



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, October 1, 2019**

The Zoning & Platting Commission convened in a meeting on Tuesday, October 1, 2019

@ 301 W. 2nd St., Austin, TX 78704

Chair Kiolbassa called the Commission Meeting to order at 6:00 p.m.

Commission Members in Attendance:

**Ana Aguirre – Secretary
Nadia Barrera-Ramirez
Ann Denkler – Parliamentarian
Jim Duncan – Vice-Chair
Bruce Evans
David King
Jolene Kiolbassa – Chair
Ellen Ray
Hank Smith
Abigail Tatkow**

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

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 17, 2019.

Motion to approve the minutes from September 17, 2019 was approved on the consent agenda on the motion by Commissioner Barrera-Ramirez, seconded by Commissioner Smith on a vote of 10-0. One vacancy on the Commission.

C. PUBLIC HEARINGS

- 1. Zoning:** [C14-2019-0117 - The Coffeehouse at Slaughter Lane; District 2](#)
Location: 648 East Slaughter Lane, Onion Creek Watershed
Owner/Applicant: Najib Wehbe and Charles F. Wehbe
Agent: South Llano Strategies (Josiah Stevenson)
Request: I-RR to GR
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Barrera-Ramirez, seconded by Commissioner Smith to grant GR-CO combining district zoning for C14-2019-0117 - The Coffeehouse at Slaughter Lane located at 648 East Slaughter Lane was approved on the consent agenda on a vote of 10-0. One vacancy on the Commission.

Conditions:

The following uses are not permitted uses on the Property.

Alternative Financial Services
Bail Bond Services

- 2. Zoning:** [C14-2019-0082 - Rosales Residence; District 2](#)
Location: 3012 and 3014 Meldrum Road, Colorado River Watershed
Owner/Applicant: Fernando Rosales Ruiz
Agent: Villalva Consultants (George Villalva)
Request: I-SF-2 to GR
Staff Rec.: **Recommendation of LO-MU**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LO-MU, combining district zoning, for C14-2019-0082 - Rosales Residence located at 3012 and 3014 Meldrum Road was approved on the consent agenda on

the motion by Commissioner Barrera-Ramirez, seconded by Commissioner Smith on a vote of 10-0. One vacancy on the Commission.

3. **Rezoning:** [**C14-2019-0100 - 7505 Cooper Lane; District 2**](#)
Location: 7501, 7503, 7505, 7507, 7509, and 7511 Cooper Lane, South Boggy Creek Watershed
Owner/Applicant: Estate of Nelma Mueller (Donnie Carter and Darlene Graber, Independent Executors); Donnie Carter
Agent: David Weekley Homes (Evan Caso)
Request: DR; SF-2 to SF-6
Staff Rec.: **Recommended, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-6 district zoning for C14-2019-0100 - 7505 Cooper Lane located at 7501, 7503, 7505, 7507, 7509, and 7511 Cooper Lane was approved on the consent agenda on a vote of 10-0. One vacancy on the Commission.

4. **Rezoning:** [**C14-2019-0113 - 11408 Antler Lane; District 6**](#)
Location: 11408 Antler Lane, Bull Creek Watershed
Owner/Applicant: Daniel Murphy
Agent: Coats Rose (John M. Joseph)
Request: DR to SF-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-1 district zoning for C14-2019-0113 - 11408 Antler Lane located at 11408 Antler Lane was approved on the consent agenda on the motion by Commissioner Barrera-Ramirez, seconded by Commissioner Smith on a vote of 10-0. One vacancy on the Commission.

5. **Zoning:** [**C14-2019-0116 - 11586 Jollyville Road; District 10**](#)
Location: 11586 Jollyville Road, Bull Creek Watershed
Owner/Applicant: Jollyville HQ, LLC (Kevin Lange)
Agent: Armbrust & Brown, PLLC (Michael Gaudini)
Request: I-SF-2 to GO-CO
Staff Rec.: **Recommended, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Smith, seconded by Vice-Chair Duncan to grant GO-CO combining district zoning for C14-2019-0116 - 11586 Jollyville Road located at 11586 Jollyville Road was approved on

the consent agenda on the motion by Commissioner Barrera-Ramirez, seconded by Commissioner Smith on a vote of 10-0. One vacancy on the Commission.

6. **Rezoning:** [C814-96-0003.15 - Pioneer Crossing PUD Amendment #15; District 1](#)
Location: 10930 Defender Trail, Sprinkle Cut Off Road and Samsung Boulevard, Samsung Boulevard and East Braker Lane, Harris Branch Watershed
Owner/Applicant: Continental Homes of Texas, L.P. (Matt Tenner)
Agent: McLean & Howard LLP (Jeffrey Howard)
Request: PUD to PUD, to change a condition of zoning
Staff Rec.: **Recommended, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Barrera-Ramirez, seconded by Commissioner King to grant staff's recommendations, of PUD to PUD, to change a condition of zoning, and include additional condition, for C814-96-0003.15 - Pioneer Crossing PUD Amendment #15 located at 10930 Defender Trail was approved on a vote of 8-2. Commissioners Smith and Evans voted nay. Once vacancy on the commission.

Condition:

Applicant/Owner to construct trail in conjunction with the [Urban Trails Master Plan](#) (Walnut Creek Trail Network).

7. **Final Plat with** [C8J-2018-0078.1A - Preserve At Oak Hill](#)
Preliminary:
Location: 10304 Circle Drive, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: John C. Kuhn
Agent: Jamison Civil Engineering LLC (Steve Jamison)
Request: Approve a final plat out of an approved preliminary plan for 19 lots on 30.81 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0078.1A - Preserve At Oak Hill located at 10304 Circle Drive was approved on the consent agenda on the motion by Commissioner Barrera-Ramirez, seconded by Commissioner Smith on a vote of 10-0. One vacancy on the Commission.

8. **Final Plat:** [C8-2018-0133.0A - Vineyard Austin; District 7](#)
Location: 13614 Metric Blvd., Walnut Creek Watershed
Owner/Applicant: Catossa Springs Partners, LP
Agent: Gray Engineering, Inc. (Will Wheeler, P.E.)
Request: Approval of the final plat composed of two lots on 11.259 acres.
Staff Rec.: **Recommended**

Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0133.0A - Vineyard Austin located at 13614 Metric Blvd was approved on the consent agenda on the motion by Commissioner Barrera-Ramirez, seconded by Commissioner Smith on a vote of 10-0. One vacancy on the Commission.

- 9. Preliminary Plan:** **C8J-2018-0050 - Orchard Ranch Preliminary Plan**
Location: 11070 Fitzhugh Rd., Slaughter Creek/Barton Creek Watersheds-Barton Springs Zone
Owner/Applicant: Clayton Properties Group Inc.
Agent: Dannenbaum Engineering (John D. Hines, P.E)
Request: Approval of the preliminary plan composed of 68 lots on 82.69 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0050 - Orchard Ranch Preliminary Plan located at 11070 Fitzhugh Rd., was approved on the consent agenda on the motion by Commissioner Barrera-Ramirez, seconded by Commissioner Smith on a vote of 10-0. One vacancy on the Commission.

- 10. Preliminary Plan:** **C8-2018-0165 - Cascades at Onion Creek East; District 5**
Location: 11601 S. IH-35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: M/I Homes of Austin, LLC / Trifurcate Realty, LLC
Agent: LJA Engineering (Brian W. Faltesek, P.E)
Request: Approval of the preliminary plan composed of 459 lots on 117.18 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0165 - Cascades at Onion Creek East located at 11601 S. IH-35 Service Road Northbound, was approved on the consent agenda on the motion by Commissioner Barrera-Ramirez, seconded by Commissioner Smith on a vote of 10-0. One vacancy on the Commission.

- 11. Preliminary Plan:** **C8-2018-0172 - Ambition Park; District 1**
Location: 2507-1/2 Ferguson Lane, Little Walnut Creek Watershed
Owner/Applicant: Tuscany Park LLC (Jill Rogers)
Agent: Bryan Roby (Austin Civil Engineering)
Request: Approval of Ambition Park, a preliminary plan comprised of 29 lots on 30.5 acres.
Staff Rec.: **Recommended**

Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0172 - Ambition Park located at 2507-1/2 Ferguson Lane, was approved on the consent agenda on the motion by Commissioner Barrera-Ramirez, seconded by Commissioner Smith on a vote of 10-0. One vacancy on the Commission.

- 12. Preliminary Plan:** [C8J-2017-0277 - Barton Creek Section K, L and O Preliminary Plan](#)
Location: 3101 Lost Creek Blvd., Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Stratus Properties
Agent: John Clark (LJA Engineering)
Request: Approval of the Barton Creek Section K, L and O Preliminary Plan consisting of 92 lots and associated right-of-way on 495.10 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2017-0277 - Barton Creek Section K, L and O Preliminary Plan located at 3101 Lost Creek Blvd., was approved on the consent agenda on the motion by Commissioner Barrera-Ramirez, seconded by Commissioner Smith on a vote of 10-0. One vacancy on the Commission.

- 13. Preliminary Plan:** [C8-2019-0033 - Pioneer Hill Apartments; District 1](#)
Location: 1420 Dessau Rd., Walnut Creek Watershed
Owner/Applicant: Scott Morse
Agent: Gemsong Ryan (Jones and Carter)
Request: Approval of the Pioneer Hill Apartments Preliminary Plan consisting of two lots and associated right-of-way on 29.33 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0033 - Pioneer Hill Apartments located at 1420 Dessau Rd., was approved on the consent agenda on the motion by Commissioner Barrera-Ramirez, seconded by Commissioner Smith on a vote of 10-0. One vacancy on the Commission.

- 14. Final Plat:** [C8-2019-0015.0A - SOCO II Subdivision; District 2](#)
Location: 8100 S. Congress Ave., South Boggy Creek Watershed
Owner/Applicant: Chris Clark and Roni Clark
Agent: LJA Engineering, Michael P. Porvaznik, P.E.
Request: Applicant is requesting to create a one lot subdivision out of three, previously unplatted tracts.
Staff Rec.: **Recommended**

Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0015.0A - SOCO II Subdivision located at 8100 S. Congress Ave., was approved on the consent agenda on the motion by Commissioner Barrera-Ramirez, seconded by Commissioner Smith on a vote of 10-0. One vacancy on the Commission.

- 15. Final Plat:** [C8-2019-0025.0A - Bluff Plaza Final Plat; District 2](#)
Location: 4400 E. William Cannon Dr., Williamson Creek Watershed
Owner/Applicant: LDG Development, LLC (Frank Leist)
Agent: Steven Buffum, P.E. (Costello, Inc.)
Request: Applicant proposes to plat lot for future commercial development and all associated improvements.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0025.0A - Bluff Plaza Final Plat located at 4400 E. William Cannon Dr., was approved on the consent agenda on the motion by Commissioner Barrera-Ramirez, seconded by Commissioner Smith on a vote of 10-0. One vacancy on the Commission.

- 16. Resubdivision:** [C8-2019-0018.0A - Resubdivision of Lot 2, Block A, Replat of a portion of Lot 8 and Lot 6, Tom H. Dunnahoo Subdivision; District 2](#)
Location: 9006 Cullen Ln., Onion Creek Watershed
Owner/Applicant: LG Slaughter and Cullen, LLC, LG Slaughter Austin, LLC and Retail Pad Sites, LLC
Agent: Kimley-Horn, Andrew Evans, P.E.
Request: Applicant is requesting to resubdivide previously platted lots in order to create a three lot commercial subdivision.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0018.0A - Resubdivision of Lot 2, Block A, Replat of a portion of Lot 8 and Lot 6, Tom H. Dunnahoo Subdivision located at 9006 Cullen Ln., was approved on the consent agenda on the motion by Commissioner Barrera-Ramirez, seconded by Commissioner Smith on a vote of 10-0. One vacancy on the Commission.

- 17. 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

Motion by Commissioner Smith, seconded by Commissioner Aguirre to recommend Atlas 14, amending Title 25 and Title 30 of the City Code related to floodplain regulations, as amended was approved on a vote of 7-0. Commissioners Barrera-Ramirez, Evans, and Tatkov off the dais. One vacancy on the commission.

Amendments:

Regarding Part 12 and Part 31, maintain the original language, which includes "containing a floodplain".

Regarding Part 7, Section 25-7-93, General Exceptions, ensure "Fee in Lieu" is not an option.

Reimbursement or other type of loan program offered that would support these home owners making improvements to their homes if needed.

If a property is located in a floodplain, the owner(s) of the property shall disclose the floodplain information to prospective and existing renters and lessees of that property.

Support a comparison of the Onion Creek flooding with the Atlas 14 floodplains to understand the accuracy of the modeling.

D. PRESENTATIONS

1. Parks and Recreation Department Long Range Plan

Discuss and consider recommending the Parks and Recreation Department Long Range Plan for Land, Facilities and Programs. Staff: [Kim McKnight](#), Environmental Conservation Program Manager, Parks and Recreation Department, (512) 974-9478
(Sponsors: Commissioner King; Commissioner Goff)

Presentation provided by Kim McKnight, Environmental Conservation Program Manager, Parks and Recreation Department, (512) 974-9478.

E. ITEMS FROM 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

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.

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)

No report provided.

[Small Area Planning Joint Committee](#)

(Commissioners Aguirre and King)

No report provided.

Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkow)

No report provided.

ADJOURNMENT

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.

Chair Kiolbassa adjourned the meeting without objection on Tuesday, October 1, 2019 at 10:30 p.m.

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