



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, December 20, 2016

The Zoning & Platting Commission convened in a regular meeting on December 20, 2016 @ 301 W. 2nd Street, Austin, TX 78701

Chair Thomas Weber called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

**Ana Aguirre
Bruce Evans
Yvette Flores
Betsy Greenberg
Jolene Kiolbassa – Secretary
Sunil Lavani
Gabriel Rojas – Vice-Chair
Thomas Weber - Chair**

Absent:

**Dustin Breithaupt
Ann Denkler – Parliamentarian
Susan Harris**

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: GENERAL

B. APPROVAL OF MINUTES

1. Approval of minutes from December 6, 2016.

Motion to approve the minutes from December 6, 2016 was approved on the consent agenda by Chair Weber, seconded by Commissioner Lavani on a vote of 8-0. Commissioners Breithaupt, Denkler and Harris absent.

C. PUBLIC HEARINGS

1. **Rezoning:** [C14-2015-0083 - River Place; Districts 6 and 10](#)
Location: Milky Way Drive, West Bull Creek Watershed
Owner/Applicant: Berta Bradley
Agent: McLean & Howard, LLP (Jeff Howard)
Request: DR to SF-2
Staff Rec.: **Recommendation of SF-1-CO**
Staff: [Sherry Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Motion to grant the Neighborhood's request for postponement of the item to January 17, 2017 was approved on the consent agenda by Chair Weber, seconded by Commissioner Lavani on a vote of 8-0. Commissioners Breithaupt, Denkler and Harris absent.

2. **Rezoning:** [C14-2015-0084 - River Place - Autism Center; Districts 6 and 10](#)
Location: River Place Boulevard, West Bull Creek Watershed
Owner/Applicant: Berta Bradley
Agent: McLean & Howard, LLP (Jeff Howard)
Request: DR to GO-CO
Staff Rec.: **Recommended**
Staff: [Sherry Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Motion to grant the Neighborhood's request for postponement of the item to January 17, 2017 was approved on the consent agenda by Chair Weber, seconded by Commissioner Lavani on a vote of 8-0. Commissioners Breithaupt, Denkler and Harris absent.

3. **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: [Sherry Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Motion to grant the Applicant's request for postponement of the item to January 3, 2017 was approved on the consent agenda by Chair Weber, seconded by Commissioner Lavani on a vote of 8-0. Commissioners Breithaupt, Denkler and Harris absent.

4. **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: [Sherry Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Motion to postpone this item to January 3, 2017 by the Zoning and Platting Commission was approved on the consent agenda by Chair Weber, seconded by Commissioner Lavani on a vote of 8-0. Commissioners Breithaupt, Denkler and Harris absent.

5. **Site Plan - Conditional Use Permit:** [SPC-2016-0212C - Reserve at McKinney Falls Amenity Center; District 2](#)
Location: 6717 Janes Ranch Road, Onion Creek Watershed
Owner/Applicant: Continental Homes of Texas
Agent: Pape-Dawson Engineers, Inc. (Terry Reynolds)
Request: Approve a conditional use permit to allow a Community Recreation (Private) amenity center on 0.61-acre site, to serve residents of the adjoining single-family residential development.
Staff Rec.: **Recommended**
Staff: [Michael Simmons-Smith](#), 512-974-1225
Development Services Department

Motion to grant Staff's recommendation for SPC-2016-0212C - Reserve at McKinney Falls Amenity Center located at 6717 Janes Ranch Road was approved on the consent agenda by Chair Weber, seconded by Commissioner Lavani on a vote of 8-0. Commissioners Breithaupt, Denkler and Harris absent.

6. **Final Plat with Preliminary Plan:** [C8-2015-0092.1A - The Enclave at Arch Hill Subdivision; District 6](#)
Location: 11914 Archhill Drive, Bull Creek Watershed
Owner/Applicant: Haven Blue Development (Andrea Mangan)
Agent: Site Specifics, Inc. (B.J. Cornelius)
Request: Approval of the Enclave at Arch Hill Subdivision final plat composed of 19 lots on 5.96 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Motion to grant Staff's recommendation for C8-2015-0092.1A - The Enclave at Arch Hill Subdivision located at 11914 Archhill Drive was approved on the consent agenda by Chair Weber, seconded by Commissioner Lavani on a vote of 8-0. Commissioners Breithaupt, Denkler and Harris absent.

7. **Final Plat with Preliminary:** [C8-2016-0025.1A - Knox Preserve; District 10](#)
Location: 7304 Knox Lane, Shoal Creek Watershed
Owner/Applicant: Cabot-Chase, Ltd. (Jimmy Nassour)
Agent: Texas Engineering Solutions, LLC (Connor Overby)
Request: Approval of Knox Preserve composed of 14 lots on 5.83 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
8. **Final Plat:** [C8J-2016-0237.0A - Chambers Acres](#)
Location: 11601 Morningsun Drive, Bear Creek Watershed
Owner/Applicant: Kevin & Tammy Chambers
Agent: Moncada Enterprises (Phil Moncada) & Texas Engineering Solutions (Judy Anderson)
Request: Approval of Chambers Acres composed of 1 lot on 5.35 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
9. **Final Plat - Previously unplatted:** [C8-2016-0236.0A - 4201 Alexandria Drive; District 8](#)
Location: 4201 Alexandria Drive, Williamson Creek Watershed
Owner/Applicant: Adrian DeLeon
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approval of 4201 Alexandria Drive final plat composed of 1 lot on 1.015 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat with Preliminary:** [C8J-00-2251.01.8A - Forest Bluff Section 7](#)
Location: Delta Post Drive, Decker Creek Watershed
Owner/Applicant: JB DI Development (John Lloyd)
Agent: Randall Jones & Associates Engineering, Inc. (Ashley S. Hanson, P.E.)
Request: Approval of Forest Bluff Section 7 final plat composed of 82 lots on 15.28 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearings closed.

The motion to disapprove Items #7-10 was approved on the consent agenda by Chair Weber, seconded by Commissioner Lavani on a vote of 8-0. Commissioners Breithaupt, Denkler and Harris absent.

D. NEW BUSINESS

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS


Small Area Planning Joint Committee: Vice-Chair Rojas stated the Committee made a motion to create an ex-officio position for former members of the Waterfront Planning Advisory Board. Commissioner Kiolbassa stated the Committee made a request that Council review PUD zoning in the Waterfront; Committee discussed complete communities and proposed creating a matrix to assess livability. Commissioner Kiolbassa also stated the Committee decided not to act on the East Cesar Chavez Corridor item.

Subdivision Backup Working Group: Chair Weber and the Working Group to bring forward the discussion item regarding subdivision backup at a future meeting date; will provide draft of the proposed backup.

ADJOURNMENT

Chair Thomas Weber adjourned the meeting without objection on Tuesday, December 20, 2016 at 6:14 p.m.

Approved January 3, 2017



Commissioner Jolene Kiolbassa
Secretary

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.