Section 2 composed of 2 lots on 1.75 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

15. **Final Plat - Resubdivision:** [C8-2018-0149.0A - Haven at New Tech; District 1](#)
Location: 12200 Jourdan Crossing Boulevard, Walnut Creek Watershed
Owner/Applicant: Haven at Tech Ridge, LLC (David Kulkarni) / HIGH POINTE FELLOWSHIP
Agent: Big Red Dog Engineering / Consulting (Kendall Hackney)
Request: Approval of the Haven at New Tech Final Plat composed of 1 lot on 18.18 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

16. **Final Plat - Amended Plat:** [C8J-2018-0145.0A - Pearson Business Center, Amended Plat of Lot 1 and Lot 2, Block A](#)
Location: 15916 Bratton Lane, Gilliland Creek Watershed
Owner/Applicant: Wong Real Estate Management, LP
Agent: CSF Civil Group LLC (Charles E. Steinman II)
Request: Approval of Pearson Business Center, Amended Plat of Lot 1 and Lot 2, Block A composed of 1 lot on 11.63 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

17. Final Plat - with Preliminary: [C8-2018-0146.1A - Fort Dessau West; District 7](#)
Location: 1208 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Ruth Maty Mullenax
Agent: LandDev Consulting, LLC (William Taylor)
Request: Approval of Fort Dessau West composed of 149 lots on 57.72 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

18. Preliminary Plan: [C8-2018-0146 - Fort Dessau West; District 7](#)
Location: 1208 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Ruth Mullenax
Agent: LandDev Consulting, LLC (William Taylor)
Request: Approval of Fort Dessau West composed of 149 lots on 57.72 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearing closed.

Motion to disapprove Items C-14 - C-18 was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Evans on a vote of 9-0. Commissioners Breithaupt and Greenberg absent.

D. ITEMS FROM THE COMMISSION

1. [Capital Metro Interlocal Agreements](#)

Discussion and possible action on recommendation(s) regarding interlocal agreements between Capital Metro and City of Austin. Co-Sponsors: Commissioner King; Commissioner Aguirre

Motion to postpone this item to October 2, 2018 was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Evans on a vote of 9-0. Commissioners Breithaupt and Greenberg absent.

2. Revision of the Austin Land Development Code

Discussion and possible action regarding matters related to any proposed project to revise the Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

No discussion occurred on this item.

3. Planned Unit Development Schedule

Discussion regarding schedule of upcoming planned unit developments including Circuit of the Americas and Camelback. Co-sponsors: Commissioner Evans; Commissioner Lavani

Item discussed.

E. FUTURE AGENDA ITEMS

1. Update on Housing Blueprint – Chair Kiolbassa and Vice-Chair Duncan
2. Request for briefing on Displacement in Austin’s Gentrifying Neighborhoods – Commissioners King and Aguirre

F. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#) (Commissioners: Breithaupt, Denkler and Greenberg)

No report provided.

[Comprehensive Plan Joint Committee](#) (Commissioners: Aguirre, Evans and Lavani)

No report provided.

[Small Area Planning Joint Committee](#) (Chair Kiolbassa, Vice-Chair Duncan and Commissioner King)

No report provided.

Chair Kiolbassa adjourned the meeting without objection on Tuesday, September 18, 2018 at 7:20 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.