



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, November 20, 2018**

**The Zoning & Platting Commission convened in a meeting on Tuesday, November 20, 2018**

**@ 301 W. 2<sup>nd</sup> St., Austin, TX 78704**

**Vice-Chair Duncan called the Commission Meeting to order at 6:00 p.m.**

**Commission Members in Attendance:**

**Ana Aguirre – Secretary  
Nadia Barrera-Ramirez  
Ann Denkler  
Jim Duncan – Vice-Chair  
Bruce Evans  
Betsy Greenberg – Parliamentarian  
David King  
Sunil Lavani**

**Absent:**

**Jolene Kiolbassa- Chair  
Dustin Breithaupt  
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 meeting November 6, 2018.

Motion to approve the minutes from November 6, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner King on a vote of 8-0. Chair Kiolbassa and Commissioners Breithaupt and Tatkow absent.

## C. PUBLIC HEARINGS

- 1. Resubdivision:** **C8-2017-0292.0A - Resubdivision of Greens on Cooper Lane; District 2**  
Location: 7513 Cooper Lane, South Boggy Creek Watershed  
Owner/Applicant: Townbridge Homes, LLC (Aaron Levy)  
Agent: Thrower Design (Ron Thrower)  
Request: Resubdivision of 2 lots and 2.25 acres of land into 1 lot.  
Staff Rec.: **Staff request for postponement to December 4, 2018**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department

Motion to grant Staff's request for postponement of this item to December 4, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner King on a vote of 8-0. Chair Kiolbassa and Commissioners Breithaupt and Tatkow absent.

- 2. Resubdivision:** **C8-2016-0146.01.1A - Park 183-Phase 2; District 2**  
Location: 8219 Burleson Road, Onion Creek Watershed  
Owner/Applicant: Park 183 Land, LLC (Adam Nims)  
Agent: Stantec (Jonah Mankovsky)  
Request: Approval of the resubdivision of a portion of Lot 1, Sundberg Estates, comprised of 5 lots on 63.98 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0146.01.1A - Park 183-Phase 2 located at 8219 Burleson Road was approved on the consent agenda by Commissioner Evans, seconded by Commissioner King on a vote of 7-0. Commissioner Aguirre recused herself on this item due to a conflict of interest (*former neighborhood President of the Contact Team*). Chair Kiolbassa and Commissioners Breithaupt and Tatkow absent.

3. **Resubdivision:** [C8-2018-0113.0A - Jourdan Crossing; District 1](#)  
Location: 12100 Samsung Boulevard, Harris Branch Watershed  
Owner/Applicant: Samsung Austin Semiconductor  
Agent: 2P Consultants (David Urban)  
Request: Approval of the resubdivision of Lot 1, Jourdan Crossing, Phase C, Section 2, comprised of one lot on 180.9 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0113.0A - Jourdan Crossing located at 12100 Samsung Boulevard was approved on the consent agenda by Commissioner Evans, seconded by Commissioner King on a vote of 7-0. Commissioner Aguirre recused herself on this item due to a conflict of interest (*relative employed by Applicant*). Chair Kiolbassa and Commissioners Breithaupt and Tatkov absent.

4. **Resubdivision:** [C8-2018-0082.0A - Park 35 Section V; District 7](#)  
Location: 12205 N. Lamar Blvd., Walnut Creek Watershed  
Owner/Applicant: Walnut Park Phase II, LTD (Larry Peel)  
Agent: LandDev Consulting, LLC (Larry Hanrahan, P.E.)  
Request: Approval of the resubdivision of one lot and unplatted property into a 3 lot subdivision on 18.832 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0082.0A - Park 35 Section V located at 12205 N. Lamar Blvd. was approved on the consent agenda by Commissioner Evans, seconded by Commissioner King on a vote of 8-0. Chair Kiolbassa and Commissioners Breithaupt and Tatkov absent.

5. **Site Plan Extension:** [SP-2008-0324C\(XT3\) - Tech.Ridge Section One - Extension 3; District 7](#)  
Location: 13301 Center Lake Drive, Walnut Creek Watershed  
Owner/Applicant: Centerstate 99, Ltd. (Steve Mattingly) & VHRMR Austin Ltd.  
Agent: Civiltude Engineers & Planners (Jim Schissler)  
Request: Request approval of a 3 year extension to a previously approved site plan.  
Staff Rec.: **Recommended**  
Staff: [Rosemary Avila](#), 512-974-2784  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2008-0324C(XT3) - Tech.Ridge Section One - Extension 3 located at 13301 Center Lake Drive was approved on the consent agenda by

Commissioner Evans, seconded by Commissioner King on a vote of 8-0. Chair Kiolbassa and Commissioners Breithaupt and Tatkow absent.

**6. Site Plan - [SPC-2018-0280C - The Vistas of Austin Amenity Center](#)  
Conditional Use Permit:**

Location: 10408 Vistas Drive, Rinard Creek and Marble Creek Watersheds  
Owner/Applicant: Milestone Community Builders  
Agent: BGE, Inc. (Jacob Kondo)  
Request: The approval of a Conditional Use Permit for an Amenity Center (Community Recreation - Private) in the I-SF-4A Zone.  
Staff Rec.: **Recommended**  
Staff: [Randall Rouda](#), 512-974-3338  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2018-0280C - The Vistas of Austin Amenity Center located at 10408 Vistas Drive was approved on the consent agenda by Commissioner Evans, seconded by Commissioner King on a vote of 8-0. Chair Kiolbassa and Commissioners Breithaupt and Tatkow absent.

**7. 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 December 4, 2018**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to December 4, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner King on a vote of 8-0. Chair Kiolbassa and Commissioners Breithaupt and Tatkow absent.

**8. Rezoning: [C14-2017-0066 - Braker Lane Rezoning Part A; District 1](#)**  
Location: 914 East Braker Lane, Walnut Creek Watershed  
Owner/Applicant: Carlson, Brigrance & Doering, Inc. (Charles Brigrance, 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 December 4, 2018**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to December 4, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner King on a vote of 8-0. Chair Kiolbassa and Commissioners Breithaupt and Tatkow absent.

9. **Rezoning:** [C14-2017-0100 - Braker Lane Rezoning Part B; District 1](#)  
Location: 914 East Braker Lane, Walnut Creek Watershed  
Owner/Applicant: Carlson, Brigrance & Doering, Inc. (Charles Brigrance, 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 December 4, 2018**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to December 4, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner King on a vote of 8-0. Chair Kiolbassa and Commissioners Breithaupt and Tatkov absent.

10. **Rezoning:** [C14-2018-0079 - 11713 Jollyville Rd; District 10](#)  
Location: 11713 Jollyville Road, Walnut Creek Watershed  
Owner/Applicant: Asian American Cultural Center, LLC (Amy Wong Mok)  
Agent: Armbrust and Brown, PLLC (Michael Whellan)  
Request: LO to GR-MU  
Staff Rec.: **Recommendation of GO-MU-CO**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Greenberg, seconded by Commissioner Lavani to grant GR-MU-CO combining district zoning for an area measured from the southern property line along Jollyville Road approximately 200 feet to the north, now designated as Tract 1. For Tract 1: 1) Limit this area to the LO district site development standards, 2) permit only the following GR district uses: Food Preparation, Food Sales, Indoor Entertainment, Personal Improvement Services, Restaurant (General) and Cultural Services, 3) limit this area to all other LO district permitted uses, 4) restrict the Restaurant (General) use to a maximum of 3, 000 sq. ft. in size, and 5) make Outdoor Entertainment and make Outdoor Sports and Recreation conditional uses. The remainder of the property to the north will be designated as Tract 2 and is recommended for LO-MU-CO combining district zoning. A conditional overlay for entire property (Tracts 1 and 2) will prohibit access to the residential street, Rain Forest Cove, to the north.

Motion was approved on a vote of 7-1. Commissioner King voted nay. Chair Kiolbassa and Commissioners Breithaupt and Tatkov absent.

11. **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.: **Recommendation of GR-MU-CO for Tract 1 and LO-MU-CO for Tract 2, with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-CO combining district zoning for Tract 1 combining district zoning and LO-MU-CO for Tract 2, with conditions for C14-2018-0092 - 11900 Buckner Road located at 11900 Buckner Road was approved on the consent agenda by Commissioner Evans, seconded by Commissioner King on a vote of 8-0. Chair Kiolbassa and Commissioners Breithaupt and Tatkow absent.

- 12. Rezoning:** [C14-2018-0107 - 8200 South Congress; District 2](#)  
Location: 8200 South Congress Avenue, South Boggy Creek Watershed  
Owner/Applicant: Southside Storage, Inc. (Bobby New)  
Agent: Drenner Group, PC (Leah M. Bojo)  
Request: CS-CO; LI-CO to MF-4  
Staff Rec.: **Recommendation of MF-4-CO**  
Staff: [Wendy Rhoades](#), 512-97-7719  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-4-CO combining district zoning, with additional conditions read into the record, for C14-2018-0107 - 8200 South Congress was approved on the consent agenda by Commissioner Evans, seconded by Commissioner King on a vote of 8-0. Chair Kiolbassa and Commissioners Breithaupt and Tatkow absent.

Additional Conditions:

A six-foot high solid fence with a three-foot wide vegetative screening buffer shall be provided and maintained along any portion of the western property line that abuts property with single-family residence small lot-conditional overlay (SF-4A-CO) combining district zoning.

A 50-foot wide building setback shall be established and maintained along any portion of the western property line that abuts property with single-family residence small lot-conditional overlay (SF-4A-CO) combining district zoning.

A 250-foot wide building setback shall be established and maintained between a building developed with a multifamily residential use and a building developed with a small-lot single family residential use.

- 13. Preliminary Plan:** [C8-2018-0188 - Westlake Ridge Subdivision; District 8](#)  
Location: 1300 Lost Creek Boulevard, Barton Creek Watershed – Barton Springs  
Zone  
Owner/Applicant: Eanes Marshall Ranch, LP (Linda Haines)  
Agent: Kimley-Horn and Associates (Joshua Miksch)  
Request: Approval of Westlake Ridge Subdivision composed of 63 lots on 37.23 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

14. **Final Plat - Resubdivision:** [C8-2018-0193.0A - Vista Parke, District 6](#)  
Location: 12001 Vista Parke Drive, Lake Travis Watershed  
Owner/Applicant: Shay Rathbun, President of FP Properties Inc., General Partner of Parke Properties I, LP & GDF Realty Investments, Ltd.  
Agent: LJA Engineering (Alex Clarke)  
Request: Approval of Vista Parke composed of 1 lot on 6.98 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
15. **Final Plat - Previously Unplatted:** [C8J-2018-0185.0A - My Primo Subdivision](#)  
Location: 4705 Blue Bluff Road, Gilleland Creek Watershed  
Owner/Applicant: Alfredo Igarza Rueda  
Agent: ATX Construction Group (Ramon Duran)  
Request: Approval of the My Primo Subdivision composed of 1 lot on 1 acre.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
16. **Final Plat - with Preliminary:** [C8-2017-0189.7A - Pioneer Hill Section 5, Final Plat: District 1](#)  
Location: 10017-1/2 Dessau Road, Walnut Creek Watershed  
Owner/Applicant: DRH Land Opportunities, Inc. (Kevin Pape)  
Agent: Pape-Dawson Engineers Inc. (Terry Reynolds)  
Request: Approval of Pioneer Hill Section 5, Final Plat composed of 147 lots on 26.2 acres  
Staff Rec.: **Disapproval**  
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov  
Development Services Department
17. **Final Plat - with Preliminary:** [C8-2017-0189.8A - Pioneer Hill Section 6, Final Plat; District 1](#)  
Location: 10017-1/2 Dessau Road, Walnut Creek Watershed  
Owner/Applicant: DRH Land Opportunities, Inc. (Kevin Pape)  
Agent: Pape-Dawson Engineers Inc. (Terry Reynolds)  
Request: Approval of Pioneer Hill Section 6, Final Plat composed of 171 lots on 7.25 acres  
Staff Rec.: **Disapproval**  
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov  
Development Services Department

18. **Final Plat -  
Previously  
Unplatted:** [C8J-2018-0195.0A - Charro Estates Resubdivision of Lot 10: District 5-Mile ETJ](#)  
Location: 137 Caballo Road, Cedar Creek Watershed  
Owner/Applicant: Maria F. Martinez  
Agent: FNFCADD Services (Fred Fuentes)  
Request: Approval of the Charro Estates Resubdivision of Lot 10 composed of 2 lots on 2.17 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
19. **Final Plat -  
Resubdivision:** [C8-2018-0196.0A - Highland Park West Resubdivision of Portions of Lots 3, 4 and 5, Block O; District 10](#)  
Location: 4701 Crestway Drive, Taylor Slough North Watershed  
Owner/Applicant: Karen Brimble  
Agent: Prossner and Associates, Inc. (Kurt Prossner)  
Request: Approval of the Highland Park West Resubdivision of portion of Lots 3, 4 and 5, Block O composed of 2 lots on 1.15 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
20. **Preliminary Plan:** [C8J-2018-0187 - Porter Tract](#)  
Location: 12800-13021 Bob Johnson Road, Little Bear Creek Watershed  
Owner/Applicant: RRRS 1626, LLC  
Agent: Brown & Gay Engineers, Inc. (Brian Williams)  
Request: Approval of the Porter Tract Preliminary Plan composed of 76 lots on 15.6 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
21. **Final Plat -  
Previously  
Unplatted:** [C8-2018-0191.0A - Pioneer Hill Apartments; District 1](#)  
Location: 1420 Dessau Road, Walnut Creek Watershed  
Owner/Applicant: F C Morse, Jr. Exempt Family Trust, et al  
Agent: Jones Carter (Leslie Perry)  
Request: Approval of the Pioneer Hill Apartments Final Plat composed of 1 lot on 29.33 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearings closed.



Motion to disapprove Items C-13 – C-21 as approved on the consent agenda by Commissioner Evans, seconded by Commissioner King on a vote of 8-0. Chair Kiolbassa and Commissioners Breithaupt and Tatkow absent.

#### **D. 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**

##### [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.

**Vice-Chair Duncan adjourned the meeting without objection on Tuesday, November 20, 2018 at 8:02 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.