



## **REGULAR MEETING**

### **ZONING & PLATTING COMMISSION**

**Tuesday, March 21, 2017**

**The Zoning & Platting Commission convened in a regular meeting on March 21, 2017 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701**

**Chair Kiolbassa called the Commission Meeting to order at 6:04 p.m.**

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

**Ana Aguirre – Secretary**  
**Bruce Evans**  
**Yvette Flores**  
**Betsy Greenberg – Parliamentarian**  
**Jolene Kiolbassa – Chair**  
**David King**  
**~~Sunil Lavani~~**

#### **Absent:**

**Ann Denkler**  
**~~David King~~**  
**Sunil Lavani**  
**Jim Duncan – Vice-Chair**

## **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 March 7, 2017.

The motion to approve the minutes of March 7, 2017 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 7-0. Vice-Chair Duncan and Commissioners Denkler and Lavani absent. One vacancy on the dais.

## 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.: **Recommendation Pending; Postponement request by the Staff to April 4, 2017**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to April 4, 2017 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 7-0. Vice-Chair Duncan and Commissioners Denkler and Lavani absent. One vacancy on the dais.

- 2. Zoning:** [C14-2017-0012 - South Austin Regional WWTP Electrical Substation No. 1 Replacement; District 2](#)  
Location: 1017 and 1103 Fallwell Lane, and 1101 Fallwell Lane; Colorado River; Onion Creek Watersheds  
Owner/Applicant: Austin Water (Brent Bassett); Austin Energy (Pamela England)  
Agent: Austin Water (Eric Sermenio)  
Request: I-RR to P  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of P district zoning for C14-2017-0012 - South Austin Regional WWTP Electrical Substation No. 1 Replacement located at 1017 and 1103 Fallwell Lane, and 1101 Fallwell Lane was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 7-0. Vice-Chair Duncan and Commissioners Denkler and Lavani absent. One vacancy on the dais.

3. **Final Plat with Preliminary:** [C8J-2014-0138.2A - Cantarra II, Phase 2; District 1](#)  
Location: 4608 East Howard Lane, Gilleland Creek Watershed  
Owner/Applicant: Cantarra Ventures II, LTD (Brett Corwin)  
Agent: RPS Group (Josh Henke)  
Request: Approval of Cantarra II, Phase 2, a final plat comprised of 70 lots on 14.71 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Item pulled; no action required.

4. **Site Plan Conditional Use Permit:** [SPC-2016-0287C - Austin Onion Creek Fire and EMS Station, District 5](#)  
Location: 11112 Old San Antonio Road, Onion Creek Watershed  
Owner/Applicant: City of Austin, Public Works Department (Craig Russell)  
Agent: Chan and Partners Engineering (John King)  
Request: Request approval of a CUP for construction over 1 acre in P-Public zoning.  
Staff Rec.: **Recommended**  
Staff: [Lynda Courtney](#), 512-974-2810  
Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for SPC-2016-0287C - Austin Onion Creek Fire and EMS Station located at 11112 Old San Antonio Road was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 7-0. Vice-Chair Duncan and Commissioners Denkler and Lavani absent. One vacancy on the dais.

5. **Final Plat with Preliminary:** [C8-2016-0109.3A - Pioneer Crossing East, Section 17; District 1](#)  
Location: 10800-½ Sprinkle Cutoff Road, Walnut Creek Watershed  
Owner/Applicant: DR Horton  
Agent: Longaro & Clarke, LP (Walter Hoysa)  
Request: Approval of Pioneer Crossing East, Section 17, comprised of 130 lots 30.46 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for C8-2016-0109.3A - Pioneer Crossing East, Section 17 located at 10800-½ Sprinkle Cutoff Road was approved on the consent agenda by Commissioner

Evans, seconded by Commissioner Aguirre on a vote of 7-0. Vice-Chair Duncan and Commissioners Denkler and Lavani absent. One vacancy on the dais.

6. **Final Plat -** [C8-2016-0148.0A - Highland Village Section 2; District 10](#)  
**Resubdivision:**  
Location: 5019 and 5021 West Frances Place, Shoal Creek Watershed  
Owner/Applicant: Najib Wehbe  
Agent: Hector Avila  
Request: Approval of the Highland Village Section 2, a resubdivision of 2 lots into 3 lots for residential use.  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department

The motion to postpone this item to April 4, 2017 by the Zoning and Platting Commission was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 7-0. Vice-Chair Duncan and Commissioners Denkler and Lavani absent. One vacancy on the dais.

7. **Final Plat -** [C8-2016-0180.0A - Tech Ridge Section 2, Resubdivision of Lot 2, Block A; District 7](#)  
**Resubdivision:**  
Location: 401 Center Ridge Drive, Walnut Creek Watershed  
Owner/Applicant: Brent Ramirez (Live Oak Gottesman, LLC)  
Agent: Jonah Mankovsky (Stantec)  
Request: Approval of the Resubdivision of Tech Ridge Section 2, Lot 2, Block A, 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 to grant staff's recommendation for C8-2016-0180.0A - Tech Ridge Section 2, Resubdivision of Lot 2, Block A located at 401 Center Ridge Drive was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 7-0. Vice-Chair Duncan and Commissioners Denkler and Lavani absent. One vacancy on the dais.

8. **Final Plat with Preliminary:** [C8J-2010-0139.5A - Greyrock Ridge Phase 5; District 8](#)
- Location: South Mo-Pac Expressway Southbound, Slaughter Creek Watershed-Barton Springs Zone
- Owner/Applicant: Blake Magee, (HM Greyrock Ridge Development Inc.)
- Agent: Dan Ryan, (LJA Engineering)
- Request: Approval of the Greyrock Ridge Phase 5 final plat consisting of 97 lots on 40.21 acres.
- Staff Rec.: **Recommended**
- Staff: [Don Perryman](#), 512-974-2786  
Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for C8J-2010-0139.5A - Greyrock Ridge Phase 5 located on South Mo-Pac Expressway Southbound was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 7-0. Vice-Chair Duncan and Commissioners Denkler and Lavani absent. One vacancy on the dais.

9. **Preliminary Plan - Revised:** [C8J-2007-0135.02 - Stoney Ridge Phase C Preliminary Revision 3](#)
- Location: Ross Road and Heine Farm Road, Dry Creek East Watershed
- Owner/Applicant: KB Home Lone Star, Inc. (John Zinsmeyer)
- Agent: Doucet & Associates, Inc. (Davood Salek)
- Request: The applicant is amending a previously approved preliminary plan to remove FEMA Floodplain lines that affected Section 2B per approved LOMR.
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for C8J-2007-0135.02 - Stoney Ridge Phase C Preliminary Revision 3 located at Ross Road and Heine Farm Road was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 7-0. Vice-Chair Duncan and Commissioners Denkler and Lavani absent. One vacancy on the dais.

- 10. Final Plat - Previously Unplatted:** [C8-2017-0037.0A - Presidio II; District 6](#)  
Location: 10424-1/2 Lakeline Mall Drive, Lake Creek Watershed  
Owner/Applicant: Austin 129, LLC (Don Cape)  
Agent: Jones and Carter, Inc. (Ross Corder)  
Request: The applicant is proposing a two lot subdivision for a multifamily development.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 11. Preliminary Plan:** [C8-2017-0038 - Enclave at Harris Ridge Preliminary Plan; District 7](#)  
Location: 13328-1/2 Harrisglenn Drive, Harris Branch Watershed  
Owner/Applicant: Ridge Investors Ltd. (Robert Wilson)  
Agent: LJA Engineering, Inc. (Brian Faltesek)  
Request: The applicant is proposing to build single family homes with associated improvements.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 12. Final Plat with Preliminary:** [C8J-2015-0134.2A - Preston Park Subdivision Preliminary](#)  
Location: 16140 Bratton Lane, Gilleland Creek Watershed  
Owner/Applicant: Pulte Homes of Texas (Stephen Ashlock)  
Agent: CSF Civil Group, LLC (Christine Potts)  
Request: Approval of Preston Park Subdivision Preliminary composed of 76 lots on 23.12 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 13. Final Plat with Preliminary:** [C8-2016-0197.1A - The Grove at Shoal Creek; District 10](#)  
Location: 4205 Bull Creek Road, Shoal Creek Watershed  
Owner/Applicant: ARG Bull Creek, LTD (Garrett Martin) & State of Texas Department of Highways  
Agent: BGE (Brian Grace)  
Request: Approval of The Grove at Shoal Creek composed of 14 lots on 75.75 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 14. Final Plat - Resubdivision:** [C8J-2017-0045.0A - Subdivision of the Alfred Overton Estates](#)  
Location: 10200-10319 Lava Lane, Gilleland Creek Watershed  
Owner/Applicant: Rosa Alvarado  
Agent: Bec-Lin Engineering (Kelly Kilber, P.E.)  
Request: Approval of the Subdivision of the Alfred Overton Estates composed of 3 lots on 3.98 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 15. Final Plat:** [C8-2017-0043.0A - Creekview Village; District 1](#)  
Location: 7701-1/2 Old Manor Road, Walnut Creek Watershed  
Owner/Applicant: KDKB (Katon Labai)  
Agent: Urban Design Group (Vanessa Mendez)  
Request: Approval of Creekview Village composed of 1 lot on 13.03 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 16. Preliminary Plan:** [C8J-2017-0040 - Preserve at Oak Hill](#)  
Location: 10304 Circle Drive, Barton Creek Watershed-Barton Springs Zone  
Owner/Applicant: Jamison Civil Engineering (Stephen R. Jamison, P.E.)  
Agent: Jamison Civil Engineering (Stephen R. Jamison, P.E.)  
Request: Approval of the Preserve at Oak Hill composed of 20 lots on 32.89 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 17. Final Plat with Preliminary:** [C8J-06-0232.02.3A - Bellingham Meadows Phases 1 & II; District 1](#)  
Location: Farmhaven Road, Gilleland Creek Watershed  
Owner/Applicant: RSI Communities Texas (Angelica Anderson)  
Agent: Cunningham-Allen (Curtis Morriss)  
Request: Approval of Bellingham Meadows Phases I & II composed of 74 lots on 12.15 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 18. Final Plat - Resubdivision:** [C8J-2017-0036.0A - Coldwater, Section 2, Phase D, Resubdivision of Lot 9 Block A](#)  
Location: 7334 Coldwater Canyon Drive, Coldwater Creek Watershed  
Owner/Applicant: Richard Garriott  
Agent: Advanced Consulting Engineers, Inc. (Ash Ahsanullah)  
Request: Approval of Coldwater, Section 2, Phase D, Resubdivision of Lot 9 Block A Final Plat, composed of 2 lots on 3.107 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**19. Preliminary Plan - [C8J-2013-0236.01 - Prado Ranch Revised Preliminary](#)**  
**Revised:**

Location: South FM 973 Road, Colorado River Watershed  
Owner/Applicant: RSI Prado, LLC (Angelica Anderson)  
Agent: Carlson, Brigrance & Doering, Inc. (Lauren St. Germain)  
Request: Approval of the Prado Ranch Revised Preliminary Plan composed of 362 lots on 73.84 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**20. Final Plat with [C8J-2015-0091.2A - Indian Hills Corporate Parks; District 1](#)**  
**Preliminary:**

Location: 5601 North FM 973 Road, Decker Creek Watershed  
Owner/Applicant: Club Deal 116 Indian Hills TX, LP (Douglas Gilliland)  
Agent: Big Red Dog - Austin LLC (Ricardo De Camps, P.E.)  
Request: Approval of the Indian Hills Corporate Parks Final Plat composed of 1 lot on 9.24 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearings closed.

The motion to disapprove Items C-09 – C-20 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Aguirre on a vote of 7-0. Vice-Chair Duncan and Commissioners Denkler and Lavani absent. One vacancy on the dais.

## **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 Kiolbassa, Vice Chair Duncan)

Item was discussed; 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 Kiolbassa adjourned the meeting without objection at 6:24 p.m.**

**Approved on April 4, 2017**

  
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Ana Aguirre – Interim Secretary

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