



## **REGULAR MEETING**

### **ZONING & PLATTING COMMISSION**

**Tuesday, April 4, 2017**

**The Zoning & Platting Commission convened in a regular meeting on April 4, 2017  
@ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701**

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

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

**Ana Aguirre – Secretary  
Ann Denkler  
Jim Duncan – Vice-Chair  
David King  
Bruce Evans  
Yvette Flores  
Betsy Greenberg – Parliamentarian  
Jolene Kiolbassa – Chair  
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.

Ms. Meagan Meisenbach: Ms. Meisenbach discussed her concerns regarding flag lots and request the Commission review the matter as part of CodeNEXT process.

## **B. APPROVAL OF MINUTES**

1. Approval of minutes from March 21, 2017.

Motion to approve the minutes of March 21, 2017 as amended was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote 10-0. One vacancy.

## **C. PUBLIC HEARINGS**

- 1. Zoning:** [\*\*C14-2017-0009 - 11444 Manchaca Road; District 5\*\*](#)  
Location: 11444 Manchaca Road, Slaughter Creek Watershed  
Owner/Applicant: 720 Lamar Place L. C. (Guy Oliver)  
Agent: Husch Blackwell LLP (Nikelle Meade)  
Request: I-RR to GR  
Staff Rec.: **Pending; Postponement request by Staff to April 18, 2017**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to April 18, 2017 was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote 10-0. One vacancy.

- 2. Rezoning:** [\*\*C14-2017-0007 - 7300 South Congress Avenue Rezoning; District 2\*\*](#)  
Location: 7300 South Congress Avenue, South Boggy Creek Watershed  
Owner/Applicant: Elwyn Carol Williams, Jr.  
Agent: Thrower Design (Ron Thrower)  
Request: DR to SF-6  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Planning and Zoning Department

Public Hearing Closed.

Commissioner Lavani's motion, seconded by Commissioner Evans to grant staff's recommendation of SF-6 district zoning for C14-2017-0007 - 7300 South Congress Avenue Rezoning located at 7300 South Congress Avenue was approved on a vote of 10-0. One vacancy.

3. **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 of SF-6**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing Closed.

There was a motion by Commissioner Lavani, seconded by Commissioner Evans to grant MF-1-CO combining district zoning with a cap of 200 units.

Vice-Chair Duncan's substitute motion, seconded by Commissioner King to grant staff's recommendation of SF-6-CO combining district zoning for C14-2016-0134 - Pioneer at Walnut Creek located at 11126 Sprinkle Cutoff Road was approved on a vote of 8-2. Commissioners Lavani and Evans voted nay. One vacancy.

Motion by Chair Kiolbassa to make the substitute motion the main motion was approved on a vote of 8-2. Commissioner Lavani and Evans voted nay. One vacancy.

4. **Rezoning:** [C14-2016-0125 - 13007 Cantarra; District 1](#)  
Location: 13007 Cantarra Drive, Harris Branch Watershed  
Owner/Applicant: Unity Five Investment, LLC (Nasruddin Mahesania)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: LR-MU-CO to LR-MU-CO, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing Closed.

Motion by Commissioner Greenberg, seconded by Chair Kiolbassa to deny the rezoning request of LR-MU-CO combining district zoning for C14-2016-0125 - 13007 Cantarra located at 13007 Cantarra Drive.

Substitute motion by Commissioner Evans, seconded by Commissioner Lavani to grant staff's recommendation of LR-MU-CO combining district zoning for C14-2016-0125 - 13007 Cantarra located at 13007 Cantarra Drive was approved on a vote of 8-4. Those voting aye were Vice-Chair Duncan and Commissioners Aguirre, Breithaupt, Denkler, Evans and Lavani. Those voting nay were Chair Kiolbassa and Commissioners Greenberg, Flores and King. One vacancy.

The motion by Chair Kiolbassa to make the substitute motion the main motion to approve staff's recommendation failed on a vote of 5-4. Those voting aye were Vice-Chair Duncan and Commissioners Aguirre, Breithaupt, Evans and Lavani. Those voting nay were Chair Kiolbassa and

Commissioners Greenberg, Flores and King. Commissioner Denkler abstained on this item. One vacancy.

- 5. Zoning:** [C14-2017-0003 - Krisland Property; District 6](#)  
Location: 13033 Pond Springs Road, Lake Creek Watershed  
Owner/Applicant: Krisland Property of Texas, LLC (Johan Rahardjo)  
Agent: Vincent Gerard & Associates (Vincent G. Huebinger)  
Request: I-RR to GR  
Staff Rec.: **Recommendation of GR-MU**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

The motion to grant GR-MU-CO combining district zoning, to include additional prohibited land uses, for C14-2017-0003 - Krisland Property located at 13033 Pond Springs Road was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote 10-0. One vacancy.

Additional prohibited land uses:

Business or Trade School  
Exterminating Services  
Funeral Services  
Hotel-Motel  
Outdoor Entertainment  
Outdoor Sports and Recreation  
**Pawn Shops**  
Recycling Center  
**Service Station**

- 6. Final Plat:** [C8-2014-0238.01.1A - Ballantyne, Section 1](#)  
Location: 800 1/2 W. Wells Branch Parkway, Harris Branch Watershed  
Owner/Applicant: Wells Branch Apt, LLC (David Blackburn)  
Agent: Jamison Civil Engineering, LLC (Steve Jamison)  
Request: The request is for the approval of the final plat for Ballantyne, Section 1, comprised of 94 single family lots, one multi-family lot, one amenity center lot, one commercial lot, and 6 drainage/landscape lots on 33.01 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for C8-2014-0238.01.1A - Ballantyne, Section 1 located at 800 1/2 W. Wells Branch Parkway was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote 10-0. One vacancy.

7. **Final Plat - Resubdivision:** [C8-2016-0148.0A - Highland Village Section 2; District 10](#)  
Location: 5019 and 5021 West Frances Place, Shoal Creek Watershed  
Owner/Applicant: Najib Wehbe  
Agent: Hector Avila  
Request: Approval of 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 grant staff's request for postponement of this item to April 18, 2017 was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote 10-0. One vacancy.

8. **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

Public Hearing closed.

The motion to grant staff's recommendation for C8J-2014-0138.2A - Cantarra II, Phase 2 located at 4608 East Howard Lane was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote 10-0. One vacancy.

9. **Final Plat – Amended Plat:** [C8J-2017-0046.0A - Amended Plat of Stoney Ridge Phase C Section 2B; District 2](#)  
Location: 12300 Stoney Ridge Bend, Dry Creek East Watershed  
Owner/Applicant: KB Home  
Agent: Doucet and Associates, Inc. (Davood Salek)  
Request: The request is for approval of the Amended Plat of Stoney Ridge Phase C Section 2B. The proposed plat is composed of 15 lots on 2.63 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 10. Final Plat with Preliminary:** [C8J-2017-0040.1A - Preserve at Oak Hill](#)  
Location: 10304 Circle Drive, Barton Creek Watershed-Barton Springs Zone  
Owner/Applicant: John Kuhn  
Agent: Jamison Civil Engineering LLC (Stephen R. Jamison, P.E.)  
Request: The request is for approval of the Preserve at Oak Hill. The proposed plat is composed of 20 lots on 32.89 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 11. Final Plat with Preliminary:** [C8J-2015-0271.1A - Malone Subdivision Section 1](#)  
Location: 10109 Slaughter Creek Drive, Slaughter Creek Watershed  
Owner/Applicant: CalAtlantic Homes  
Agent: LJA Engineering & Surveying, Inc. (Laurel Powell)  
Request: The request is for approval of Malone Subdivision, Section One. The proposed plat is composed of 93 lots on 40.48 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 12. Final Plat:** [C8-2017-0054.0A - Long Champ Court Subdivision; District 10](#)  
Location: 6000 Long Champ Court, Lake Austin Watershed  
Owner/Applicant: David Nelson  
Agent: Hutson Land Planners (Charles Dunn)  
Request: Approval of the Long Champ Court Subdivision composed of 3 lots on 5.392 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 13. Final Plat with Preliminary:** [C8J-2013-0236.1A - Prado Ranch Section 2](#)  
Location: South FM 973 Road, Colorado River Watershed  
Owner/Applicant: Angelica Anderson  
Agent: Carlson, Brigrance & Doering, Inc. (Lauren Gemain)  
Request: Approval of Prado Ranch Section 2 composed of 126 lots on 25.71 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 14. Final Plat:** [C8J-2017-0047.0A - Amended Easton Park Section 1B Final Plat; District 2](#)
- Location: 7325 McKinney Falls Parkway, Williamson Creek Watershed
- Owner/Applicant: Carma Easton, LLC
- Agent: Stantec Consulting Services (Joe Farias)
- Request: Approval of the Amended Easton Park Section 1B Final Plat composed of 5 lots on a 92.65 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

Public Hearing Closed.

Motion to disapprove Items C-09 – C-14 was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote 10-0. One vacancy.

#### **D. NEW BUSINESS**

1. [Discussion and possible action to direct staff to initiate a rezoning application for the property located at 13000 Block of East Howard Lane and 13414 Harris Glenn Drive.](#)

The motion to direct staff to initiate a rezoning application for the property located at 13000 Block of East Howard Lane and 13414 Harris Glenn Drive was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote 10-0. One vacancy.

2. **Nomination and election of Zoning and Platting Commission officers.**

Chair Kiolbassa called for nominations of Zoning and Platting Commission officers.

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 10-0. One vacancy.

#### **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)

Discussion occurred; no action taken.

#### [Future Items from the Commission:](#)

Commissioner King and Chair Kiolbassa request for staff briefing regarding Austin Strategic Housing (Plan) Blueprint, proposed meeting date May 2, 2017

Commissioner King and Chair Kiolbassa request for Commission discussion item regarding gentrification report proposed meeting date May 2, 2017

## **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.

**Chair Kiolbassa adjourned the meeting without objection at 7:56 p.m.**

**Approved on April 18, 2017**

  
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Commissioner Ana Aguirre – Secretary

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