



## **Zoning & Platting Commission**

**January 3, 2017 @ 6:00 P.M.**

**City Hall – Council Chambers**

**301 W. 2<sup>nd</sup> Street**

**Austin, TX 78701**

## **AGENDA**

Ana Aguirre

Dustin Breithaupt

Ann Denkler – Parliamentarian

Bruce Evans

Yvette Flores

Betsy Greenberg

Susan Harris

Jolene Kiolbassa – Secretary

Sunil Lavani

Gabriel Rojas – Vice - Chair

Thomas Weber - Chair

### **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 December 20, 2016.

## 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 Applicant**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 2. Zoning:** [\*\*C14-2016-0119 - 3119 E Howard Lane; District 1\*\*](#)  
Location: 3119 East Howard Lane, Harris Branch Creek Watershed  
Owner/Applicant: Peter Pham Phuong  
Agent: Jeffrey Ashorn  
Request: I-RR to LI  
Staff Rec.: **Recommendation of W/LO**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 3. Zoning:** [\*\*C14-2016-0123 - 6914 McNeil Dr, District 6\*\*](#)  
Location: 6914 McNeil Drive, Rattan Creek Watershed  
Owner/Applicant: Douglas L. Reynolds  
Agent: Thrower Design (A. Ron Thrower)  
Request: I-RR to GR  
Staff Rec.: **Recommendation of GR-CO**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 4. Rezoning:** [\*\*C14-2016-0127 - Harris Tract Rezoning, District 8\*\*](#)  
Location: 1608 Barclay Drive, Eanes Creek Watershed; Barton Creek Watershed- Barton Springs Zone  
Owner/Applicant: Adam and Megan Harris  
Agent: Masterplan (Karen Wunsch)  
Request: DR to SF-2  
Staff Rec.: **Recommended**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department
- 5. Resubdivision:** [\*\*C8-2015-0252.0A - Parmer Crossing West; District 6\*\*](#)  
Location: Northwest corner of Tom Kemp Lane and SH 45, Lake Creek Watershed  
Owner/Applicant: Liberty Bankers Life Insurance (Bradford Phillips)  
Agent: LJA Engineering (Brian Faltesek)  
Request: Approval of the Resubdivision of Lot 3A of PAR 620, Section One, comprised of two lots on 29.805 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Facilitator: Wendy Rhoades, 512-974-7719

6. **Final Plat - Total Vacation:** [C8s-72-342 - Sutherland Addition](#)  
 Location: Bluff Springs Road, Onion Creek Watershed  
 Owner/Applicant: Austin Ethos Land Partners  
 Agent: Urban Design Group LP (John Noell)  
 Request: Approval of a total plat vacation of Sutherland Addition consisting of 3 total lots on 14.27 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Joe Arriaga](#), 512-854-7562  
 Single Office: Travis County/City of Austin
7. **Final Plat - Previously Unplatted:** [C8J-2016-0246.0A - Thomas Springs Addition; District 8](#)  
 Location: 7919 Thomas Springs Road, Williamson Creek Watershed-Barton Springs Zone  
 Owner/Applicant: Loco Grande Enterprises, LLC (Brandon Brydson)  
 Agent: Kimley-Horn & Associates (Joel Wixson)  
 Request: Approval of Thomas Springs Addition final plat composed of 2 lots on 5.04 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
8. **Preliminary Plan:** [C8-2016-0247 - Pioneer Crossing East Section 19; District 4](#)  
 Location: 200-751 East Braker Lane, Walnut Creek Watershed  
 Owner/Applicant: Continental Homes of Texas, LP  
 Agent: DR Horton - Texas, LTD (Kevin Pape)  
 Request: Approval of Pioneer Crossing East Section 19 Preliminary Plan composed of 28 lots on 6.58 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
9. **Final Plat:** [C8J-2016-0163.1A - Whisper Valley, Village 1-Phase 2](#)  
 Location: East Braker Lane, Gilleland Creek Watershed  
 Owner/Applicant: Club Deal 120 (Doug Gilliland)  
 Agent: LandDev Consulting (Russell Korara)  
 Request: Approval of Whisper Valley, Village 1 Phase 2 composed of 264 lots on 68.46 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 10. Preliminary Plan:** [C8J-2016-0248 - Timmermann Preliminary](#)  
Location: 15310-16099 FM 1325 Road, Rattan Creek Watershed  
Owner/Applicant: The Independent Executor of The Estate of Terrell Timmermann, Deceased (Geraldine Timmermann)  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: Approval of Timmermann Preliminary composed of 170 lots on 60.9 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

#### **D. NEW BUSINESS**

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

1. Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling. (Chair Thomas Weber, Vice-Chair Gabriel Rojas)

#### **F. COMMITTEE REPORTS**

Codes and Ordinances Joint Committee

Comprehensive Plan Joint Committee

Small Area Planning Joint Committee

#### **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.

## **SPEAKER TESTIMONY TIME ALLOCATION**

### **PUBLIC HEARING**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>	<b>Total Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min.	12min. (w/donated time; including 3min. rebuttal)
<b>Primary Speaker Opposed</b>	1	6 min.	9 min. (w/ donated time)
<b>All other Speakers</b>	unlimited	3 min.	6 min. (w/ donated time)

**All speakers are limited to 3 minutes of donated time from a speaker present during the Public Hearing of the item.**

### **POSTPONEMENT**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Speakers Favoring Postponement</b>	3	3 min. each
<b>Speakers Opposing Postponement</b>	3	3 min. each

**Donation of time is prohibited and speakers should only convey the reason for favoring or opposing the postponement and not discuss the merits of the case.**

## **2017 ZONING AND PLATTING COMMISSION MEETING SCHEDULE**

January 3, 2017	June 20, 2017
January 17, 2017	July 18, 2017
February 7, 2017	August 1, 2017
February 21, 2017	August 15, 2017
March 7, 2017	September 5, 2017
March 21, 2017	September 19, 2017
April 4, 2017	October 3, 2017
April 18, 2017	October 17, 2017
May 2, 2017	November 7, 2017
May 16, 2017	December 5, 2017
June 6, 2017	December 19, 2017