



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, November 5, 2019**

**The Zoning & Platting Commission convened in a meeting on Tuesday, November 5, 2019**

**@ 301 W. 2<sup>nd</sup> 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  
Bruce Evans  
David King  
Jolene Kiolbassa – Chair  
Ellen Ray  
Hank Smith  
Abigail Tatkow**

**Absent:**

**Jim Duncan – Vice-Chair**

**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

**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.

Ms. Frances Acuna – Ms. Acuna discussed matters related to the revision of the Land Development Code.

Ms. Susana Almanza – Ms. Almanza discussed matters related to the revision of the Land Development Code.

## **A. APPROVAL OF MINUTES**

1. Approval of minutes from October 15, 2019.

Motion to approve the minutes from October 15, 2019 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 9-0. Vice-Chair Duncan absent. One vacancy on the Commission.

## **B. 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 on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 9-0. Vice-Chair Duncan absent. One vacancy on the Commission.

- 2. Zoning and Rezoning:** **C14-2019-0109 - Messinger Tract Rezoning; District 5**  
Location: 9900 David Moore Drive and 9800 Swansons Ranch Road, Slaughter Creek Watershed  
Owner/Applicant: Milton A. Messinger Tax Exempt Family Trust  
Agent: Thrower Design (Ron Thrower)  
Request: I-RR; RR to SF-6  
Staff Rec.: **Recommended, with conditions**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Neighborhood's request for postponement of this item to November 19, 2019 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 9-0. Vice-Chair Duncan absent. One vacancy on the Commission.

- 3. Rezoning: C14-2019-0134 - 10302 Old Manchaca Road; District 5**  
Location: 10302 Old Manchaca Road, Slaughter Creek Watershed  
Owner/Applicant: John Noell  
Request: SF-2 to SF-3  
Staff Rec.: **Recommended, with conditions**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-3 district zoning, with conditions for C14-2019-0134 - 10302 Old Manchaca Road located at 10302 Old Manchaca Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 9-0. Vice-Chair Duncan absent. One vacancy on the Commission.

- 4. Zoning: C14-2019-0124 - Ramendu Complex at Lyndon Lane; District 6**  
Location: 12303 Morris Road, Lake Creek Watershed  
Owner/Applicant: Ramendu Complex at Lyndon Lane (Amar Gulhane)  
Agent: Thos Watts Planning (Thos B. Watts)  
Request: I-RR to SF-6  
Staff Rec.: **Recommendation of SF-3**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Denkler, seconded by Chair Kiolbassa to grant SF-6-CO combining district zoning for C14-2019-0124 - Ramendu Complex at Lyndon Lane located at 12303 Morris Road was approved on a vote of 8-1. Commissioner King voted nay. Vice-Chair Duncan absent. One vacancy on the Commission.

Conditional Overlay:

The maximum number of dwelling units is 11.

- 5. Rezoning: C14-2019-0131 - Covert Ford; District 10**  
Location: 11514 Research Boulevard Southbound Service Road, Bull Creek Watershed  
Owner/Applicant: D.R. Brothers Management, LLC (Rox B. Covert, Duke M. Covert, and Danay C. Covert)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: LO to GR  
Staff Rec.: **Not Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Motion by Commissioner Evans, seconded by Commissioner Barrera-Ramirez to grant GR-CO combining district zoning for C14-2019-0131 - Covert Ford located at 11514 Research Boulevard Southbound Service Road was approved on a vote of 8-1. Commissioner King voted nay. Vice-Chair Duncan absent. One vacancy on the Commission.

Conditional Overlay:

Subject property is limited to the following uses, Automotive Sales, Automotive Repair Services, Automotive Washing (of any type), and all permitted LO district uses.

- 6. Zoning:** **C14-2019-0115 - 9701 Dessau Rd; District 1**  
Location: 9701 Dessau Road, Little Walnut Creek Watershed  
Owner/Applicant: HPI Real Estate Management, Inc. (Christopher E. Baslish)  
Agent: Lenworth Consulting, LLC (Nash Gonzales)  
Request: I-RR to LI-CO  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's recommendation of LI-CO combining district zoning for C14-2019-0115 - 9701 Dessau Rd. located at 9701 Dessau Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 9-0. Vice-Chair Duncan absent. One vacancy on the Commission.

- 7. Final Plat:** **C8J-2019-0038.0A - Decker Lofts**  
Location: 9000 Decker Lane, Decker Creek Watershed  
Owner/Applicant: Danish Ali  
Agent: Pape-Dawson Engineers, Inc. (Sarah Ulusoy)  
Request: Approval of Decker Lofts, a one lot plat comprised of one multi-family lot on 11.60 acres.  
Staff Rec.: **Recommended**  
Staff: [Paul Scoggins](#), 512-854-7619  
Single Office

Motion to grant Staff's recommendation for C8J-2019-0038.0A - Decker Lofts located at 9000 Decker Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 9-0. Vice-Chair Duncan absent. One vacancy on the Commission.

- 8. Final Plat with Preliminary Plan:** **C8-2018-0176.1A - Subdivision Plat of Pioneer Hill Section 5; District 1**  
Location: 10017-1/2 Dessau Rd, Walnut Creek Watershed  
Owner/Applicant: DRH Land Opportunities I, Inc. (Kevin Pape)  
Agent: Pape-Dawson Engineers, Inc. (Terry Reynolds)  
Request: Approval of Pioneer Hill Section 5 Subdivision consisting of 130 residential lots, 3 greenbelt, 1 park and 2 drainage lots and their associated drainage, water quality, streets and utilities on 26.20 acres.  
Staff Rec.: **Recommended**  
Staff: [Joey de la Garza](#), 512-974-2664  
Development Services Department

Motion to grant Staff's recommendation for C8-2018-0176.1A - Subdivision Plat of Pioneer Hill Section 5 located at 10017-1/2 Dessau Rd was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 9-0. Vice-Chair Duncan absent. One vacancy on the Commission.

- 9. Site Plan:** **SPC-2019-0078C - Solera Reserve; District 10**  
Location: 6401 FM 2222 Road, West Bull Creek Watershed  
Owner/Applicant: Champion Assets, LTD & Champion-Meier Assets, LTD  
Agent: Kimley-Horn and Associates (Joel Wixson)  
Request: Conduct a public hearing with no action for a Hill Country Roadway site plan.  
Staff Rec.: **Public Hearing Only - Recommendation Not Applicable at This Time**  
Staff: [Anaiah Johnson](#), 512-974-2932  
Development Services Department

Public hearing continued to November 19, 2019 was approved by unanimous consent.

- 10. Site Plan Hill Country Roadway Variance:** **SPC-2019-0078C - Solera Reserve; District 10**  
Location: 6401 FM 2222 Road, West Bull Creek Watershed  
Owner/Applicant: Champion Assets, LTD & Champion-Meier Assets, LTD  
Agent: Kimley-Horn and Associates (Joel Wixson)  
Request: Approve a variance from the Hill Country Roadway Regulations regarding allowable Floor-to-Area (FAR) on slopes (LDC § 25-2-1122).  
Staff Rec.: **Recommended**  
Staff: [Anaiah Johnson](#), 512-974-2932  
Development Services Department

Motion to grant Staff's recommendation for SPC-2019-0078C - Solera Reserve located at 6401 FM 2222 Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 9-0. Vice-Chair Duncan absent. One vacancy on the Commission.

- 11. Amendment to Settlement Agreement:** **Champion Compromise Settlement Agreement; District 10**  
Location: 6400 City Park Road, West Bull Creek Watershed  
Request: Discuss and consider recommendation of an amendment to the Champion Compromise Settlement Agreement to exclusively modify cut and fill requirements on Tract 3 that reduce environmental impacts as directed by the City Council.  
Staff Rec.: **Recommended**  
Staff: [Anaiah Johnson](#), 512-974-2932  
Development Services Department

Motion to grant Staff's recommendation to amend the Champion Compromise Settlement Agreement for the property located at 6400 City Park Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 9-0. Vice-Chair Duncan absent. One vacancy on the Commission.

- 12. Preliminary Plan: C8J-2008-0048.01 - Eastwood Preliminary Plan Revision 1**  
Location: South FM 973 Road, Wilbarger Creek Watershed  
Owner/Applicant: Cyclone Development, Inc. (John S. Lloyd)  
Agent: Randall Jones & Associates Engineering, Inc. (Israel Ramirez, P.E.)  
Request: Approval of the Eastwood Preliminary Plan Revision 1 composed of 664.5 acres on 2,310 lots.  
Staff Rec.: **Disapproval**  
Staff: [Joe Arriaga](#), 512-854-7562  
Single Office

Motion to disapprove Item B-12 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 9-0. Vice-Chair Duncan absent. One vacancy on the Commission.

## **C. NEW BUSINESS**

### **1. 2020 Zoning and Platting Commission Meeting Schedule**

Discussion and possible action to adopt the Zoning and Platting Commission 2020 meeting schedule.

Motion by Commissioner Smith, seconded by Commissioner Aguirre to adopt the Zoning and Platting Commission 2020 meeting schedule to commence the meeting every 1<sup>st</sup> and 3<sup>rd</sup> Tuesday with the exception of May 17, 2020 and November 3, 2020, with alternate dates to be considered and approved at the next meeting, on a vote of 9-0. Vice-Chair Duncan absent. One vacancy on the Commission.

## **D. 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 discussed; disposed without action.

## **E. 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.*

## **F. 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, King and Ray)

No report provided.

Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkow)

The Working Group made a site visit to a neighborhood.

**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, November 5, 2019 at 8:27 p.m.**