



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, May 21, 2019**

The Zoning & Platting Commission convened in a meeting on Tuesday, May 21, 2019

@ 301 W. 2nd 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 –Parliamentarian
Jim Duncan – Vice-Chair
Bruce Evans
David King
Jolene Kiolbassa – Chair
Sunil Lavani
Ellen Ray
Hank Smith
Abigail Tatkow**

Absent:

Nadia Barrera-Ramirez

One vacancy on the Commission

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

Facilitator: [Jeremy Siltala](#), 512-974-2945
Attorney: [Erika Lopez](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

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 May 7, 2019.

Motion to approve the minutes from May 7, 2019, as amended, was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Ray on a vote of 9-0. Commissioner Barrera-Ramirez absent. One vacancy on the commission.

C. PUBLIC HEARINGS

- 1. Rezoning:** [C814-04-0187.02.SH - Goodnight Ranch PUD - 2nd Amendment; District 2](#)
Location: East side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch L.P. (David C. Mahn)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: PUD to PUD, to change conditions of zoning
Staff Rec.: **Request for indefinite postponement by the Staff**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant Staff's request for Indefinite Postponement of this item was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Ray on a vote of 9-0. Commissioner Barrera-Ramirez absent. One vacancy on the commission.

- 2. Rezoning:** [C14-2019-0064 - Old School Liquor and Market; District 5](#)
Location: 1901 West William Cannon Drive, Suite 165, Williamson Creek Watershed
Owner/Applicant: Field Realty Partners, Ltd. (J. Grady Field); Old School Liquor and Market, Inc. (Phil Harding and Debbie Mylius)
Agent: Keepers Consulting (Ricca Keepers)
Request: GR to CS-1
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's request of CS-1-CO combining district zoning for C14-2019-0064 - Old School Liquor and Market located at 1901 West William Cannon Drive, Suite 165 was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Ray on a vote of 9-0. Commissioner Barrera-Ramirez absent. One vacancy on the commission.

The following uses are prohibited uses on the Property:

Facilitator: [Jeremy Siltala](#), 512-974-2945
Attorney: [Erika Lopez](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

Adult-Oriented Businesses
Bail Bond Services
Cocktail Lounge

3. **Rezoning:** [C14-2018-0048 - The Avalon N Holdings, LLC; District 5](#)
Location: 9606 Swansons Ranch Road, Slaughter Creek Watershed
Owner/Applicant: The Avalon N Holdings, LLC (John L. Sanchez)
Agent: Moncada Enterprises, LLC (Phil Moncada)
Request: SF-2 to CS, as amended
Staff Rec.: **Recommendation of LO-MU**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commissioner Tatkow to grant CS-CO combining district zoning for C14-2018-0048 - The Avalon N Holdings, LLC located at 9606 Swansons Ranch Road was approved on a vote of 7-1. Commissioner Denkler voted nay. Commissioner King abstained. Commissioner Barrera-Ramirez absent. One vacancy on the dais.

The following is a prohibited use on the Property:

Adult-Oriented Businesses

4. **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, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Motion to grant Neighborhood's request for postponement of this item to June 4, 2019 was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Ray on a vote of 9-0. Commissioner Barrera-Ramirez absent. One vacancy on the commission.

5. **Rezoning:** [C14-2019-0067 - Lucy Read Pre-Kindergarten School; District 7](#)
Location: 2608 Richcreek Road, Shoal Creek Watershed
Owner/Applicant: Austin Independent School District
Agent: Drenner Group (Leah Bojo)
Request: SF2 to GO-CO, as amended
Staff Rec.: **Recommendation of GO-MU-CO**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department

Facilitator: [Jeremy Siltala](#), 512-974-2945
Attorney: [Erika Lopez](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

Public Hearing closed.

Motion by, seconded by Commissioner to grant G-MU-CO combining district zoning for C14-2019-0067 - Lucy Read Pre-Kindergarten School located at 2608 Richcreek Road was approved on a vote of 7-1. Chair Kiolbassa voted nay. Vice-Chair Duncan abstained. Commissioner Barrera-Ramirez absent. One vacancy on the commission.

The following uses are prohibited uses on the Property:

Administrative and Business Offices	Community Community (Private)	Garden Recreation	Off-Site Accessory Parking
Art Gallery	Community (Public)	Recreation	Personal Services
Art Workshop	Congregate Living		Printing and Publishing
Bed and Breakfast (Group 1)	Convalescent Services		Private primary Educational Facilities
Bed and Breakfast (Group 2)	Counseling Services		Private Secondary Educational Facilities
Business or Trade School	Cultural Services		Professional Office
Business support services	Day Care Services (Commercial)		Residential Treatment
Club or lodge	Day Care Services (General)		Restaurant (Limited)
College and University Facilities	Day Care Services (Limited)		Safety Services
Communication Services	Guidance Services	Hospital	Software Development
Communications Services	Services (General)		Special Use Historic
Community Events			Urban Farm

Facilitator: [Jeremy Siltala](#), 512-974-2945

Attorney: [Erika Lopez](#), 512-974-3588

Commission Liaison: [Andrew Rivera](#), 512-974-6508

6. **Site Plan:** [SP-2013-0366C\(XT2\) - Paloma Ridge; District 6](#)
Location: 13620 North FM 620 Road Southbound, Lake Creek Watershed
Owner/Applicant: Jake Rome, Ascentris
Agent: Esteban Gonzalez, Big Red Dog Engineering
Request: To extend approved site plan permit.
Staff Rec.: **Recommended**
Staff: [Robert Anderson](#), 512-974-3026
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2013-0366C(XT2) - Paloma Ridge located at 13620 North FM 620 Road Southbound was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Ray on a vote of 9-0. Commissioner Barrera-Ramirez absent. One vacancy on the commission.

7. **Final Plat with Preliminary Plan:** [C8-2014-0238.01.2A - Ballantyne Section 2; District 7](#)
Location: 800-1/2 West Wells Branch Parkway, Harris Branch Watershed
Owner/Applicant: The Crossing at Wells Branch, LLC (David Blackburn)
Agent: Jamison Civil Eng. (Stephen Jamison)
Request: Approval of the final plat for Ballantyne, Section 2, comprised of 67 lots on 10.6 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2014-0238.01.2A - Ballantyne Section 2 located at 800-1/2 West Wells Branch Parkway was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Ray on a vote of 9-0. Commissioner Barrera-Ramirez absent. One vacancy on the commission.

8. **Final with Preliminary Plan:** [C8J-2019-0011.1A - Forest Bluff Section 7 - Final Plat](#)
Location: Wideleaf Drive, Decker Creek Watershed
Owner/Applicant: JBDI Development
Agent: Randall Jones Assoc. Engineers (Israel Ramirez)
Request: Approval of a final plat consisting of 86 total lots on 19.27 acres.
Staff Rec.: **Recommended**
Staff: [Jose Luis Arriaga](#), 512-854-7562
Travis County/City of Austin Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2019-0011.1A - Forest Bluff Section 7 - Final Plat located at Wideleaf Drive was approved on the consent agenda by Vice-Chair Duncan, seconded

by Commissioner Ray on a vote of 9-0. Commissioner Barrera-Ramirez absent. One vacancy on the commission.

9. **Final Plat:** [C8J-2019-0071.0A - Bayer Commercial](#)
Location: 9104 Hog Eye Road, Elm Creek Watershed
Owner/Applicant: Decker Lake Property (Jimmy Bayer)
Agent: Landmar Engineering (Javier Barajas)
Request: Approval of the Bayer Commercial composed of 1 lot on 16.26 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat - Amended Plat:** [C8J-2019-0077.1A - Wells Branch Center Subdivision Amended Plat Lots 7A & 2B; District 7](#)
Location: 15200-1/2 North IH-35 Service Road Southbound, Walnut Creek Watershed
Owner/Applicant: North I-35 Business Park L.P.
Agent: Allison Kennaugh
Request: Approval of the Wells Branch Center Subdivision Amended Plat Lots 7A & 2B composed of 1 lot on 2.63 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat - Previously Unplatted:** [C8J-2019-0073.0A - Xspace](#)
Location: 4229 North FM 620 Road, Lake Travis Watershed
Owner/Applicant: 4229 N FM 620 LP (Tim Manson)
Agent: Gice, Inc/DBA Garret-Ihnen (Norma Divine)
Request: Approval of the final plat for Xspace composed of 1 lot on 5.43 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat - Resubdivision:** [C8-2019-0061.0A - Ford Place No. 2 Resubdivision of Lot 1 Block E; District 5](#)
Location: 4425 Jester Drive, Williamson Creek Watershed
Owner/Applicant: Scott Turner
Agent: Thrower Design (Ron Thrower)
Request: Approval of the Ford Place No. 2, Resubdivision of Lot 1 Block E composed of 2 lots on 0.27 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat - Amended Plat:** [C8J-2019-0070.0A - Ring Tract Phases 2, Amended Plat of Lots 58 & 59](#)
Location: 808 Goldilocks Lane, Little Bear Creek Watershed
Owner/Applicant: Milestone Community Builders, LLC
Agent: BGE (Brian Grace)
Request: Approval of Ring Tract Phases 2, Amended Plat of Lots 58 & 59 composed of 2 lots on 0.3 acres
Staff Rec.: **Disapproval**

Staff: Development Services Department

14. Final Plat with C8-2019-0076.1A - EastVillage TownCenter Final Plat; District 1 Preliminary Plan:

Location: 3407 East Howard Lane, Harris Branch Watershed

Owner/Applicant: RH Pioneer North, LLC (Gordon Reger)

Agent: Reger Holdings, LLC (Jordan Litwiniak)

Request: Approval of EastVillage TownCenter Final Plat composed of 1 lot on 25.39 acres

Staff Rec.: **Disapproval**

Staff: Development Services Department

Motion to disapprove Items C-09 – C-14 was approved on the consent agenda by Vice-Chair Duncan, seconded by Commissioner Ray on a vote of 9-0. Commissioner Barrera-Ramirez absent. One vacancy on the commission.

D. NEW BUSINESS

1. [2020 Budget Recommendation](#)

Discussion and possible action regarding the Zoning and Platting Commission's 2020 Budget Recommendation

Motion by Commissioner Denkler, seconded by Commissioner Ray to adopt the Zoning and Platting Commission's 2020 Budget Recommendation, as amended, was approved on a vote of 6-2. Commissioners Evans and Hank voted nay. Commissioner Barrera-Ramirez absent. One vacancy on the commission.

See attached Zoning and Platting Commission's 2020 Budget Recommendation.

E. ITEMS FROM THE COMMISSION

1. 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.

2. Site Development Regulations for Mobile Home Parks

Discuss and consider an ordinance amending Title 25 of the City Code to allow recreational vehicles in mobile home parks. Co-Sponsors: Commissioner Tatkow, Chair Kiolbassa

Item postponed to June 4, 2019 by unanimous consent. Commissioner Barrera-Ramirez absent. One vacancy on the commission.

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

[Codes and Ordinances Joint Committee](#)

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

Commissioner Denkler stated the Mobile Home amendment received a no recommendation. Also discussed a sign ordinance; sign amendment was approved.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Smith)

No update provided.

[Small Area Planning Joint Committee](#)

(Chair Kiolbassa, Commissioners: Aguirre and King)

No update provided.

Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkov)

No update provided.

Atlas 14 Working Group

(Commissioners: Aguirre, Denkler and Evans)

No update provided.

Postponement Policy Working Group

(Commissioners: Denkler, Evans and King)

No update provided.

Chair Kiolbassa adjourned the meeting without objection on Tuesday, May 21, 2019 at 9:32 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.