



REVISED

REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, February 7, 2017

The Zoning & Platting Commission convened in a regular meeting on February 7, 2017 @ 301 W. 2nd Street, Austin, TX 78701

Chair Weber called the Commission Meeting to order at 6:01 p.m.

Commission Members in Attendance:

**Ana Aguirre
Dustin Breithaupt
Ann Denkler – Parliamentarian
Jim Duncan
Bruce Evans
Yvette Flores
Sunil Lavani
Gabriel Rojas – Vice-Chair
Thomas Weber - Chair**

Absent:

**Betsy Greenberg
Jolene Kiolbassa – Secretary**

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 by Vice-Chair Rojas, seconded by Commissioner Evans on a vote of 9-0. Commissioners Greenberg and Kiolbassa 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**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

The motion to grant Staff's request for indefinite postponement of this item was approved on the consent agenda by Vice-Chair Rojas, seconded by Commissioner Evans on a vote of 9-0. Commissioners Greenberg and Kiolbassa absent.

- 2. Rezoning:** [C14-2016-0130 - 11410 Manchaca Rd; District 5](#)
Location: 11410 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: Manchaca Partners Inc. (Sufian Emmar)
Agent: Lenworth Consulting LLC (Nash Gonzales)
Request: GR-CO to CS-1
Staff Rec.: **Postponement request by the Staff to March 7, 2017**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

The motion to grant Staff's request for postponement of this item to March 7, 2017 was approved on the consent agenda by Vice-Chair Rojas, seconded by Commissioner Evans on a vote of 9-0. Commissioners Greenberg and Kiolbassa absent.

- 3. Rezoning:** [C14-2016-0124 - Parmer Business Park; District 1](#)
Location: Southwest corner of East Howard Lane and Harris Ridge Boulevard, Harris Branch Watershed
Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: LI-PDA to LI-PDA, to change a condition of zoning
Staff Rec.: **Postponement request by the Staff to March 7, 2017**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

The motion to grant Staff's request for postponement of this item to March 7, 2017 was approved on the consent agenda by Vice-Chair Rojas, seconded by Commissioner Evans on a vote of 9-0. Commissioners Greenberg and Kiolbassa absent.

4. **Zoning:** [C14-2016-0134 - Pioneer at Walnut Creek; District 1](#)
Location: 11126 Sprinkle Cutoff Road, Walnut Creek Watershed
Owner/Applicant: Nirav Amin
Agent: Vincent Gerard & Associates (Vincent G. Huebinger)
Request: I-RR to MF-2
Staff Rec.: **Postponement request by the Staff to March 7, 2017**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

The motion to grant Staff's request for postponement of this item to March 7, 2017 was approved on the consent agenda by Vice-Chair Rojas, seconded by Commissioner Evans on a vote of 9-0. Commissioners Greenberg and Kiolbassa absent.

5. **Rezoning:** [C14-2016-0131 - Strobo Subdivision; District 10](#)
Location: 4509 City Park Road, Coldwater Creek Watershed
Owner/Applicant: Robert E. Strobo
Agent: Texas Engineering Solutions, LLC (Connor Overby)
Request: DR to SF-1
Staff Rec.: **Recommendation of SF-1-CO**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

The motion by Commissioner Duncan, seconded by Commissioner Denkler to grant RR district zoning failed on a vote of 4-5. Those voting aye were Chair Weber and Commissioners Aguirre, Denkler and Duncan. Those voting nay were Vice-Chair Rojas and Commissioners Breithaupt, Evans, Flores and Lavani. Commissioners Greenberg and Kiolbassa absent.

There substitute motion by Commissioner Lavani, seconded by Commissioner Breithaupt to grant Staff's recommendation of SF-1-CO combining district zoning failed on a vote of 5-3. Those voting aye were Vice-Chair Rojas and Commissioners Breithaupt, Evans, Flores and Lavani. Those voting nay were Chair Weber and Commissioners Aguirre and Duncan. Commissioner Denkler abstained. Commissioners Greenberg and Kiolbassa absent.

Item forwarded to Council without a recommendation due to lack of an affirmative vote.

6. **Rezoning:** [C14-2016-0126 - Howard Lane Tract; District 1](#)
Location: 13000 Block of East Howard Lane and 13414 Harris Glenn Drive,
Harris Branch Watershed
Owner/Applicant: Ridge Investors Limited (Robert C. Wilson, III)
Agent: Waterloo Development, Inc. (Chris Blackburn)
Request: LO-CO to SF-4A
Staff Rec.: **Recommendation of SF-4A-CO**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

The motion to grant Staff's recommendation of SF-4A-CO combining district zoning with an additional condition of requiring connectivity to Scranton Drive for C14-2016-0126 - Howard Lane Tract located at 13000 Block of East Howard Lane and 13414 Harris Glenn Drive was approved on the consent agenda by Vice-Chair Rojas, seconded by Commissioner Evans on a vote of 9-0. Commissioners Greenberg and Kiolbassa absent.

7. **EV Variances, CUP and HCRO height bonus:** [SPC-2016-0055C - Junior League Community Impact Center; District 10](#)
Location: 5330 Bluffstone Lane, Bull Creek Watershed
Owner/Applicant: Junior League of Austin (Gregory M. Noack)
Agent: Garrett-Ihnen Civil Engineers (Jason Rodgers)
Request: 1. To approve EV Variances A. Cut and Fill (2 variances) above 4' [13-15-235]; B. Construction on slopes [13-15-237] 2. To approve HCRO Bonus Height provision [25-2-1128 (C)1 and 2]; 4. CUP for approval of Club or Lodge Use
Staff Rec.: **Postponement request by the Staff to February 21, 2017**
Staff: [Lynda Courtney](#), 512-974-2810
[Atha Phillips](#), (512) 974-6303
Development Services Department

The motion to grant Staff's request for postponement of this item to February 21, 2017 was approved on the consent agenda by Vice-Chair Rojas, seconded by Commissioner Evans on a vote of 9-0. Commissioners Greenberg and Kiolbassa absent.

8. **Final Plat with Preliminary:** [C8-2016-0109.5A - Pioneer Crossing East, Section 16; 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 14.857 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

The motion to grant Staff's recommendation for C8-2016-0109.5A - Pioneer Crossing East, Section 16 located at Samsung Blvd. & Sprinkle Cutoff Rd. was approved on the consent agenda by Vice-Chair Rojas, seconded by Commissioner Evans on a vote of 9-0. Commissioners Greenberg and Kiolbassa absent.

- 9. Final Plat with Preliminary:** [C8-2014-0147.1A - Harris Branch Tract E-68 Section One; District 1](#)
- Location: East Howard Lane, Harris Branch Watershed
- Owner/Applicant: Austin HB Properties. Ltd. (John McCullogh)
- Agent: CSF Civil Group (Randall Nixon)
- Request: Approval of a final plat out of an approved preliminary consisting of 82 lots on 18.710 acres.
- Staff Rec.: **Recommended**
- Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Public Hearing closed.

The motion to grant Staff's recommendation for C8-2014-0147.1A - Harris Branch Tract E-68 Section One located at East Howard Lane was approved on the consent agenda by Vice-Chair Rojas, seconded by Commissioner Evans on a vote of 9-0. Commissioners Greenberg and Kiolbassa absent.

- 10. Preliminary Plan:** [C8-2016-0146 - Park 183; District 2](#)
- Location: 8219 Burleson Road, Onion Creek Watershed
- Owner/Applicant: Park 183 Land, LLC
- Agent: Jones & Carter (Gemsong Ryan)
- Request: Approval of Park 183, a preliminary plan comprised of 9 lots on 95.5 acres.
- Staff Rec.: **Recommended**
- Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Public Hearing closed.

The motion to grant Staff's recommendation for C8-2016-0146 - Park 183 located at 8219 Burleson Road was approved on the consent agenda by Vice-Chair Rojas, seconded by Commissioner Evans on a vote of 9-8-0. **Commissioner Aguirre abstained on this item.** Commissioners Greenberg and Kiolbassa absent.

11. Resubdivision: [C8-2015-0196.0A - Elmwood Estates Resubdivision of Lot 12, Block E; District 5](#)

Location: 1103 Matthews Lane, South Boggy Creek Watershed
Owner/Applicant: Amy Bernhard
Agent: ATS Engineers (Kerri Pena)
Request: The applicant requests to resubdivide an existing lot into 4 lots for residential use and 1 lot for detention and CEF setback. The applicant also requests a variance from Section 25-4-175(A)(2) in order to resubdivide a lot using a flag lot configuration.

Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Public Hearing closed.

The motion to grant Staff's recommendation for C8-2015-0196.0A - Elmwood Estates Resubdivision of Lot 12, Block E located at 1103 Matthews Lane was approved on the consent agenda by Vice-Chair Rojas, seconded by Commissioner Evans on a vote of 9-0. Commissioners Greenberg and Kiolbassa absent.

12. Site Plan [SPC-2016-0446A - Oak Creek; District 7](#)
Conditional Use

Permit:

Location: 3107 Oak Creek Drive, Walnut Creek Watershed
Owner/Applicant: Eastbourne Mopac LLC, (Francis Egan)
Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Amanda Brown)
Request: Approval of a Conditional Use Permit for a Hospital Services (Limited) use.

Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-2942
Development Services Department

Public Hearing closed.

The motion to grant Staff's recommendation SPC-2016-0446A - Oak Creek located at 3107 Oak Creek Drive was approved on the consent agenda by Vice-Chair Rojas, seconded by Commissioner Evans on a vote of 9-0. Commissioners Greenberg and Kiolbassa absent.

13. Final Plat: [C8J-2017-0012.0A - Live Oak Subdivision](#)

Location: 12314 Fitzhugh Road, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Toby Brewster
Agent: Thonhoff Consulting Engineering (Robert Thonhoff Jr., P.E.)
Request: Approval of the Live Oak Subdivision composed of 5 lots on 10 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 14. Final Plat:** [C8-2017-0006.0A - Hackberry Resubdivision; District 4](#)
Location: 417 Hackberry Lane, Little Walnut Creek Watershed
Owner/Applicant: John Choate
Agent: Perales Engineering (Jerry Perales)
Request: Approval of the Hackberry Resubdivision composed of 3 lots on 1.26 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 15. Final Plat - Amended Plat:** [C8-2017-0008.0A - Kincheon Subdivision, Lots 6 & 7, Block 6, Section 1, Amended Plat; District 5](#)
Location: 3303 Elija Street, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Further Still, LLC (Ramu KC)
Request: Approval of the Kincheon Subdivision, Lots 6 & 7, Block 6, Section 1 final plat composed of 2 lots on 0.33 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 16. Final Plat - Previously Unplatted:** [C8J-2017-0007.0A - Rayan Subdivision](#)
Location: 4829 South US 183 Highway Northbound, Onion Creek Watershed
Owner/Applicant: Sundberg Family (John P. Schneider)
Agent: Professional Strucivil Engineers, Inc. (Mirza Baig)
Request: Approval of the Rayan Subdivision final plat composed of 1 lot on 2.9 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 17. Final Plat with Preliminary:** [C8-2017-0011.1A - Parmer Business Park Lot 16; District 7](#)
Location: 500 East Parmer Lane, Walnut Creek Watershed
Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)
Agent: Stantec Consulting Services Inc. (Jonah Mankovsky)
Request: Approval of Parmer Business Park Lot 16 composed of 1 lot on 11.85 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 18. Preliminary Plan:** [C8-2017-0011 - Parmer Business Park Preliminary Plan; District 7](#)
Location: 500 East Parmer Lane, Walnut Creek Watershed
Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)
Agent: Stantec Consulting Services Inc. (Jonah Mankovsky)
Request: Approval of Parmer Business Park Preliminary Plan composed of 1 lot on 11.85 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

The motion to disapprove Items 13-18 was approved on the consent agenda by Vice-Chair Rojas, seconded by Commissioner Evans on a vote of 9-0. Commissioners Greenberg and Kiolbassa absent.

D. NEW BUSINESS

1. Discussion and possible recommendation of a Member of the Zoning and Platting Commission to be considered by the Austin City Council for the purpose of serving on the Small Area Planning Joint Committee.

Chair Weber called for nomination and recommendation of a Member of the Zoning and Platting Commission to be considered by the Austin City Council for the purpose of serving on the Small Area Planning Joint Committee.

Commissioner Duncan was nominated and recommended by unanimous consent. Commissioners Greenberg and Kiolbassa absent.

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 – Commissioners Denkler and Flores reported the Committee reviewed the construction of Zilker Bathrooms and staff provided a briefing on the Sidewalk Inventory.

Comprehensive Plan Joint Committee – Commissioner Evans reported staff provided the following presentations: Draft Strategic Housing Plan, Long Range CIP and status of Imagine Austin 5 year update and lead indicators for complete communities.

Small Area Planning Joint Committee – February meeting canceled due to lack of quorum.

ADJOURNMENT

Chair Weber adjourned the meeting without objection on Tuesday, February 7, 2017 at 7:01 p.m.

Approved as amended on February 21, 2017


Jolene Kiolbassa
Secretary

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