



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, September 17, 2019**

The Zoning & Platting Commission convened in a meeting on Tuesday, September 17, 2019

@ 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 – Parliamentarian
Jim Duncan – Vice-Chair
Bruce Evans
Eric Goff
David King
Jolene Kiolbassa – Chair
Ellen Ray
Hank Smith
Abigail Tatkow**

Absent:

Bruce Evans

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 September 3, 2019.

Motion to approve the minutes from September 3, 2019 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Evans absent.

C. PUBLIC HEARINGS

- 1. Zoning and Rezoning:** [**C14-2019-0059 - SH 71 and FM 973; District 2**](#)
Location: 3201, 3203, 3205, 3207, 3209, and 3211 East SH 71 Service Road Westbound; 3214 Bessie Avenue, 3174 and 3176 Eva Street, Colorado River Watershed
Owner/Applicant: Stripes LLC (Billy Arnette)
Agent: Metcalfe Wolff Stuart & Williams, LLP (Amanda Brown)
Request: I-SF-2; GR-CO to GR-CO
Staff Rec.: **Request for Indefinite Postponement by the Staff and the Applicant**
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 on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Evans absent.

- 2. Rezoning:** [**C814-96-0003.14 - Pioneer Crossing PUD Amendment #14; District 1**](#)
Location: 3124 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North, LLC
Agent: LJA Engineering (T. Walter Hoysa, P.E.)
Request: PUD to PUD, to amend conditions of zoning
Staff Rec.: **Not Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Goff, seconded by Commissioner Smith to grant staff's recommendation for PUD district zoning, to change a condition of zoning for C814-96-0003.14 - Pioneer Crossing PUD Amendment #14, located at 3124 East Parmer Lane and include additional Environmental conditions. Motion was approved on a vote of 10-0. Commissioner Evans absent.

Additional Conditions:

1. Remove request to revise building setback allowances along Tributary #6 to Harris Branch.
2. Remove all references to golf course and golf cart trails from 2005 PUD ordinance 20050512-058.

3. Establish conservation easement for Tributary #6 outside the looped road - up and downstream of RA-8 and RA-9 to the extent of the 500-year floodplain
4. Revegetation of any disturbance within building setback on Tributary #6 shall be to 609S standard specification – Native Seeding and Planting for Restoration.
5. Retain impervious cover allowance of 25% for RA-1, reduce impervious cover on development parcels to retain total impervious cover area approved through Revision 13. Allow no change to overall impervious cover.
6. Increase width of conservation easements from the 100-year floodplain to the 500-year floodplain.
7. In Part 7(C)(6), limit roadway crossings to only two new crossings, in addition to the existing crossing at Yager Lane, as shown on Exhibit B. Trails are allowed in the building set back consistent with current code requirements for trails in the critical water quality zone at the time of site development permit application.

Zoning and Platting Commission Note: Request Council consider a peripheral review by Environmental Commission.

- 3. Site Plan:** [SP-2018-0028D - Valla Djafari; District 10](#)
Location: 2009 Lakeshore Dr, Lake Austin Watershed
Owner/Applicant: Permit Partners, LLC (Jennifer Hanlen)
Request: Approve request to vary from LDC 25-8-281(C)(2)(b) to allow the construction of a boat dock, a shoreline access, and shoreline stabilization within a 150-foot Critical Environmental Feature (CEF) buffer for a rimrock CEF.

Staff Rec.: **Pending; Request for Indefinite Postponement by the Staff**
Staff: [Clarissa Davis](#), 512-974-1423,
[Pamela Abee-Taulli](#), 512-974-1879
Development Services Department

Motion to grant Staff's request for indefinite postponement of this item was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Evans absent.

- 4. Preliminary Plan:** [C8J-2018-0160 - Bratton II Preliminary Plan](#)
Location: 15720 Bratton Lane, Walnut Creek and Gilleland Creek Watersheds
Owner/Applicant: WLH Communities - Texas, LLC
Agent: LJA Engineering, Inc.
Request: Approval of the Bratton II Preliminary Plan, consisting of two multi-family / condominium lots on 20.55 acres. Water and wastewater will be provided by the City of Austin.

Staff Rec.: **Recommended**
Staff: [Jennifer Bennett-Reumuth](#), 512-854-1434, Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0160 - Bratton II Preliminary Plan located at 15720 Bratton Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Evans absent.

5. **Site Plan Extension:** [SP-2013-0379B\(XT2\) - The Pinnacle at Great Hills; District 10](#)
Location: 5717 Lost Horizon Drive, Bull Creek Watershed
Owner/Applicant: Great Hills Pinnacle (Charles Nichols, Jr.)
Agent: Garrett-Ihnen (Norma Divine)
Request: Approval of a three-year Commission extension on a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2013-0379B(XT2) - The Pinnacle at Great Hills located at 5717 Lost Horizon Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Evans absent.

6. **Preliminary Plan:** [C8-2018-0172 - Ambition Park; District 1](#)
Location: 2507-1/2 Ferguson Lane, Walnut Creek Watershed
Owner/Applicant: Tuscany Park LLC (Jill Rogers)
Agent: AE Collective (Bryan Acuff)
Request: Approve a preliminary plan comprised of 30 lots on 33.01 acres.
Staff Rec.: **Request for Indefinite Postponement by Applicant**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Evans absent.

7. **Code Amendment** [Atlas 14](#)
Request: Discuss and consider an ordinance amending Title 25 and Title 30 of the City Code related to floodplain regulations.
Staff: [Kevin Shunk](#), Watershed Engineering Division Manager, Watershed Protection Department, (512) 974-9176

Public Hearing closed.

Motion by Commissioner Denkler, seconded by Commissioner Ray to postpone action on recommendation to October 1, 2019 was approved on a vote of 10-0. Commissioner Evans absent.

8. **Preliminary Plan:** [C8J-2019-0143 - Howard Lane Subdivision](#)
Location: 2906 East Howard Lane, Gilleland Creek Watershed
Owner/Applicant: 2700 Howard Lane Investments LLC (Saeed Minhas)
Agent: BGE, Inc. (Brian Williams)
Request: Approval of the Howard Lane Subdivision composed of 509 lots on 119.39 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

9. **Final Plat - Resubdivision:** [C8J-2019-0144.0A - Lot 25B1 Block J](#)
Location: 16117 Central Commerce Drive, Gilleland Creek Watershed
Owner/Applicant: Shoreline Boat & RV Repair (Todd Eggers)
Agent: CUDE Engineers (Anthony Goode)
Request: Approval of the Lot 25B1 Block J composed of 2 lots on 5.13 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat:** [C8J-2019-0150.0A - Pearson Business Center \(Withdraw / Resubmittal of C8J-2018-0145.0A\)](#)
Location: 15916 Bratton Lane, Gilleland Creek Watershed
Owner/Applicant: Wong Real Estate Management, LP
Agent: CSF Civil Group LLC (Charles E. Steinman II)
Request: Approval of the Pearson Business Center (Withdraw / Resubmittal of C8J-2018-0145.0A) composed of 1 lot on 11.63 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Preliminary Plan:** [C8J-2019-0145 - Dry Creek Ranch](#)
Location: 9713 Rodriguez Road, South Fork Dry Creek Watershed
Owner/Applicant: William Terry Bray, Trustee
Agent: Kimley Horn (Angga Widodo)
Request: Approval of the Dry Creek Ranch composed of 1,085 lots on 145 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Preliminary Plan:** [C8J-2019-0146 - Thaxton Road Tract](#)
Location: 8617-8924 Thaxton Road, Marble Creek Watershed
Owner/Applicant: Boghosian Philip Living Trust (Philip Boghosian)
Agent: LJA Engineering, Inc. (Warren Welch)
Request: Approval of the Thaxton Road Tract composed of 287 lots on 98.73 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat with Preliminary:** [C8-2018-0165.1A - Cascades at Onion Creek East - Phase One Final Plat; District 5](#)
Location: 11601 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: M/I Homes of Austin, LLC (William G. Peckman)
Agent: LJA Engineering, Inc (Jeremy Reyes & Russell Kotara)
Request: Approval of Cascades at Onion Creek East - Phase One Final Plat composed of 89 lots on 40.53 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Final Plat:** [C8-2019-0148.0A - 707 W Slaughter Lane; District 5](#)
Location: 707 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: SFC Software Factory LLC
Agent: Professional Structural Engineers Inc. (Nobuki Omikawa)
Request: Approval of 707 W Slaughter Lane composed of 1 lot on 3.95 acres
Staff Rec.: **Disapproval**

Staff: Development Services Department

Public Hearing closed.

Motion to disapprove Items C-8 - C-14 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Evans absent.

D. PRESENTATION

1. [Imagine Austin Comprehensive Plan Annual Report](#)

Discuss and consider recommending the Imagine Austin Comprehensive Plan Annual Report

Staff: [Matt Dugan](#), 512-974-7665; [Sam Tedford](#), 512-974-2613
Planning and Zoning Department

Motion by Commissioner Smith, seconded by Commissioner Aguirre to recommend the Imagine Austin Comprehensive Plan Annual Report was approved on a vote of 9-0. Commissioner Denkler abstaining. Commissioner Evans absent.

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

Disposed without discussion.

2. Rules of Procedure: Postponement Requests

Discuss and consider amending Rules of Procedure related to postponement requests.
Co-Sponsors: Commissioner Evans and Commissioner King

Disposed without 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.

Commissioners King and Aguirre – Parks and Recreation Long Range Plan

G. COMMITTEE REPORTS & WORKING GROUPS

[Codes and Ordinances Joint Committee](#)

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

No report provided.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Smith)

Commissioner Smith stated the Committee reviewed the Imagine Austin Annual Report

[Small Area Planning Joint Committee](#)

(Commissioners: Aguirre, Goff and King)

No report provided.

Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkow)

No report provided.

Postponement Policy Working Group

(Commissioners: Denkler, Evans and King)

Working Group dissolved.

Chair Kiolbassa adjourned the meeting without objection on Tuesday, September 17, 2019, 2019 at 9:13 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.