



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, June 20, 2017

The Zoning & Platting Commission convened in a regular meeting on June 20, 2017 @ 301 W. 2nd Street, Austin, TX 78701

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

Commission Members in Attendance:

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

Absent:

Sunil Lavani

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.

Mr. Stuart Hersh: Mr Hersh conveyed his concerns regarding the proposed Density Bonus Program and matters related to CodeNEXT.

B. APPROVAL OF MINUTES

1. Approval of minutes from June 20, 2017.

Motion to approve the minutes from June 20, 2017 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Evans on a vote of 10-0. Commissioner Lavani absent.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2017-0051 - Waters Park Commercial; District 7**
Location: 12219, 12219-1/2 and 12221 Waters Park Road, Walnut Creek Watershed
Owner/Applicant: Bar Czar, LLC (Matias Segura III)
Agent: South Llano Strategies (Glen Coleman)
Request: RR, LO and GO to CS-1
Staff Rec.: **Recommendation Pending; Indefinite postponement request by Staff**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

Motion to grant Applicant's request for indefinite postponement was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Evans on a vote of 10-0. Commissioner Lavani absent.

- 2. 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; Postponement request by Staff to July 18, 2017**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to July 18, 2017 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Evans on a vote of 10-0. Commissioner Lavani absent.

- 3. 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**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of NO-MU combining district zoning for C14-2017-0002 - Strub Residential located at 2401 Hancock Drive was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Evans on a vote of 10-0. Commissioner Lavani absent.

- 4. Zoning: C14-2017-0057 - Lot 973 Retail; District 2**
Location: 3424 South FM 973 Road, Colorado River Watershed
Owner/Applicant: Market Place Real Estate Group (Karl Koebel)
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele R. Lynch)
Request: I-RR to CS-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-CO combining district zoning for 3424 South FM 973 Road C14-2017-0057 - Lot 973 Retail located at 3424 South FM 973 Road was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Evans on a vote of 10-0. Commissioner Lavani absent.

- 5. Zoning: C14-2017-0063 - 11630 Manchaca Road; District 5**
Location: 11630 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: Manchaca Partners, Inc. (Sufian Emmar)
Agent: Lenworth Consulting LLC (Nash Gonzales)
Request: I-RR to GR
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR district zoning for 11630 Manchaca Road located at 11630 Manchaca Road was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Evans on a vote of 10-0. Commissioner Lavani absent.

- 6. Rezoning:** **C14-2017-0060 - 5002 - 5006 Hamilton Lane; District 10**
Location: 5002 - 5006 Hamilton Lane, Bull Creek Watershed
Owner/Applicant: Edgar Michalk
Agent: The Agency Austin Inc. (Khalil Ali Salami)
Request: SF-2 to GR
Staff Rec.: **Recommended**
Staff: Scott Grantham, (512) 974-3574, scott.grantham@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR district zoning for 5002 - 5006 Hamilton Lane located at 5002 - 5006 Hamilton Lane was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Evans on a vote of 10-0. Commissioner Lavani absent.

- 7. Final Plat with Preliminary:** **C8J-2014-0058.1A - Heritage Oaks At Pearson Ranch East Section One; District 6**
Location: Pearson Ranch Road (between Avery Ranch Road and Neenah Avenue), South Brushy Creek Watershed
Owner/Applicant: England Ranch NE LP (Joseph England, Sr.)
Agent: Big Red Dog (Bailey Harrington)
Request: Approve a final plat out of an approved preliminary plan for 113 lots on 41.5680 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-975-2767, sylvia.limon@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2014-0058.1A - Heritage Oaks At Pearson Ranch East Section One located at Pearson Ranch Road was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Evans on a vote of 10-0. Commissioner Lavani absent.

- 8. Preliminary Plan:** **C8-2017-0130 - Bellingham Meadows Phase II**
Location: 7001 Boyce Lane, Gilleland Creek Watershed
Owner/Applicant: RSI Communities-Texas (Angelica Anderson)
Agent: Cunningham-Allen (Curtis Morriss)
Request: Approval of the Bellingham Meadows Phase II composed of 255 lots on 50.69 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

9. **Final Plat - Amended Plat:** **C8-2017-0131.0A.SH - Goodnight Ranch Phase 1 Section 2; Amended Plat of Lots 2, 3, 4 and 5 Block O; District 2**
 Location: 5905 Charles Merle Drive, Onion Creek Watershed
 Owner/Applicant: Austin Goodnight Ranch GP (Myra Goepp)
 Agent: Civile (Lawrence M. Hanrahan)
 Request: Approval of the Goodnight Ranch Phase 1 Section 2; Amended Plat of Lots 2, 3, 4 and 5 Block O composed of 4 lots on 0.66 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
10. **Final Plat - Amended Plat:** **C8J-2017-0132.0A - Heritage Oaks at Pearson Ranch West -Section 1**
 Location: Avery Ranch Boulevard, South Brushy Creek Watershed
 Owner/Applicant: Pulte Group, Central Texas Division (Stephen Ashlock)
 Agent: Big Red Dog Engineering Consulting (Bailey Harrington)
 Request: Approval of Heritage Oaks at Pearson Ranch West - Section 1 composed of 83 lots on 41.73 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
11. **Final Plat with Preliminary:** **C8J-2009-0142.02.7A - Estancia Hill Country; District 5**
 Location: Puryear Road, Onion Creek Watershed
 Owner/Applicant: SLF III-Onion Creek, L.P. (Ocie Vest)
 Agent: LJA Engineering, Inc. (Brian Faltese)
 Request: Approval of Estancia Hill Country composed of 1 lot on 29.72 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
12. **Final Plat - Amended Plat:** **C8-2017-0127.0A - Long Champ Court Subdivision**
 Location: 6000 Long Champ Court, Lake Austin Watershed
 Owner/Applicant: David Nelson
 Agent: Hutson Land Planners (Charles Dunn)
 Request: Approval of Long Champ Court Subdivision composed of 3 lots on 5.392 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 13. Final Plat - Amended Plat:** **C8J-2017-0129.0A - Cardinal Hill Estates Unit 12; Amended Plat of Lot 108**
 Location: 15009 Dexler Drive, Running Deer Creek Watershed
 Owner/Applicant: Brad Burcham
 Agent: Rivera Engineering (Mike Rivera)
 Request: Approval of Cardinal Hill Estates Unit 12; Amended Plat of Lot 108 composed of 1 lot on 1.46 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat with Preliminary:** **C8J-2012-0161.5A - Kara Drive Bridge (Withdraw / Resubmittal of C8J-2012-0161.4A)**
 Location: South U.S. 183 Highway, Onion Creek Watershed
 Owner/Applicant: Carma Poperties Westport LLC (Chad Matheson)
 Agent: Peloton Land Solutions (Paulo Misi)
 Request: Approval of the Kara Drive Bridge Final Plat composed of 0 lots on 145.3 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat - Resubdivision:** **C8J-2017-0126.0A - 8013 S FM 973 Road**
 Location: 8013 South FM 973 Road, Colorado River Watershed
 Owner/Applicant: Esther Mendez
 Agent: ATX Design Group (Ramon Duran)
 Request: Approval of the 8013 S FM 973 Road Final Plat composed of 1 lot on 5.04 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 16. Final Plat - Amended Plat:** **C8-2017-0135.0A - Terraces at Scofield Ridge**
 Location: 3001 Scofield Ridge Parkway, Walnut Creek Watershed
 Owner/Applicant: Oden Hughes LLC (Steve Oden)
 Agent: Big Red Dog Engineering/Consulting (Kate Kniejski)
 Request: Approval of the Terraces at Scofield Ridge Final Plat composed of 1 lot on 10.38 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Public Hearing closed.

Motion to disapproved items C-13 – C-16 was approved on the consent agenda by Commissioner Aguirre, seconded by Commissioner Evans on a vote of 10-0. Commissioner Lavani absent.

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)

Motion by Vice-Duncan, seconded by Commissioner King to approved the recommendation, as amended, was approved on a vote of 8-1. Commisisoner Evans voted nay. Comissioner Brihtaup abstained. Commissioenr Lavani absent.

CodeNEXT Recommendation:

<http://www.austintexas.gov/edims/document.cfm?id=279409>

F. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

D. PUBLIC HEARINGS

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 on Tuesday, June 20, 2017 at 7:20 p.m.

Approved July 18, 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.