



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, April 16, 2019**

**The Zoning & Platting Commission convened in a meeting on Tuesday, April 16, 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  
Ann Denkler – Interim Parliamentarian  
Jim Duncan – Vice-Chair  
David King  
Jolene Kiolbassa – Chair  
Sunil Lavani  
Ellen Ray**

**Absent:**

**Nadia Barrera-Ramirez  
Bruce Evans  
Abigail Tatkov**

**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 April 2, 2019.

The motion to approve the minutes from April 2, 2019 was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Lavani was approved on a vote of 7-0. Commissioners Evans, Barrera-Ramirez and Tatkov absent. One vacancy on the Commission.

## C. PUBLIC HEARINGS

- 1. Preliminary Plan:** [C8J-2019-0011 - Forest Bluff Section 7](#)  
Location: Wideleaf Drive, Decker Creek Watershed  
Owner/Applicant: JBDI Development  
Agent: Randall Jones Associates Engineering, Inc. (Israel Ramirez)  
Request: Approval of the preliminary plan for Forest Bluff, Section 7 comprised of 86 residential lots on 19.27 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 recommendation for C8J-2019-0011 - Forest Bluff Section 7 located on Wideleaf Drive was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Lavani on a vote of 7-0. Commissioners Evans, Barrera-Ramirez and Tatkov absent. One vacancy on the Commission.

- 2. Site Plan - Conditional Use Permit:** **SPC-2018-0049C - Parker Creek Ranch Amenity Center; District 1**  
Location: 7620 Decker Lane, Decker Creek Watershed  
Owner/Applicant: Jeanne Parker  
Agent: BGE (Brian Grace)  
Request: The applicant proposes construction of a one-story, 1,812 SF amenity center, pool, play facility, and associated infrastructure on a 3.67-acre site. Community Recreation Private is a Conditional Use in SF-4A zoning district requiring Land Use Commission approval.  
Staff Rec.: **Pending; Indefinite Postponement request by Staff.**  
Staff: [Jeremy Siltala](#), 512-974-2945  
Development Services Department

Public Hearing closed.

The 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 King, seconded by Commissioner Lavani on a vote of 7-0. Commissioners Evans, Barrera-Ramirez and Tatkov absent. One vacancy on the Commission.

3. **Final Plat from approved Preliminary Plan:** [C8-2016-0145.2A - Parker Creek Ranch Phase 2; District 1](#)
- Location: 7620 Decker Lane, Decker Creek Watershed
- Owner/Applicant: Forestar USA Real Estate Group (Katherine Kitchen, V.P.)
- Agent: BGE (Brian Grace)
- Request: Approval of the Parker Creek Ranch Phase 2 final plat composed of 103 lots on 33.115 acres.
- Staff Rec.: **Recommended**
- Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Public Hearing closed.

Motion to grant staff recommendation for C8-2016-0145.2A - Parker Creek Ranch Phase 2 located at 7620 Decker Lane was approved on a vote of 7-0. Commissioners Evans, Barrera-Ramirez and Tatkow absent. One vacancy on the Commission.

4. **Preliminary Plan:** [C8-2018-0043 - Parkside Section 1 at Wildhorse Ranch; District 1](#)  
Location: 9936-1/2 Lindell Lane, Decker Creek Watershed  
Owner/Applicant: Texas Title Development, LLC (William Peruzzi)  
Agent: Kimley-Horn and Associates, Inc. (Rob Smith)  
Request: Approval of the preliminary plan for Parkside Section 1, comprised of 145 lots on 37.3 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0043 - Parkside Section 1 at Wildhorse Ranch located at 9936-1/2 Lindell Lane was approved on a vote of 7-0. Commissioners Evans, Barrera-Ramirez and Tatkov absent. One vacancy on the Commission.

5. **Rezoning:** [C14-2019-0044.SH - FC North Lamar; District 7](#)  
Location: 11706 North Lamar Boulevard, Walnut Creek Watershed  
Owner/Applicant: Mau Tran  
Agent: Civilitude, LLC (Eyad Kasemi)  
Request: GR-CO to GR-MU-CO for Tract 1 and LO to LO-MU for Tract 2  
Staff Rec.: **Recommended, with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to May 7, 2019 was approved on a vote of 7-0. Commissioner Evans, Barrera-Ramirez and Tatkov absent. Commissioners Evans, Barrera-Ramirez and Tatkov absent. One vacancy on the Commission.

6. **Zoning:** [C14-2019-0035 - Lakeline Mixed Use; District 6](#)  
Location: 9500 North Lake Creek Parkway, Buttercup Creek, South Brushy Creek and Lake Creek Watersheds  
Owner/Applicant: State of Texas (Kyle Madsen)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: I-RR to MF-4 for Tract 1 and CS-MU for Tract 2  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion by Vice-Chair Duncan, seconded by Commissioner Lavani to approve staff recommendation of MF-4 district zoning for Tract 1 and CS-MU combining district zoning for Tract 2 for C14-2019-0035 - Lakeline Mixed Use located at 9500 North Lake Creek Parkway on a vote of 7-0. Commissioners Evans, Barrera-Ramirez and Tatkov absent. One vacancy on the Commission.

7. **Right-of-Way Vacation:** [F#10014-1809 Right-of-Way Vacation of 3.13 Acre Portion of Yager Lane](#)  
Location: 4000 East Yager Lane (Located East of Dessau Road and North of East Parmer Lane)  
Owner/Applicant: RH Pioneer North, LLC  
Agent: LJA Engineering (T. Walter Hoysa, P.E.)  
Request: Grant approval of right-of-way vacation of a portion of East Yager Lane (Approximately 3.13 acres).  
Staff Rec.: **Recommended with conditions.**  
Staff: [Kim Vasquez](#), Property Agent Senior Office of Real Estate Services, 512-974-9241,

Public Hearing closed.

Motion to grant Staff's recommendation for F#10014-1809 Right-of-Way Vacation of 3.13 Acre Portion of Yager Lane located at 4000 East Yager Lane (Located East of Dessau Road and North of East Parmer Lane) was approved on a vote of 7-0. Commissioners Evans, Barrera-Ramirez and Tatkov absent. One vacancy on the Commission.

8. **Final Plat - Previously Unplatted:** [C8-2019-0041.1A - Avery Lakeline; District 6](#)  
Location: 14121 North US 183 Highway, Buttercup Creek Watershed  
Owner/Applicant: State of Texas  
Agent: Jones Carter (Gemsong Ryan)  
Request: Approval of Avery Lakeline composed of 9 lots on 97.24 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
9. **Final Plat:** [C8J-2019-0045.0A - Copperstone](#)  
Location: 770 West FM 1626 Road, Onion Creek Watershed  
Owner/Applicant: Meritage Homes of Texas, LLC (Gintautas Urbonavicius)  
Agent: Kimley Horn (Robert Smith)  
Request: Approval of Copperstone composed of 1 lot on 33.08 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 10. Final Plat - Previously Unplatted:** [C8J-2016-0112.3A - Stoney Ridge C-3A \(Withdraw / Resubmittal of C8J-2016-0112.2A\); District 2](#)
- Location: 7110 Heine Farm Road, Dry Creek East Watershed  
Owner/Applicant: Lennar Homes of Texas Land and Construction (Richard N. Mair)  
Agent: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)  
Request: Approval of the Stone Ridge C-3A composed of 37 lots on 2.64 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 11. Final Plat:** [C8-2017-0307.3A - The Vistas of Austin Section 4; District 2](#)
- Location: 1834 Old Lockhart Road, Rinard Creek Watershed  
Owner/Applicant: The Vistas of Austin, Ltd. (Cary Cobb)  
Agent: BGE (Jacob Kondo)  
Request: Approval of The Vistas of Austin Section 4 composed of 153 lots on 39.366 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove items C-8 – C-11 was approved on a vote of 7-0. Commissioners Evans, Barrera-Ramirez and Tatkow absent. One vacancy on the Commission.

#### **D. BRIEFINGS**

**1. [Budget 2020](#)**

Presentation regarding the 2020 Budget. Staff: [Diane Siler](#), Budget Office, 512-974-2704.

Presentation provided by Diane Siler, Budget Office, 512-974-2704.

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

**1. Establish a 2020 Budget Working Group**

Discuss and consider establishing a 2020 Budget Working Group tasked with proposing recommendations for the Zoning and Platting Commission to consider adopting and forwarding to Council. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

Motion Commissioner King, seconded by Commissioner Denkler to establish a 2020 Budget Working Group with the following members: Commissioners Ray, King and Denkler. Motion was approved on a vote of 7-0. Commissioners Evans, Barrera-Ramirez and Tatkow absent. One vacancy on the Commission.

**2. 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

Item disposed without discussion or 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.*

1. Request staff briefings for code changes - Chair Kiolbassa and Commissioner King
2. Affordability Unlocked - Chair Kiolbassa and Vice-Chair Duncan

## **G. ELECTIONS & NOMINATION RECOMMENDATIONS**

### **1. Election of Secretary**

Election of Zoning and Platting Commission Secretary

Commissioner Aguirre nominated and elected Secretary by acclamation on a vote of 7-0. Commissioners Evans, Barrera-Ramirez and Tatkow absent. One vacancy on the Commission.

## **H. COMMITTEE & WORKING GROUP UPDATES**

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

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

Commissioner Denkler stated the Committee is meeting on April 17, 2019.

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

(Commissioners: Aguirre, Evans and Lavani)

Commissioner Aguirre stated the Committee is meeting in working group to discuss and draft CIP transmittal memorandum.

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

(Chair Kiolbassa, Commissioners: Aguirre and King)

Commissioner King stated the Committee discussed the North Lamar plan. The Committee also reviewed the Zilker barn facility.

### Affordable Housing Working Group

(Commissioners: Aguirre, King, Lavani and Tatkow)

No report provided.

### Atlas 14 Working Group

(Commissioners: Aguirre, Denkler and Evans)

Commissioner Denkler stated the Working Group is coordinating scheduling a meeting date.

### Postponement Policy Working Group

(Commissioners: Denkler, Evans and King)

Commissioner King stated the Committee met and had initial discussions.

**Chair Kiolbassa adjourned the meeting without objection on Tuesday, April 16, 2019 at 7:49 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.