



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, March 7, 2017

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

Commissioner Kiolbassa called the Commission Meeting to order at 6:00 p.m.

Commission Members in Attendance:

**Ana Aguirre
Dustin Breithaupt
Ann Denkler – Parliamentarian
Jim Duncan
Bruce Evans
Yvette Flores
Betsy Greenberg
Jolene Kiolbassa – Secretary
Sunil Lavani**

One vacancy on the Commission

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 February 21, 2017.

The motion by Commissioner Denkler, seconded by Commissioner Aguirre to approve the minutes of February 21, 2017 were approved on the consent agenda on a vote of 10-0; One vacancy on the Commission.

C. PUBLIC HEARINGS

1. **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.: **Pending; Postponement request by Staff to March 21, 2017**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

The motion by Commissioner Denkler, seconded by Commissioner Aguirre to grant staff's request for postponement of this item to March 21, 2017 was approved on the consent agenda on a vote of 10-0; One vacancy on the Commission.

2. **Rezoning:** [C14-2016-0094 - Parmer Village, District 7](#)
Location: 800 East Parmer Lane, Walnut Creek and Harris Branch Watersheds
Owner/Applicant: Austin Ly & Nguyen LP (Kevin Nguyen)
Agent: Tri-County Consultants (Phillip T. Duprey)
Request: GR, LR-CO to GR-MU
Staff Rec.: **Pending; Indefinite Postponement request by Staff**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

The motion by Commissioner Denkler, seconded by Commissioner Aguirre to grant staff's request for indefinite postponement of this item was approved on the consent agenda on a vote of 10-0; One vacancy on the Commission.

3. **Rezoning:** [C14-2016-0130 - 11410 Manchaca Road; 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.: **Recommendation of CS-1-CO**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

The motion by Commissioner Evans, seconded by Commissioner Breithaupt to grant staff's recommendation of CS-1-CO combining district zoning with additional conditions for C14-2016-0130 - 11410 Manchaca Road located at 11410 Manchaca Road was approved on a vote of 9-1. Commissioner King voted nay. One vacancy on the Commission.

Additional conditions:

Prohibit Cocktail Lounge
Prohibit Outdoor Amplified Sound

4. **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.: **Recommendation of LI-PDA, with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

The motion by Commissioner Greenberg, seconded by Commissioner Evans for C14-2016-0124 - Parmer Business Park located at Southwest corner of East Howard Lane and Harris Ridge Boulevard to grant staff's recommendation of LI-PDA with conditions including the additional conditions of no outdoor amplified sound and to require a TIA at the time of Site Plan was approved on a vote of 10-0. One vacancy on the Commission.

5. **Site Plan Environmental Variance:** [SP-2015-0372C - Iglesia Camino Del Rey; District 1](#)
- Location: 7604 FM 969, Walnut Creek Watershed (Suburban)
- Owner/Applicant: Iglesia Camino Del Rey of Austin, Inc.
- Agent: Moncada Enterprises LLC (Phil Moncada)
- Request: To approve EV Variances: 25-8-301(A), 25-8-302(A)(2) for construction on slopes, and 25-8-341, 25-8-342, Cut and fill
- Staff Rec.: **Recommended with conditions**
- Staff: [Lynda Courtney](#), 512-974-2810
Development Services Department

Public Hearing closed.

Motion by Commissioner Breithaupt, seconded by Commissioner Evans to grant staff's recommendation to approve the variances for SP-2015-0372C - Iglesia Camino Del Rey located at 7604 FM 969 was approved on a vote of 8-1. Chair Kiolbassa voted nay. Commissioner Evans abstained on this item. One vacancy on the Commission.

6. **Final Plat - Resubdivision:** [C8-2015-0242.0A - Beautiful Savior Lutheran Church Subdivision; District 2](#)
- Location: 6830 South Pleasant Valley Road, Onion Creek Watershed
- Owner/Applicant: Beautiful Savior Luthern Church (Wayne Harned)
- Agent: Texas Engineering Solutions (Stephen Delgado)
- Request: Approval of the resubdivision of Lot 1, Beautiful Savior Lutheran Church Subdivision, a resubdivision of 1 lot into 2 lots.
- Staff Rec.: **Recommended**
- Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Public Hearing closed.

The motion by Commissioner Evans, seconded by Commissioner Aguirre to grant staff's recommendation for C8-2015-0242.0A - Beautiful Savior Lutheran Church Subdivision located at 6830 South Pleasant Valley Road was approved on a vote of 10-0. One vacancy on the Commission.

7. **Final Plat - Resubdivision:** [C8-2015-0196.0A - Elmwood Estates Resubdivision of Lot 2, Block E; District 5](#)
Location: 1103 Matthews Lane, South Boggy Creek Watershed
Owner/Applicant: Amy Bernhard
Agent: ATS Engineers (Andrew Evans)
Request: Approval of the Resubdivision of Lot 12, Block E of the Elmwood Estates Subdivision for a request to resubdivide 1 Lot into 5 Lots. In addition, the applicant requests a variance (1) from Section 25-4-(A)(2) of the LDC to utilize a flag lot configuration and (2) a variance from Section 25-4-171(A) to create a lot that does not have frontage on a dedicated public street.

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

Public Hearing closed.

The motion by Commissioner Denkler, seconded by Commissioner Evans to grant staff's recommendation for C8-2015-0196.0A - Elmwood Estates Resubdivision of Lot 2, Block E located at 1103 Matthews Lane was approved on a vote of 10-0. One vacancy on the Commission.

8. **Alleys and Street Right-of-Way Vacation:** [File No. 9684-1605 Alleys and Street Right-of-Way Vacations](#)
Location: Whittier Street and Martin Luther King Jr, Blvd.
Applicant: Board of Regents of the University of Texas System
Agent: Ebenezer Laing of Surveying & Aerial Mapping & Engineering
Request: Vacate remnant of Whittier Street and remnants of two alleys in Blocks 8 & 9, Gammel & Taylor's Subdivision

Staff Rec.: **Recommended**
Staff: [Kim Vasquez](#), 512-974-9241
Office of Real Estate Services

Public Hearing closed.

The motion by Commissioner Denkler, seconded by Commissioner Evans to grant staff's recommendation for File No. 9684-1605 to vacate remnant of Whittier Street and remnants of two alleys in Blocks 8 & 9 located at Whittier Street and Martin Luther King Jr, Blvd was approved on a vote of 10-0. One vacancy on the Commission.

9. **Final Plat with Preliminary:** [C8J-2015-0228.1A - Creeks Edge](#)
Location: 6813 Caudill Lane, Little Barton Creek Watershed
Owner/Applicant: Creeks Edge LTD (Roger Aufieri)
Agent: LJA Engineering & Surveying (Daniel Ryan)
Request: Approval of Creeks Edge composed of 34 lots on 58.80 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat with Preliminary:** [C8J-03-0146.11A - Austin's Colony Section 10A](#)
Location: Hunters Bend Road, Elm Creek Watershed
Owner/Applicant: Qualico AC
Agent: Carlson, Brigrance, and Doering, Inc. (Bill Couch)
Request: The request is for approval of Austin's Colony Section 10A. The proposed plat is composed of 54 lots on 9.98 acres.
Staff Rec.: **Disapproval**
Staff: Single Office
11. **Final Plat with Preliminary:** [C8J-03-0146.12A - Austin's Colony Section 11](#)
Location: Hunters Bend Road, Elm Creek Watershed
Owner/Applicant: Qualico AC
Agent: Carlson, Brigrance, and Doering, Inc. (Bill Couch)
Request: The request is for approval of Austin's Colony Section 11. The proposed plat is composed of 97 lots on 19.37 acres.
Staff Rec.: **Disapproval**
Staff: Single Office
12. **Final Plat with Preliminary:** [C8-2017-0029.1A - 4201 Alexandria Drive; District 8](#)
Location: 4201 Alexandria Drive, Williamson Creek Watershed
Owner/Applicant: Adrian De Leon
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approval of the 4201 Alexandria Drive Final Plat composed of 7 lots on 1.015 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat with Preliminary:** [C8-2016-0145.1A - Parker Creek Ranch; District 1](#)
Location: 7620 Decker Lane, Decker Creek Watershed
Owner/Applicant: Russell & Jeanne Parker (Rusty Parker)
Agent: BGE (Brian Grace)
Request: Approval of Parker Creek Ranch composed of 132 lots on 138 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 14. Final Plat with Preliminary:** [C8-2012-0049.5A - Pioneer Hill Section 4; District 4](#)
Location: Dessau Road, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP
Agent: Randall Jones & Associates Engineering, Inc. (J. Keith Collins)
Request: Approval of the Pioneer Hill Section 4 Final Plat composed of 151 lots on 26.49 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 15. Final Plat - Resubdivision:** [C8J-2017-0034.0A - 1717 Grand Avenue Parkway](#)
Location: 1717 Grand Avenue Parkway, Gilleland Creek Watershed
Owner/Applicant: FBM Bypsum Supply (Ruben Mendoza)
Agent: LJA Engineering (Danny Miller, P.E.)
Request: Approval of 1717 Grand Avenue Parkway composed of 2 lots on 12.64 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 16. Final Plat:** [C8J-2017-0032.0A - Final Plat Wells Branch Phase A, Section Five A Amended Plat](#)
Location: 14231 Tandem Boulevard, Walnut Creek Watershed
Owner/Applicant: Hewlett Packard Enterprise Co.
Agent: McKim & Creed, Inc. (Robert W. Terry)
Request: Approval of the Wells Branch Phase A, Section Five A Amended Plat composed of 2 lots on 20.01 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearings closed.

The motion to disapprove Items C-9 – C-16 was approved on the consent agenda by Commission Denkler, seconded by Commissioner Aguirre on a vote of 10-0. One vacancy on the Commission.

D. NEW BUSINESS

1. Discussion and possible nomination and election of interim officers of the Zoning and Platting Commission.

Commissioner Kiolbassa called for nominations of interim officers of the Zoning and Platting Commission.

Commissioner King nominated by slate the following:

Commissioner Kiolbassa as Chair; Commissioner Duncan as Vice-Chair; Commissioner Greenberg as Parliamentarian and Commissioner Aguirre as Secretary.

Slate approved on a vote of 9-0. Commisisoner Kiolbassa abstained. One vacancy on the Commission.

2. 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.

Commisioner King nominated by unanimous consent, with one vacancy on the dais, to be considered by the Austin City Council for the purpose of serving on the Small Area Planning Joint Committee.

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. (Commissioner Kiolbassa, Commissioner Denkler)

After amendment of the resolution, the motion by Commissioner Evans, seconded by Commissioner Aguirre to approve the CodeNEXT resolution, as presented by Commissioners Kiolbassa and Greenberg, was approved on a vote of 9-0. Commissioner Flores abstained from this item. One vacancy on the Commission.

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

Commissioner Kiolbassa adjourned the meeting without objection at 9:12 p.m.

As approved on March 21, 2017



Commissioner Ana Aguirre
Secretary

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Rusthoven at the Planning and Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.