



## **REGULAR MEETING**

### **ZONING & PLATTING COMMISSION**

**Tuesday, May 16, 2017**

**The Zoning & Platting Commission convened in a regular meeting on May 16, 2017 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701**

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

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

**Ana Aguirre – Secretary  
Dustin Breithaupt  
Ann Denkler  
Jim Duncan – Vice-Chair  
Bruce Evans  
Yvette Flores  
Betsy Greenberg – Parliamentarian  
David King  
Jolene Kiolbassa – Chair  
Sunil Lavani  
Stephanie Trinh**

## **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 May 2, 2017.

Motion to approve the minutes, as amended, from May 2, 2017 was approved on the consent agenda by Commissioner Denkler, seconded by Vice-Chair Duncan on a vote of 11-0.

## C. PUBLIC HEARINGS

1. **Rezoning:** [C14-2017-0002 - Strub Residential; District 7](#)  
Location: 2401 Hancock Drive, Shoal Creek Watershed  
Owner/Applicant: Moose and Pony Property, LLC-Series Hancock (Mark Strub)  
Agent: Drenner Group (Jewels Nickells)  
Request: SF-3 to NO-MU  
Staff Rec.: **Not recommended; Postponement request by the Applicant to June 20, 2017**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to June 20, 2017 was approved on the consent agenda by Commissioner Denkler, seconded by Vice-Chair Duncan on a vote of 11-0.

2. **Rezoning:** [C14-2017-0040 - Creastle .46; District 5](#)  
Location: 9618 Manchaca Road, Slaughter Creek Watershed  
Owner/Applicant: Creastle Enterprise, Inc. (Syed Sadruddin; Rahim Sadruddin)  
Agent: Bennett Consulting (Rodney Bennett)  
Request: SF-2 to GR-CO  
Staff Rec.: **Recommendation of LR-CO, with conditions**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation of LR-CO combining district zoning for C14-2017-0040 - Creastle .46 located at 9618 Manchaca Road was approved on the consent agenda by Commissioner Denkler, seconded by Vice-Chair Duncan on a vote of 11-0.

3. **Rezoning:** [C14-2017-0043 - Onion Creek Greenbelt; District 2](#)  
Location: West of South Pleasant Valley Road near the intersection of Springville Lane, Onion Creek Watershed  
Owner/Applicant: City of Austin  
Agent: Parks and Recreation Department (Gregory Montes)  
Request: SF-2 to P  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation of P district zoning for C14-2017-0043 - Onion Creek Greenbelt located at West of South Pleasant Valley Road near the intersection of Springville Lane was approved on the consent agenda by Commissioner Denkler, seconded by Vice-Chair Duncan on a vote of 11-0.

4. **Zoning and Rezoning:** [C14-2017-0044 - Onion Creek Metro Park - Greenbelt; District 2](#)  
Location: 7004 Onion Creek Drive and 8652 Nuckols Crossing Road, Onion Creek and South Boggy Creek Watersheds  
Owner/Applicant: City of Austin  
Agent: Parks and Recreation Department (Gregory Montes)  
Request: I-RR; SF-3; MH; MH-CO; GR; W/LO-CO; P to P  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation of P district zoning for C14-2017-0044 - Onion Creek Metro Park - Greenbelt located at 7004 Onion Creek Drive and 8652 Nuckols Crossing Road was approved on the consent agenda by Commissioner Denkler, seconded by Vice-Chair Duncan on a vote of 11-0.

5. **Rezoning:** [C14-2017-0029 - Great Hills Country Club; District 10](#)  
Location: 5914 Lost Horizon Drive, Bull Creek Watershed  
Owner/Applicant: Great Hills Golf Club of Austin, Inc. (Hayden Stewart)  
Agent: Thrower Design (A. Ron Thrower)  
Request: Tract 1: SF-2 and GR-CO to CR; Tract 2: GR-CO to CS-1  
Staff Rec.: **Recommended with conditions**  
Staff: [Sherri Sirwaitis](#), (512) 974-3057  
Planning and Zoning Department

Public Hearing closed.

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 Vice-Chair Duncan on a vote of 11-0.

6. **Rezoning:** [C14-2017-0004 - Lease Preparations of 704 Sandpiper; District 7](#)  
Location: 704 Sandpiper Avenue, Walnut Creek Watershed  
Owner/Applicant: Cloud Richards  
Agent: Jennifer Powell  
Request: LO to GR  
Staff Rec.: **Not recommended**  
Staff: [Sherri Sirwaitis](#), (512) 974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Denkler, seconded by Vice-Chair Duncan to grant staff's recommendation to **deny** GR district zoning for 704 Sandpiper Avenue was approved on a vote of 11-0.

7. **Zoning:** [C14-2017-0035 - Cantarra Two; District 1](#)  
Location: 4604 and 4608 East Howard Lane, Harris Branch Watershed  
Owner/Applicant: Continental Homes of Texas, LP (Ian Cude)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: I-SF-4A to SF-4A  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), (512) 974-3057  
Planning and Zoning Department

Pulled due to notification error; no action required.

8. **Rezoning:** [C14-2017-0056 - Howard Lane Tract, Part 2; 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: City of Austin-Planning and Zoning Department (Sherri Sirwaitis)  
Request: LO-CO to SF-4A  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), (512) 974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation of SF-4A district zoning for C14-2017-0056 - Howard Lane Tract, Part 2 located at 13000 Block of East Howard Lane and 13414 Harris Glenn Drive was approved on the consent agenda by Commissioner Denkler, seconded by Vice-Chair Duncan on a vote of 11-0.

9. **Rezoning:** [C14-2017-0032 - 5810 Steiner Ranch Blvd; District 6](#)  
Location: 5810 Steiner Ranch Boulevard, Bear Creek West Watershed  
Owner/Applicant: MU 13 Investments, LTD (Gerald Kucera)  
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
Request: LR-CO to GR-CO  
Staff Rec.: **Recommended**  
Staff: [Scott Grantham](#), 512-974-3574  
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation of GR-CO combining district zoning for C14-2017-0032 - 5810 Steiner Ranch Blvd located at 5810 Steiner Ranch Boulevard was approved on the consent agenda by Commissioner Denkler, seconded by Vice-Chair Duncan on a vote of 11-0.

10. **Final Plat with Approved Preliminary:** [C8-06-0133.02.3A.SH - Goodnight Ranch Phase One Section Three; District 2](#)  
Location: E. Slaughter Lane (at Vertex Boulevard), Onion Creek Watershed  
Owner/Applicant: Austin Goodnight Ranch GP, LLC (Myra Goepp)  
Agent: Civile LLC (Larry Hanrahan)  
Request: Approve a final plat out of an approved preliminary plan consisting of 118 lots on 58.586 acres.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-06-0133.02.3A.SH - Goodnight Ranch Phase One Section Three located at E. Slaughter Lane (at Vertex Boulevard) was approved on the consent agenda by Commissioner Denkler, seconded by Vice-Chair Duncan on a vote of 11-0.

11. **Final Plat - Resubdivision:** [C8-2017-0093.0A - Foremost; District 2](#)  
Location: 135 Foremost Drive, South Boggy Creek Watershed  
Owner/Applicant: Sela Ralty LLC-Realty Partner  
Agent: Jones and Carter (Ross Corder)  
Request: Approval of Foremost composed of 1 lot on 14.61 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

12. **Final Plat - Resubdivision:** [C8-2017-0088.0A - Resubdivision of Lots 1A & 2A of the Resubdivision of Lot 1, RIV; District 6](#)  
Location: 10801-1/2 FM 2222 Road, Panther Hollow Creek Watershed  
Owner/Applicant: United Heritage Credit Union (Buddy Schroeder)  
Agent: Jones & Carter (Ryan LaMarre)  
Request: Approval of Resubdivision of Lots 1A & 2A of the Resubdivision of Lot 1, RIV composed of 1 lot on 1.97 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
13. **Final Plat:** [C8-2017-0091.0A - Pago Subdivision; District 1](#)  
Location: 1600 Dungan Lane, Little Walnut Creek Watershed  
Owner/Applicant: Pago Interests Dungan Lane, Ltd.  
Agent: Binkley & Barfield, Inc. (Nicholas Sandlin)  
Request: Approval of Pago Subdivision composed of 1 lot on 2.82 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
14. **Final Plat with Preliminary:** [C8J-03-0146.13A - Austin's Colony Section 9](#)  
Location: Hunters Bend Road, Elm Creek Watershed  
Owner/Applicant: Qualico, AC, LP (Vera Massaro)  
Agent: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)  
Request: Approval of the Austin's Colony Sec. 9 composed of 3 lots on 32.78 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
15. **Preliminary Plan:** [C8J-2017-0097 - Easton Park Section 1B-Lot 4 Preliminary Plan; District 2](#)  
Location: 7325 McKinney Falls Parkway, Cottonmouth Creek Watershed  
Owner/Applicant: Carma Properties Westport (Chad Matheson)  
Agent: Stantec Consulting Services (Jose A. Martinez)  
Request: Approval of the Easton Park Section 1B-Lot 4 Preliminary Plan composed of 5 lots on 92.65 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
16. **Final Plat with Preliminary:** [C8J-2017-0097.1A - Resubdivision of Lot 4A of Amended Easton Park Section 1B Final Plat; District 2](#)  
Location: 7325 McKinney Falls Parkway, Cottonmouth Creek Watershed  
Owner/Applicant: Carma Properties Westport (Chad Matheson)  
Agent: Stantec Consulting Services (Jose A. Martinez)  
Request: Approval of the Resubdivision of Lot 4A of Amended Easton Park Section 1B Final Plat  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove Items C-11 – C-16 was approved on the consent agenda by Commissioner Denkler, seconded by Vice-Chair Duncan on a vote of 11-0.

#### **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)

CodeNEXT matters discussed; no action taken

Note: Chair Kiolbassa called for a Special Called meeting to be held on May 30, 2017 to consider a letter to be forward to Mayor and Council regarding CodeNEXT.

#### **F. COMMITTEE REPORTS**

[Codes and Ordinances Joint Committee](#) – Commissioner Greenberg stated the Committee will review items related to the supermajority vote that is utilized by the Historic Landmark Commission and for Watershed Protection code amendments.

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

#### **ADJOURNMENT**

**Chair Kiolbassa adjourned the meeting without objection on Tuesday, May 16, 2017 at 8:43 p.m.**

Approved June 6, 2017

  
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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.