



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, April 2, 2019**

**The Zoning & Platting Commission convened in a meeting on Tuesday, April 2, 2019**

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

**Chair Kiolbassa called the Commission Meeting to order at 6:02 p.m.**

**Commission Members in Attendance:**

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

**Absent:**

**Ellen Ray**

**One vacancy**

**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 March 19, 2019.

Motion to approve minutes from March 19, 2019 was approved on the consent agenda on the motion by Commissioner Lavani, seconded by Commissioner Evans on a vote of 8-0. Vice-Chair Duncan off the dais. Commissioner Ray absent. One vacancy on the dais.

## C. PUBLIC HEARINGS

- 1. Final Plat with Variance:**  
Location: 6910 West Courtyard Drive, West Bull Creek Watershed  
Owner/Applicant: Richard & Durstyn Engel  
Agent: Perales Engineering LC (Jerry Perales)  
Request: Approve a Variance from LDC 25-8-301(A) prohibiting construction of a driveway on slopes greater than 15 percent; and a final plat of 2 lots on 3.267 acres.  
  
Staff Rec.: **Not Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
[Pamela Abee-Taulli](#), 512-974-1879  
Development Services Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commissioner Duncan to approve a variance from LDC 25-8-301(A) prohibiting construction of a driveway on slopes greater than 15 percent; and a final plat of 2 lots on 3.267 acres for C8-2018-0032.0A - West Courtyard Subdivision located at 6910 West Courtyard Drive.

Amendment by Commissioner Tatkov, seconded by Commissioner Lavani to include conditions recommended by the Environmental Commission ([See Staff Report, page 6 of 31](#)) was approved 9-0. Commissioner Ray absent. One vacancy on the Commission.

Motion by Commissioner Evans, seconded by Commissioner Duncan, as amended, failed on a vote of 5-4. Those voting aye were Vice-Chair Duncan and Commissioners Barrera-Ramirez, Evans, Lavani, Tatkov. Those voting nay were Chair Kiolbassa, and Commissioners Aguirre, Denkler and King. Commissioner Ray absent. One vacancy on the Commission.

Motion by Commissioner Denkler, seconded by Commissioner Evans to reconsider this item was approved on a vote of 7-2. Chair Kiolbassa and Commissioner King voting nay.

Motion by Commissioner Denkler, seconded by Commissioner Evans to grant approval of Environmental Commission's recommendation and conditions ([See Staff Report, page 6 of 31](#)) for C8-2018-0032.0A - West Courtyard Subdivision located at 6910 West Courtyard Drive was approved on a vote of 7-2. Chair Kiolbassa and Commissioner King voting nay. Commissioner Ray absent. One vacancy on the Commission.

**2. Final without a Preliminary:** [C8-2018-0045.0A - Wells Branch Corner Market; District 7](#)

Location: 501 Wells Branch Parkway, Harris Branch Watershed  
Owner/Applicant: Sealy Heatherwild LP (Mark P. Sealy)  
Agent: Jones-Carter (Joseph York)  
Request: Approve a final plat of one lot on 2.060 acres.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0045.0A - Wells Branch Corner Market located at 501 Wells Branch Parkway was approved on the consent agenda on the motion by Commissioner Lavani, seconded by Commissioner Evans on a vote of 8-0. Vice-Chair Duncan off the dais. Commissioner Ray absent. One vacancy on the dais.

**3. Resubdivision:** [C8-2018-0008.0A - Resubdivision of Lot 2, Block E, Summit Oaks, Section 2: District 10](#)

Location: 11605 Bell Avenue, Walnut Creek / Bull Creek Watersheds  
Owner/Applicant: Richard Covey / Derek V. Keith  
Agent: Stature Homes (Derek V. Keith)  
Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 0.59 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Motion to grant Staff's request for postponement of this item to May 7, 2019 was approved on the consent agenda on the motion by Commissioner Lavani, seconded by Commissioner Evans on a vote of 8-0. Vice-Chair Duncan off the dais. Commissioner Ray absent. One vacancy on the dais.

**4. Site Plan - Compatibility Waiver:** [SP-2017-0456C - Harrisglenn Corner; District 7](#)

Location: 13414 Harrisglenn Drive, Harris Branch Watershed  
Owner/Applicant: Ridge Investors Ltd. / Beeman Strong and Co.  
Agent: Advanced Consulting Engineers  
Request: The applicant requests a waiver to reduce the compatibility setback from 25 feet to 5 feet.  
Staff Rec.: **Recommended**  
Staff: [Jeremy Siltala](#), 512-974-2945  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2017-0456C - Harrisglenn Corner located at 13414 Harrisglenn Drive was approved on the consent agenda on the motion by Commissioner Lavani, seconded by Commissioner Evans on a vote of 8-0. Vice-Chair Duncan off the dais. Commissioner Ray absent. One vacancy on the dais.

5. **Final Plat:** [C8-2017-0147.2A - Cantarra 1 North, Sections 6 & 7; District 1](#)  
Location: 13641 Cantarra Drive, Gilliland Creek Watershed  
Owner/Applicant: Continental Homes of Texas LP (Ian Cude)  
Agent: BGE Inc. (Chris Rawls)  
Request: Approval of the final plat of Cantarra 1 North, Sections 6 & 7, comprised of 151 lots on 27.54 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0147.2A - Cantarra 1 North, Sections 6 & 7 located at 13641 Cantarra Drive was approved on the consent agenda on the motion by Commissioner Lavani, seconded by Commissioner Evans on a vote of 8-0. Vice-Chair Duncan off the dais. Commissioner Ray absent. One vacancy on the dais.

6. **Rezoning:** [C14-2018-0126 - Pioneer Hill Apartments, District 1](#)  
Location: 1420 Dessau Road, Walnut Creek Watershed  
Owner/Applicant: FC Morse, Jr. Exempt Family Trust, et. al. (Scott Morse)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: LI-CO to MF-4, with conditions  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Lavani, seconded by Commissioner Barrera-Ramirez to grant MF-4-CO combining district zoning, with conditions for C14-2018-0126 - Pioneer Hill Apartments located at 1420 Dessau Road was approved on a vote of 7-0. Vice-Chair Duncan and Commissioner Denkler abstained. Commissioner Ray absent. One vacancy on the dais.

Conditions:

Development of Property is limited to 600 dwelling units.

[Traffic Impact Analysis](#)

7. **Rezoning:** [C14-2018-0124 - River Place; Districts 6 & 10](#)  
Location: Milky Way Drive, West Bull Creek Watershed  
Owner/Applicant: DR to SF-1-CO  
Agent: Milky Way Holdings GP, LLC (Garrett S. Martin)  
Request: McLean & Howard, LLP (Jeff Howard)  
Staff Rec.: **Recommendation of SF-1-CO, with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3574  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Lavani, seconded by Commissioner Barrera-Ramirez to grant SF-1-CO combining district zoning, with conditions (Conditional Overlay – require a secondary Fire/EMS emergency access).

Amendment by Commissioner King, seconded by Chair Kiolbassa to limit lot size to a minimum of 30,000 square feet failed on a vote of 5-4. Those voting aye were Chair Kiolbassa, Vice-Chair Duncan and Commissioners King, Aguirre and Denkler. Those voting nay were Commissioners Barrera-Ramirez, Evans, Lavani and Tatkow.

The motion by Commissioner Lavani, seconded by Commissioner Barrera-Ramirez failed on a vote of 4-5. Those voting aye were Commissioners Barrera-Ramirez, Evans, Lavani and Tatkow. Those voting nay were Chair Kiolbassa, Vice-Chair Duncan and Commissioners King, Aguirre and Denkler.

Item forward to Council without a recommendation due to lack of an affirmative vote.

- 8. Rezoning:** [\*\*C14-96-0007.01 - Samsung Austin Semiconductor PDA Amendment #1; District 1\*\*](#)
- Location: 12100 Samsung Boulevard, Harris Branch Watershed
- Owner/Applicant: Samsung Austin Semiconductor, LLC
- Agent: 2P Consultants, LLC (David Urban, PE)
- Request: LI-PDA to LI-PDA, to change a condition of zoning
- Staff Rec.: **Recommended**
- Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA combining district zoning, to change a condition of zoning, for C14-96-0007.01 - Samsung Austin Semiconductor PDA Amendment #1 located at 12100 Samsung Boulevard was approved on the consent agenda on the motion by Commissioner Lavani, seconded by Commissioner Evans on a vote of 7-0. Commissioner Aguirre recused on this item due to a conflict of interest (family member employed by Applicant). Vice-Chair Duncan off the dais. Commissioner Ray absent. One vacancy on the Commission.

- 9. Zoning:** [\*\*C14-2019-0001 - 9328 1/2 Anderson Mill Road; District 6\*\*](#)
- Location: 9328-1/2 Anderson Mill Road, Lake Creek Watershed
- Owner/Applicant: Margaret Joseph
- Agent: 2P Consultants, LLC (Don J. Pool)
- Request: I-SF-2 to CS
- Staff Rec.: **Recommendation of GR, with conditions**
- Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Disposed without action due to notification error.

- 10. Rezoning:** [\*\*C14-2019-0006 - Verizon Wireless-Mopac Parmer; District 7\*\*](#)
- Location: 3502-1/2 West Parmer Lane, Walnut Creek Watershed
- Owner/Applicant: United Christian Church
- Agent: Vincent Gerard & Associates, Inc. (Vincent G. Huebinger)
- Request: LO-CO, RR to LO-CO, RR, to change and condition of zoning
- Staff Rec.: **Recommended**

Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to May 21, 2019 was approved on the consent agenda on the motion by Commissioner Lavani, seconded by Commissioner Evans on a vote of 8-0. Vice-Chair Duncan off the dais. Commissioner Ray absent. One vacancy on the dais.

- 11. Rezoning:** [\*\*C814-01-0038.03 - Parmer-Walnut Creek PUD Amendment #3; District 7\*\*](#)  
Location: 1210 West Parmer Lane, Walnut Creek Watershed  
Owner/Applicant: 1212 Parmer LLC (Luis Montes, Manager)  
Agent: Vincent Gerard & Associates, Inc. (Vincent G. Huebinger)  
Request: PUD to PUD, to change a condition of zoning  
Staff Rec.: **Recommended, with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commissioner Lavani to grant Staff's recommendation for C814-01-0038.03 - Parmer-Walnut Creek PUD Amendment #3 located at 1210 West Parmer Lane failed on a vote of 3-2. Chair Kiolbassa and Commissioner King voted nay. Commissioners Denkler, Tatkow and Barrera-Ramirez abstained. Vice Chair Duncan off the dais. Commissioner Ray absent. One vacancy on the dais.

Item forward to Council without a recommendation due to lack of an affirmative vote.

- 12. Final Plat With Preliminary:** [\*\*C8-2018-0181.1A - Cascades at Onion Creek West Phase 1 Final Plat; District 5\*\*](#)  
Location: 11811 South IH 35 Service Road Northbound, Onion Creek Watershed  
Owner/Applicant: Craig Dunagan & Onion Associates, LTD (Carolyn Beckett)  
Agent: LJA Engineering & Surveying, Inc. (Jeremy Reyes)  
Request: Approval of the Cascades at Onion Creek West Phase 1 Final Plat composed of 5 lots on 88.22 acres  
Staff Rec.: **Disapproval**

Public Hearing closed.

Motion to disapprove Item C-12 was approved on the consent agenda on the motion by Commissioner Lavani, seconded by Commissioner Evans on a vote of 8-0. Vice-Chair Duncan off the dais. Commissioner Ray absent. One vacancy on the Commission.

## **D. NEW BUSINESS**

- 1. [Presentation of 2020 Budget](#)**  
Discussion and possible action to provide recommendations regarding the 2020 Budget. Staff: Ed Van Eenoo, Budget Officer, Budget Office, 512-974-2638

Presentation rescheduled for April 16, 2019.

- 2. [Austin Housing Blueprint Update](#)**

Update on the Austin Housing Blueprint and possible action to provide feedback regarding the Austin Housing Blueprint Implementation Plan and other related matters. Staff: Erica Leak, Acting Assistant Director, 512-974-9375; Jonathan Tomko, Housing Policy and Planning Manager, 512-974-1057, Neighborhood Housing & Community Development

Presentation provided by Erica Leak, Acting Assistant Director, 512-974-9375; Jonathan Tomko, Housing Policy and Planning Manager, 512-974-1057, Neighborhood Housing & Community Development

## **E. ITEMS FROM THE COMMISSION**

### **1. Establish Working Group to Review Postponement Policy**

Discussion and possible action to establish a Working Group tasked to review the postponement policy and provide recommendations for adoption to the Zoning and Platting Commission Rules and Regulations. Co-Sponsors: Commissioners Evans and King

Motion by Chair Kiolbassa, seconded by Commissioner Denkler to establish the Postponement Policy Working Group tasked to review the postponement policy and provide recommendations for adoption to the Zoning and Platting Commission Rules and Regulations and appoint Commissioners Evans, King and Denkler was approved on an 8-0 vote. Vice-Chair Duncan off the dais. Commissioner Ray absent. One vacancy on the Commission.

### **2. Establish Working Group regarding Affordable Housing**

Discussion and possible action to establish a Working Group tasked with proposing recommendations to the Zoning and Platting Commission related to affordable housing. Co-Sponsors: Chair Kiolbassa and Commissioners Aguirre

Motion by Commissioner Denkler, seconded by Commissioner Aguirre to establish the Affordable Housing Working Group tasked with proposing recommendations to the Zoning and Platting Commission related to affordable housing and appoint Commissioners King, Tatkow, Lavani and Aguirre was approved on an 8-0 vote. Vice-Chair Duncan off the dais. Commissioner Ray absent. One vacancy on the Commission.

### **3. Establish Working Group regarding Atlas 14**

Discussion and possible action to establish a Working Group tasked with proposing recommendations to the Zoning and Platting Commission related to Atlas 14. Co-Sponsors: Chair Kiolbassa and Commissioners Aguirre

Motion by Commissioner Denkler, seconded by Commissioner Barrera-Ramirez to establish the Atlas 14 Working Group tasked with proposing recommendations to the Zoning and Platting Commission related to Atlas 14 and appoint Commissioners Denkler, Aguirre and Evans was approved on an 8-0 vote. Vice-Chair Duncan off the dais. Commissioner Ray absent. One vacancy on the Commission.

### **4. Austin Strategic Mobility Plan**

Discuss and consider adopting recommendations regarding the Austin Strategic Mobility Plan. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan, Commissioner Aguirre

Item discussed; disposed without action.

### **5. Revision of the Austin Land Development Code**

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

Disposed without discussion and action.

## **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. ELECTION OF OFFICERS**

1. Nominate and elect a member to be recommended to the Austin City Council for the purpose of serving on the Small Area Planning Joint Committee

Commissioner Aguirre elected to be recommended to the Austin City Council for the purpose of serving on the Small Area Planning Joint Committee was approved by unanimous consent. Vice-Chair Duncan off the dais. Commissioner Ray absent. One vacancy on the Commission.

2. Election of Zoning and Platting Commission Officers: Chair, Vice-Chair and Parliamentarian

Motion by Commissioner Denkler, seconded by Commissioner Lavani to approve the following Officers:

Commissioner Kiolbassa – Chair

Commissioner Duncan – Vice-Chair

Commissioner Denkler – Parliamentarian

Motion was approved on a vote of 8-0. Vice-Chair Duncan off the dais. Commissioner Ray absent. One vacancy on the Commission.

## **H. COMMITTEE REPORTS**

### [Codes and Ordinances Joint Committee](#)

(Vice-Chair Duncan, Commissioners: Barrera-Ramirez, Denkler)

No report provided.

### [Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Lavani)

No report provided.

### [Small Area Planning Joint Committee](#)

(Chair Kiolbassa and Commissioner King)

No report provided.

**Chair Kiolbassa adjourned the meeting without objection on Tuesday, April 2, 2019 at 11:05 p.m.**

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