



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, April 18, 2017

The Zoning & Platting Commission convened in a regular meeting on April 18, 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– Secretary
Ann Denkler
Jim Duncan – Vice-Chair
Bruce Evans
Yvette Flores
Betsy Greenberg– Parliamentarian
Jolene Kiolbassa - Chair
Sunil Lavani**

Absent:

Dustin Breithaupt

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 April 4, 2017.

Motion to approve the minutes of April 4, 2017 was approved on the consent agenda by Commissioner Denkler, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Breithaupt absent. One vacancy.

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2016-0111 - Burleson; District 2](#)
Location: 8219 Burleson Road, Onion Creek Watershed
Owner/Applicant: Park 183 Land, LLC (Brad Maples)
Agent: Armbrust & Brown, PLLC (Eric deYoung)
Request: LI-CO to LI-CO, to change a condition of zoning
Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant staff's request for indefinite postponement was approved on the consent agenda by Commissioner Denkler, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Breithaupt absent. One vacancy.

- 2. Rezoning:** [C14-2016-0121 - 7700 Parmer Lane; District 6](#)
Location: 7700 West Parmer Lane, Rattan Creek and Lake Creek Watersheds
Owner/Applicant: BRI 1869 Parmer, LLC
Agent: Drenner Group (Amanda Swor)
Request: LI-PDA to LI-PDA, to change a condition of zoning
Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Motion to grant staff's request for indefinite postponement was approved on the consent agenda by Commissioner Denkler, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Breithaupt absent. One vacancy.

- 3. Zoning:** [C14-2016-0090 - 130/Parmer; District 1](#)
Location: 10208 Lindell Lane, Gilleland Creek Watershed
Owner/Applicant: Land Strategies, Inc. (Paul Linehan)
Agent: Cottonwood Holdings, Ltd. (Pete Dwyer)
Request: I-RR to GR-MU
Staff Rec.: **Recommendation Pending; Staff postponement request to June 6, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to grant staff's request for postponement of this item to June 6, 2017 was approved on the consent agenda by Commissioner Denkler, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Breithaupt absent. One vacancy.

4. **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.: **Recommendation of GR-CO**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to postpone this item to May 2, 2017 by the Zoning and Platting Commission was approved on the consent agenda by Commissioner Denkler, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Breithaupt absent. One vacancy.

5. **Resubdivision:** [C8-2016-0147.0A - Resubdivision of Lot 1D, Block A, Resubdivision of Lots 1 and 7 of the Resubdivision of Lots 1, 6 and 7, Three Points Commons; District 7](#)
Location: 15118 FM 1825 Road, Walnut Creek Watershed
Owner/Applicant: University Federal Credit Union (Yung V. Tran)
Agent: Catalyst Engineering Group (Timothy Moltz)
Request: Approval of the resubdivision on one lot into a two lot subdivision on 3.336 acres
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commissioner Flores to grant staff's recommendation for C8-2016-0147.0A - Resubdivision of Lot 1D, Block A, Resubdivision of Lots 1 and 7 of the Resubdivision of Lots 1, 6 and 7, Three Points Commons located at 15118 FM 1825 Road was approved on a vote of 8-0. Commissioner King abstained. Commissioner Breithaupt absent. One vacancy.

6. **Final with Preliminary Plan:** [C8J-2013-0226.2A - Ring Tract Phase 2](#)
Location: Goldilocks Lane at Larrys Lane, Bear Creek and Little Bear Creek Watersheds
Owner/Applicant: 2013 Land Investments (Garrett Martin)
Agent: Brown and Gay Engineers, Inc. (Brian Grace)
Request: Approval of a final plat consisting of 90 total lots on 38.60 acres.
Staff Rec.: **Recommended**

Staff: [Jose Luis Arriaga](#), Supervisor - Travis County/City of Austin Single Office, 512-584-7562
Single Office

Public Hearing closed.

Motion to grant staff's recommendation for C8J-2013-0226.2A - Ring Tract Phase 2 located at Goldilocks Lane at Larrys Lane was approved on the consent agenda by Commissioner Denkler, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Breithaupt absent. One vacancy.

7. Final Plat - [C8-2016-0116.0A - McCoy Oaks; District 2](#)

Resubdivision:

Location: 7016 Circle S Road, South Boggy Creek Watershed

Owner/Applicant: Charles McCoy

Agent: Hector Avila

Request: Approve a resubdivision of portions of 2 lots into 2 lots on 0.359 acres.

Staff Rec.: **Recommended**

Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2016-0116.0A - McCoy Oaks located at 7016 Circle S Road was approved on the consent agenda by Commissioner Denkler, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Breithaupt absent. One vacancy.

8. Final Plat - [C8J-2016-0213.0A - Noieam Subdivision a Partial Resubdivision of Lot 51 East Travis Hills](#)

Location: 17097 Pearce Lane, Dry Creek East Watershed

Owner/Applicant: Nengnoi Noieam, Sangdaun Noieam, Anuruk Noieam, Parichart Laochaloenvanich

Agent: IT Gonzales Engineers (I.T. Gonzales)

Request: Approval of the Noieam Subdivision, a Partial Resubdivision of Lot 51 East Travis Hills consisting of 1 single family lot on 4.302 acres.

Staff Rec.: **Recommended**

Staff: [Sarah Sumner](#), 512-854-7687
Single Office

Public Hearing closed.

Motion to grant staff's recommendation for C8J-2016-0213.0A - Noieam Subdivision a Partial Resubdivision of Lot 51 East Travis Hills located at 17097 Pearce Lane was approved on the consent agenda by Commissioner Denkler, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Breithaupt absent. One vacancy.

9. **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 Highland Village Section 2, a resubdivision of 2 lots into 3 lots for residential use.
Staff Rec.: **Recommended. Staff postponement request to May 2, 2017.**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Motion to grant staff's request for postponement of this item to May 2, 2017 was approved on the consent agenda by Commissioner Denkler, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Breithaupt absent. One vacancy.

10. **Preliminary Plan:** [C8J-2017-0069 - Indian Hills Corporate Park; District 1](#)
Location: 12101 Decker Lake Road, Decker Creek Watershed
Owner/Applicant: Club Deal 116 Indian Hills TX, LP (Douglas Gilliland)
Agent: Big Red Dog Engineering & Consulting (Ricardo DeCamps)
Request: Approval of the Indian Hills Corporate Park Preliminary Plan composed of 3 lots on 9.24 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Preliminary Plan:** [C8J-2017-0072 - Ross Road; District 2](#)
Location: 6601 Heine Farm Road, Colorado River Watershed
Owner/Applicant: Ideker Properties, LLC (Dwane Ideker); L C Berger Family Partners, LTD (Debra Shaw)
Agent: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)
Request: Approval of the Ross Road Preliminary Plan composed of 223 lots on 50.03 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat without Preliminary:** [C8J-2017-0068.0A - Bull Creek Divide](#)
Location: 7208 Spicewood Springs Road, Bull Creek Watershed
Owner/Applicant: Bull Creek Divide, LLC (John Manning)
Agent: McIntyre & McIntyre, Inc. (John McIntyre)
Request: Approval of Bull Creek Divide composed of 4 lots on 18.55 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat with Preliminary:** [C8-2015-0012.1A - Equinox East Section One \(Withdraw/Resubmittal of C8-2015-0012.1A\); District 1](#)
Location: 8515-1/2 East Farmer Lane, Gilleland Creek Watershed
Owner/Applicant: Austin HB Residential Properties, LTD (John McCullough)
Agent: CSF Civil Group, LLC (Christine Potts)

- Request: Approval of Equinox East Section One (Withdraw/Resubmittal of C8-2015-0012.1A) composed of 19 lots on 116.34 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat with Preliminary:** [C8J-06-0232.01.4A - Bellingham Meadows Section 4](#)
 Location: Farmhaven Road, Gilleland Creek Watershed
 Owner/Applicant: CADG Bellingham Meadows (Mehrdad Moayed)
 Agent: Lakeside Engineers (Christopher M. Ruiz, P.E.)
 Request: Approval of Bellingham Meadows Section 4 composed of 104 lots on 19.31 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat with Preliminary:** [C8J-2008-0168.2A - Entrada Preliminary Plan](#)
 Location: East of Immanuel Road between Crystal Bend Drive and Killingsworth Lane, Gilleland Creek Watershed
 Owner/Applicant: Lennar Homes of Texas Land and Construction, LTD (Richard Maier)
 Agent: Carlson, Brigance, and Doering, Inc. (Bill Couch)
 Request: Approval of Entrada Preliminary Plan composed of 191 lots on 71.46 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 16. Final Plat - With Replat:** [C8J-2017-0059.0A - Replat of Lot 1, Travis Vista II Section 2, Phase B and Lot 49 Hughes Park, No. 1; District 6](#)
 Location: 4811 Park Lane, Lake Travis Watershed
 Owner/Applicant: Mahmoud Helforoosh
 Agent: Survey Works LLC (Derek Kinsaul)
 Request: Approval of Replat of Lot 1, Travis Vista II Section 2, Phase B and Lot 49 Hughes Park, No. 1.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 17. Final Plat - Resubdivision:** [C8-2017-0058.0A - Resubdivision of Lot 15 Triple 'R' Ranchettes](#)
 Location: 1200-1499 South Turnersville Road, Plum Creek Watershed
 Owner/Applicant: Victoriano Canales
 Agent: Eleuterio Leos
 Request: Approval of the Resubdivision of Lot 15 Triple 'R' Ranchettes Final Plat composed of 4 lots on 12.44 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 18. Final Plat - Resubdivision:** [C8-2017-0067.0A - GM - Parmer Business Park; District 7](#)

Location: 201 West Howard Lane, Walnut Creek Watershed
Owner/Applicant: Casa Marco, Texas LLC (Al Marco)
Agent: Stantec Consulting Services Inc. (Jonah Mankovsky, P.E.)
Request: Approval of GM - Parmer Business Park composed of 5 lots on 49.81 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

**19. Final Plat - [C8-2017-0073.0A - 2600 Addison Avenue; District 7](#)
Amended Plat:**

Location: 2600 Addison Avenue, Shoal Creek Watershed
Owner/Applicant: Robert Atkinson
Agent: Robert & Jerre Atkinson
Request: Approval of 2600 Addison Avenue composed of 2 lots on 0.35 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

**20. Final Plat - [C8J-2017-0071.0A - Amended Plat of Lots 2A & 3A, Block A of Wells Branch Center Subdivision Amended Plat](#)
Amended Plat:**

Location: 15200 North IH 35 Service Road Southbound, Walnut Creek Watershed
Owner/Applicant: William D. Schultz
Agent: Thrower Design (Ron Thrower)
Request: Approval of the Amended Plat of Lots 2A & 3A, Block A of Wells Branch Center Subdivision Amended Plat composed of 2 lots on 3.13 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

21. Final Plat: [C8J-2017-0062.0A - 2306 Sunridge](#)

Location: 2306 North FM 620 Road, Running Deer Creek Watershed
Owner/Applicant: Nina Kelley
Agent: Big Red Dog Engineering (Lance Rosenfield)
Request: Approval of 2306 Sunridge composed of 1 lot on 1.17 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearings closed.

The motion to disapprove items C-10 – C-21 was approved on the consent agenda by Commissioner Denkler, seconded by Commissioner Aguirre on a vote of 9-0. Commissioner Breithaupt absent. One vacancy.

D. NEW BUSINESS

Future Business Item:

Briefing on proposed code amendments by the Watershed Protection Department (Chair Kiolbassa, Commissioner Denkler)

E. ITEMS FROM THE COMMISSION

F. COMMITTEE REPORTS

Codes and Ordinances Joint Committee – Report provided.

Comprehensive Plan Joint Committee – Commissioner Evans stated the Committee approved the CIP recommendation letter to be submitted to the Planning Commission. Emphasized the congruency between CodeNEXT and the CIP.

Small Area Planning Joint Committee – Commissioner King stated the Committee discussed indicators to be included in the update to the 5 year Imagine Austin plan.

ADJOURNMENT

Chair Kiolbassa adjourned the meeting without objection at 6:32 p.m.

Approved May 16, 2017



Commissioner Aguirre, Secretary

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.