



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, January 3, 2017

The Zoning & Platting Commission convened in a regular meeting on January 3, 2017 @ 301 W. 2nd Street, Austin, TX 78701

Vice-Chair Gabriel Rojas called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

**Ana Aguirre
Dustin Breithaupt**

**Ann Denkler - Parliamentarian
Bruce Evans
Yvette Flores
Betsy Greenberg
Susan Harris
Jolene Kiolbassa – Secretary
Gabriel Rojas – Vice-Chair**

Absent:

**Thomas Weber - Chair
Sunil Lavani**

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 20, 2016.

Motion to approve the Minutes from December 20, 2016 was approved on the consent agenda by Commissioner Denkler, seconded by Commissioner Aguirre on a vote of 9-0. Chair Weber and Commissioner Lavani absent.

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

Motion to grant the Applicant's request for indefinite postponement of this item was approved on the consent agenda by Commissioner Denkler, seconded by Commissioner Aguirre on a vote of 9-0. Chair Weber and Commissioner Lavani absent.

- 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

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commissioner Breithaupt to grant Staff's recommendation of W/LO district zoning for C14-2016-0119 - 3119 E Howard Lane located at 3119 East Howard Lane on a vote of 6-3. Commissioners Denkler, Greenberg and Kiolbassa voted nay on this item. Chair Weber and Commissioner Lavani absent.

- 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

Public Hearing closed.

The motion to grant the Applicant's request for postponement to January 17, 2017 was approved on the consent agenda by Commissioner Denkler, seconded by Commissioner Aguirre on a vote of 9-0. Chair Weber and Commissioner Lavani absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of SF-2 district zoning for C14-2016-0127 - Harris Tract Rezoning located at 1608 Barclay Drive was approved on the consent agenda by Commissioner Denkler, seconded by Commissioner Aguirre on a vote of 9-0. Chair Weber and Commissioner Lavani absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2015-0252.0A - Parmer Crossing West located at the Northwest corner of Tom Kemp Lane and SH 45 was approved on the consent agenda by Commissioner Denkler, seconded by Commissioner Aguirre on a vote of 9-0. Chair Weber and Commissioner Lavani absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8s-72-342 - Sutherland Addition located on Bluff Springs Road was approved on the consent agenda by Commissioner Denkler, seconded by Commissioner Aguirre on a vote of 9-0. Chair Weber and Commissioner Lavani absent.

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, Brigance & Doering, Inc. (Geoff Guerrero)
Request: Approval of Timmermann Preliminary composed of 170 lots on 60.9 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 Commissioner Denkler, seconded by Commissioner Aguirre on a vote of 9-0. Chair Weber and Commissioner Lavani absent.

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)

No action taken.

F. COMMITTEE REPORTS

Codes and Ordinances Joint Committee – No report provided.

Comprehensive Plan Joint Committee – No report provided.

Small Area Planning Joint Committee – No report provided.

ADJOURNMENT

Vice-Chair Gabriel Rojas adjourned the meeting without objection on Tuesday, January 3, 2017 at 6:18 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 4 days before the meeting date. Please call Jerry Rusthoven at the Planning and Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.