



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, July 18, 2017

The Zoning & Platting Commission convened in a regular meeting on July 18, 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
Betsy Greenberg – Parliamentarian
David King
Jolene Kiolbassa – Chair
Sunil Lavani
Stephanie Trinh**

Absent:

Yvette Flores

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 affordable housing 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 Lavani, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Flores absent.

C. PUBLIC HEARINGS

- 1. Rezoning:** [C814-04-0187.02.SH - Goodnight Ranch PUD - 2nd Amendment; District 2](#)
Location: East side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch L.P. (David C. Mahn)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: PUD to PUD, to change conditions of zoning
Staff Rec.: **Request for indefinite postponement by the Applicant**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant Applicant's request for indefinite postponement was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Flores 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 August 15, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to August 15, 2017 was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Flores absent.

3. **Rezoning:** [C14-2017-0042 - 12602 Blackfoot Trail; District 6](#)
Location: 6610 McNeil Drive, 12602 Blackfoot Trail, Rattan Creek Watershed
Owner/Applicant: Abraham Birgani
Agent: Shaw Hamilton Consultants (Shaw Hamilton)
Request: LR-CO, SF-2 to CS-MU
Staff Rec.: **Recommendation of LR-MU, with conditions; Postponement request by the Neighborhood to August 15, 2017**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Motion to grant Neighborhood's request for postponement of this item to August 15, 2017 was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Flores absent.

4. **Rezoning:** [C14-2017-0072 - 12611 Hymeadow Drive Rezoning; District 6](#)
Location: 12611 Hymeadow Drive, Lake Creek Watershed
Owner/Applicant: Hymeadow Austin, LLC (Gary K. Ferguson)
Agent: Thrower Design (A. Ron Thrower)
Request: GR-CO to CS-1
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

After debate and amendment, the motion by Commissioner King, seconded by Commissioner Evans was to grant CS-1-CO combining district zoning for C14-2017-0072 - 12611 Hymeadow Drive Rezoning located at 12611 Hymeadow Drive was approved on a vote of 8-1. Chair Kiolbassa voted nay on this item. Commissioner Greenberg abstained on this item. Commissioner Flores absent.

Conditions are to prohibit the following uses:

Adult-Oriented Businesses
Bail Bond Services
Pawn Shop Services
Alternative Financial Services

5. **Final Plat - Resubdivision:** [C8J-2016-0093.0A - Pearson Place Section Seven](#)
Location: 14424 Iveans Way, Lake Creek Watershed
Owner/Applicant: Century Land Holdings III
Agent: CSF Civil Group
Request: The approval to resubdivide 1 lot into 9 lots on 29.76 acres.
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2016-0093.0A - Pearson Place Section Seven located at 14424 Iveans Way was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Flores absent.

6. **Rezoning:** [C14-2017-0036 - Parker Creek Ranch Residential; District 1](#)
Location: 7620 Decker Lane, Decker Creek and Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP (Ian Cude)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: I-RR and SF-2 to SF-4A
Staff Rec.: **Recommendation Pending; Staff postponement request to August 1, 2017**
Staff: [Heather Chaffin](#), 512-974-2122

Motion to grant Staff's request for postponement of this item to August 1, 2017 was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Flores absent.

7. **Final Plat with Preliminary:** [C8-2014-0138.3A - Cantarra II, Phase 1; District 1](#)
Location: 4608 East Howard Lane, Gilleland Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP
Agent: BGE, Inc. (Jacob Kondo)
Request: Approval of Cantarra II, Phase 1, a final plat comprised of 49 lots on 11.21 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2014-0138.3A - Cantarra II, Phase 1 located at 4608 East Howard Lane was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Flores absent.

8. **Final Plat:** [C8-2016-0118.0A - Starline Arbors; District 10](#)
Location: 3511 Starline Drive, Shoal Creek Watershed
Owner/Applicant: BDB Ventures, LLC (Dale Thornton)
Agent: Prossner & Assoc. (Kurt Prossner)
Request: Approve final plat of 0.984 acres into 3 lots.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0118.0A - Starline Arbors located at 4608 East Howard Lane was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Flores absent.

9. **Final Plat with Preliminary:** [C8-2012-0019.01.2A - The Reserve at Southpark Meadows II, Phase 3B and 3C; District 5](#)
Location: Alex Lane at Hunter Lane, Slaughter Creek Watershed
Owner/Applicant: DRH Land Opportunities Inc. (Ian Cude)
Agent: Pape-Dawson Engineers (Terry Reynolds)
Request: Approval of the Reserve at Southpark Meadows II, Phase 3B and 3C composed of 75 lots on 12.92 acres.
Staff Rec.: **Recommended.**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2012-0019.01.2A - The Reserve at Southpark Meadows II, Phase 3B and 3C located at Alex Lane at Hunter Lane was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Flores absent.

10. **Final Plat - Previously Unplatted:** [C8J-2017-0144.0A - Bayer Subdivision](#)
Location: 8705 Decker Lake Road, Elm Creek Watershed
Owner/Applicant: Decker Lake LLC (Jimmy Bayer)
Agent: Landmark Eng. (Javier Barajas)
Request: Approval of the Bayer Subdivision Final Plat composed of 1 lot on 15 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat with Preliminary:** [C8-2017-2001.0A - Block A, Parke 27; Resubdivision of Lot 1](#)
Location: North FM 620 Road Southbound Ramp, Lake Travis Watershed
Owner/Applicant: President of FP Properties, Inc., General Park Properties I, LP (Shay Rathburn)
Agent: The Ferber Company (Steve Liposfksy)
Request: Approval of the Block A, Parke 27; Resubdivision of Lot 1 Final Plat composed of 10 lots on 27.18 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

12. **Final Plat with Preliminary:** [C8-2015-0093.2A.SH - Bradshaw Crossing III - Preliminary Plan; District 5](#)
Location: 10400 Bradshaw Road, Rinard Creek Watershed
Owner/Applicant: Lennar Buffington Zach Scott, LP (Ryan Mattox)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approval of Bradshaw Crossing III - Preliminary Plan composed of 158 lots on 77.06 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Preliminary Plan:** [C8-2017-0147 - Cantarra I](#)
Location: 4608 East Howard Lane, Gilleland Creek Watershed
Owner/Applicant: Continental Homes of Texas L.P. (Ian Cude)
Agent: BGE, Inc. (Jacob Kondo)
Request: Approval of Cantarra I composed of 602 lots on 154.56 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Final Plat with Preliminary:** [C8-2017-0150.0A - Chick-fil-A Maconda Park 620/183](#)
Location: 13201 North FM 620 Road Northbound, Unit 208, Lake Creek Watershed
Owner/Applicant: Lowes Home Centers (Gary E. Wyatt)
Agent: Bury, Inc. (Megan A. Meyer)
Request: Approval of Chick-fil-A Maconda Park 620/183 composed of 2 lots on 18.48 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat without Preliminary:** [C8J-2017-0145.0A - Community First Phase 2](#)
Location: 9301 Hog Eye Road, Elm Creek Watershed
Owner/Applicant: Mobile Loaves and Fishes (Stephen Yacktmann)
Agent: Stantec Consulting Services, Inc. (Hillary Paris)
Request: Approval of Community First Phase 2 composed of 1 lot on 23.72 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat with Preliminary:** [C8J-2008-0168.3A - Entrada Phase 1 Final Plat](#)
Location: Dessau Road, Gilleland Creek Watershed
Owner/Applicant: Lennar Homes of Texas, Land & Const. Ltd. Austin Homebuilding
Agent: Carlson, Brigrance and Doering, Inc. (Douglas Rummel, Jr.)
Request: Approval of the Entrada Phase 1 Final Plat composed of 169 lots on 55.99 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 17. Final Plat with Preliminary:** [C8-2014-0147.2A - Harris Branch Tract E-68, Section Two](#)
Location: 12904 Titanium Street, Harris Branch Watershed
Owner/Applicant: Ashton Austin Residential
Agent: CSF Civil Group (Charles E. Steinmann, P.E.)
Request: Approval of Harris Branch Tract E-68, Section Two composed of 60 lots on 9.78 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 18. Final Plat with Preliminary:** [C8-2016-0109.7A - Pioneer Crossing East Section 18](#)
Location: 10729 Defender Trail, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, L.P. - DR Horton
Agent: DR Horton (Kevin Pape)
Request: Approval of the Pioneer Crossing East Section 18 Final Plat composed of 132 lots on 64.16 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 19. Final Plat without Preliminary:** [C8J-2017-0142.0A - Rayburn Acres](#)
Location: 3667 Stoneridge Road, Eanes Creek Watershed
Owner/Applicant: Robert Rayburn
Agent: Thompson Land Engineering
Request: Approval of the Rayburn Acres Final Plat composed of 2 lots on 2.89 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 20. Final Plat - Resubdivision:** [C8J-2017-0146.0A - Rehoboth](#)
Location: 8600 White Cliff Drive, Bull Creek Watershed
Owner/Applicant: Maxwell & Shanna Gove
Agent: Jones & Carter (Ryan LaMarre)
Request: Approval of Rehoboth composed of 1 lot on 1.51 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearing closed.

Motion to disapprove items C-10 – C-20 was approved on the consent agenda by Commissioner Lavani, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Flores 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)

After debate and amendments the motion by Commissioner Greenberg, seconded by Vice-Chair Duncan to forward a letter outlining recommendations regarding matters related to CodeNEXT to Mayor and Council. Motion was approved on a vote of 7-2. Commissioners Evans and Trinh voted nay. Commissioner Lavani off the dais and Commissioner Flores absent.

Recommendation:

<http://www.austintexas.gov/edims/document.cfm?id=280658>

F. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#) – No report provided

[Comprehensive Plan Joint Committee](#) – No report provided

[Small Area Planning Joint Committee](#) Commissioner King stated the Committee addressed the Marriott Hotel, discussed the neighborhood plan amendment process and requested Staff provide additional information.

ADJOURNMENT

Chair Kiolbassa adjourned the meeting without objection on Tuesday, July 18, 2017 at 9:25 p.m.

Approved August 1, 2017



Commissioner Aguirre, Secretary

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