



## **REGULAR MEETING**

### **ZONING & PLATTING COMMISSION**

**Tuesday, January 17, 2017**

**The Zoning & Platting Commission convened in a regular meeting on January 17, 2017 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701**

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

#### **Commission Members in Attendance:**

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

#### **Absent:**

**Dustin Breithaupt**

## **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 January 17, 2017.

The motion to approve the minutes from January 17, 2017 was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Vice-Chair Rojas on 10-0 vote. Commissioner Breithaupt absent.

## **C. PUBLIC HEARINGS**

- 1. Rezoning:** [\*\*C14-2016-0021 - Double Creek Residences; District 5\*\*](#)  
Location: 420 East FM 1626 Road, Onion Creek Watershed  
Owner/Applicant: Riddell Family Limited Partnership (Jim Henry)  
Agent: Walters Southwest (Amanda Swor)  
Request: CS-CO; CS-MU-CO; GR-CO to CS-MU-CO  
Staff Rec.: **Postponement request by the Staff to February 7, 2017**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

The motion to grant Staff's request from postponement of this item to February 7, 2017 was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Vice-Chair Rojas on 10-0 vote. Commissioner Breithaupt absent.

- 2. Rezoning:** [\*\*C14-2015-0083 - River Place; Districts 6 & 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: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

The motion by Chair Weber, seconded by Commissioner Greenberg to grant the Applicant's request for postponement of case C14-2015-0083 - River Place and C14-2015-0084 - River Place - Autism Center to February 21, 2017 was approved on a 10-0 vote. Commissioner Breithaupt absent.

3. **Rezoning:** [C14-2015-0084 - River Place - Autism Center; Districts 6 & 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: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

See notation under item C-2.

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: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Harris, Seconded by Commissioner Evans to grant staff recommendation of GR-CO combining district zoning for C14-2016-0123 - 6914 McNeil Dr. located at 6914 McNeil Drive with the following additional conditions:

- 1) Prohibit Hospital Services, Alternative Financial Services and Drive-In-Services
- 2) Include Restrictive Covenant to require the installation of sidewalk and sidewalk improvements.

Amendment to the main motion by Commissioner Kiolbassa, seconded by Commissioner Greenberg to prohibit drive in services was adopted on a 9-1 vote. Commissioner Evans voted nay. Commissioner Breithaupt absent.

After debate and amendment the motion by Commissioner Harris, Seconded by Commissioner Evans was approved on an 8-2 vote. Commissioners Kiolbassa and Greenberg voted nay. Commissioner Breithaupt absent.

5. **Final Plat with Preliminary:** [C8-2016-0109.4A - Pioneer Crossing East, Section 15; District 1](#)  
Location: Samsung Blvd. & Sprinkle Cutoff Rd., Walnut Creek Watershed  
Owner/Applicant: Continental Homes of Texas (Ian Cude)  
Agent: Longaro Clarke, LP (Walter Hoysa)  
Request: Approve a final plat consisting of 25 lots on 6.463 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Public Hearing closed.

The motion to grant Staff's recommendation for C8-2016-0109.4A - Pioneer Crossing East, Section 15 located at Samsung Blvd. & Sprinkle Cutoff Rd. was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Vice-Chair Rojas on 10-0 vote. Commissioner Breithaupt absent.

6. **Final Plat:** [C8J-2016-0255.0A - Rayan Subdivision \(Withdraw / Resubmittal of C8J-2015-0261.0A\)](#)  
Location: 4829 South US 183 Highway Northbound, Onion Creek Watershed  
Owner/Applicant: Sundberg Family (John Schneider)  
Agent: Professional Strucivil Engineers, Inc. (Mirza Baig)  
Request: Approval of Rayan Subdivision (Withdraw / Resubmittal of C8J-2015-0261.0A) composed of 1 lot on 2.9 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
7. **Final Plat - Previously Unplatted:** [C8-2016-0252.0A - 3804 McNeil Drive \(Withdraw / Resubmittal of C8-2015-0270.0A\); District 7](#)  
Location: 3804 McNeil Drive, Walnut Creek Watershed  
Owner/Applicant: SAM Builders, LLC (Saeed Minhas)  
Agent: Cuatro Consultants, LTD. (Hugo Elizondo Jr)  
Request: Approval of the 3804 McNeil Drive (Withdraw / Resubmittal of C8-2015-0270.0A) final plat composed of 8 lots on 9.52 acres  
Staff Rec.: **Disapproval**  
Staff: Ramon Rezvanipour, 512-974-3124  
Development Services Department

8. **Final Plat:** [C8-2017-0004.0A - 5005 Spricewood Springs Road; District 10](#)  
Location: 5005 Spricewood Springs Road, Bull Creek Watershed  
Owner/Applicant: Douglas Gibbins  
Agent: Big Red Dog Engineering (Mike Reyes)  
Request: Approval of the 5005 Spricewood Springs Road final plat composed of 1 lot on 2.37 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
9. **Final Plat - Resubdivision:** [C8J-2016-0250.0A - North Park Section Four, Resubdivision of Lot 1 Block B](#)  
Location: 1717 Grand Avenue Parkway, Gilleland Creek Watershed  
Owner/Applicant: FBM Gypsum Supply LLC (Ruben Mendoza)  
Agent: LJA Engineering, Inc. (Danny Miller)  
Request: Approval of the North Park Section Four, Resubdivision of Lot 1 Block B final plat composed of 2 lots on 12.64 acres  
Staff Rec.: **Disapproval**  
Staff: Ramon Rezvanipour, 512-974-3124  
Development Services Department
10. **Final Plat:** [C8J-2017-0002.0A - 11604 Aus Tex Acres Lane](#)  
Location: 11604 Aus Tex Acres Lane, Gilleland Creek Watershed  
Owner/Applicant: Jaimes Iris  
Agent: Capitol Drafting & Design (Albert Alaniz)  
Request: Approval of the 11604 Aus Tex Acres Lane final plat composed of 1 lot on 2.83 acres  
Staff Rec.: **Disapproval**  
Staff: Joe Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov  
Development Services Department
11. **Final Plat with Preliminary:** [C8-06-0232.3A - Bellingham Meadows Phase II Section II](#)  
Location: 7001 Boyce Lane, Gilleland Creek Watershed  
Owner/Applicant: CADG Bellingham Meadows, LLC (Mehrdad Moayedi)  
Agent: Cunningham-Allen, Inc. (Curtis Morriss)  
Request: Approval of Bellingham Meadows Phase II Section II composed of 90 lots on 15.13 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearings closed.

The motion to disapprove Items # 6-11 was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Vice-Chair Rojas on 10-0 vote. Commissioner Breithaupt 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)

Discussion occurred; 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**

**Chair Weber adjourned the meeting without objection on Tuesday, January 17, 2017 at 7:12 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.