



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, August 1, 2017

The Zoning & Platting Commission convened in a regular meeting on August 1, 2017 @ 301 W. 2nd Street, Austin, TX 78701

Vice-Chair Duncan 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
David King
Stephanie Trinh**

Absent:

**Jolene Kiolbassa – Chair
Yvette Flores
Betsy Greenberg – Parliamentarian
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 discussed matters related to density and CodeNEXT.

B. APPROVAL OF MINUTES

1. Approval of minutes from July 18, 2017.

Motion to approve the minutes from July 18, 2017 was approved on the consent agenda by Commissioner King, seconded by Commissioner Evans on a vote of 7-0. Chair Kiolbassa and Commissioners Flores, Greenberg and Lavani absent.

C. PUBLIC HEARINGS

- 1. Zoning and Rezoning:** [C14-2017-0036 - Parker Creek Ranch Residential, District 1](#)
Location: 7620 Decker Lane, Decker Creek and Walnut Creek Watersheds
Owner/Applicant: Russell & Jeanne Parker
Agent: Alice Glasco Consulting (Alice Glasco)
Request: I-RR and SF-2 to SF-4A
Staff Rec.: **Postponement request by Staff to August 15, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to grant Staff's postponement of this item to August 15, 2017 was approved on the consent agenda by Commissioner King, seconded by Commissioner Evans on a vote of 7-0. Chair Kiolbassa and Commissioners Flores, Greenberg and Lavani absent.

- 2. Rezoning:** [C14-2016-0021 - Double Creek Residences; District 5](#)
Location: 420 East FM 1626 Road, Onion Creek Watershed
Owner/Applicant: Riddell Family Limited Partnership (Jim Henry)
Agent: Drenner Group (Amanda Swor)
Request: CS-CO; CS-MU-CO; GR-CO to CS-MU-CO
Staff Rec.: **Postponement request by the Staff to September 5, 2017**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant Staff's postponement of this item to September 5, 2017 was approved on the consent agenda by Commissioner King, seconded by Commissioner Evans on a vote of 7-0. Chair Kiolbassa and Commissioners Flores, Greenberg and Lavani absent.

3. **Rezoning:** [C14-2017-0075 - ET Rezoning 2017; District 2](#)
Location: 2705 East SH 71 Westbound, Colorado River Watershed
Owner/Applicant: ExecuTesla (Jedidiah Grant; Tim Spires)
Agent: Law Offices of Damon A. Goff, PLLC (Damon Goff)
Request: CS-CO to CS
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Aguirre, seconded by Commissioner Trinh to grant CS-CO combining district zoning for C14-2017-0075 - ET Rezoning 2017 located at 2705 East SH 71 Westbound was approved on a vote of 7-0. Chair Kiolbassa and Commissioners Flores, Greenberg and Lavani absent.

Conditions prohibit the following land uses:

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

4. **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
Planning and Zoning Department

Motion to grant applicant's request for indefinite postponement of this item was approved on the consent agenda by Commissioner King, seconded by Commissioner Evans on a vote of 7-0. Chair Kiolbassa and Commissioners Flores, Greenberg and Lavani absent.

5. **Site Plan - Conditional Use Permit:** [SPC-2016-0338C - Slaughter Lane Professional Park; District 5](#)
- Location: 1217 West Slaughter Lane, Slaughter Creek Watershed
- Owner/Applicant: North Forest Office Space - South Austin LLC
- Agent: Jon Denton
- Request: The approval of a Conditional Use Permit to construct a medical office in LR-CO zoning.
- Staff Rec.: **Postponement request by the Applicant to August 15, 2017**
- Staff: [Rosemary Avila](#), 512-974-2784
Development Services Department

Motion to grant Applicant's postponement of this item to August 15, 2017 was approved on the consent agenda by Commissioner King, seconded by Commissioner Evans on a vote of 7-0. Chair Kiolbassa and Commissioners Flores, Greenberg and Lavani absent.

6. **Final Plat - Resubdivision:** [C8J-2016-0160.0A - Resubdivision of Lot 1 of the Country View Estates, Resubdivision of Tract 10](#)
- Location: 15909 FM 812 Road, Maha Creek Watershed
- Owner/Applicant: Laura Neito, Jafdyn Neito, & Maria Neito
- Agent: Joe Jimenez
- Request: The approval to resubdivide 1 lot into 2 lots on 2.62 acres.
- Staff Rec.: **Approval**
- Staff: [Sue Welch](#), 512-854-7637
Travis County - Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2016-0160.0A - Resubdivision of Lot 1 of the Country View Estates located at 15909 FM 812 Road was approved on the consent agenda by Commissioner King, seconded by Commissioner Evans on a vote of 7-0. Chair Kiolbassa and Commissioners Flores, Greenberg and Lavani absent.

7. **Final Plat - Amended Plat:** [C8-2017-0156.0A - Brezza Lane](#)
- Location: 10400-1/2 South IH 35 Service Road Southbound, Slaughter Creek Watershed
- Owner/Applicant: Daniel Corporation (John Knutsson)
- Agent: Kimley-Horn and Associates, Inc. (Robert Smith)
- Request: The approval of Brezza Lane composed of 1 lot on 7.12 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

8. **Preliminary Plan:** [C8J-2014-0138.01 - Cantarra II Preliminary Revision](#)
Location: 4608 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Continental Homes of Texas
Agent: BGE (Aaron Corn)
Request: The approval of the Cantarra II Preliminary Revision composed of 101 lots on 22.92 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
9. **Final Plat - Resubdivision:** [C8J-2017-0155.0A - Final Plat of Nguyen Subdivision; Resubdivision of a portion of Lot 2 Kurger Subdivision](#)
Location: 1800 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: Nguyen Dam
Agent: Catalyst Engineering Group (Timothy John Moltz, P.E.)
Request: The approval of the Nguyen Subdivision; Resubdivision of a portion of Lot 2 Kurger Subdivision Final Plat composed of 1 lot on 4.8 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat - Previously Unplatted:** [C8J-2017-0162.0A - Frontier Commercial Subdivision](#)
Location: 4406 Gilbert Road, Decker Creek Watershed
Owner/Applicant: Frontier Bank of Texas (Elaine Martin)
Agent: Steve Wenzel
Request: The approval of the Frontier Commercial Subdivision composed of 1 lot on 2.4 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat - Resubdivision:** [C8-2017-0160.0A - Haven at New Tech](#)
Location: 12200 Jourdan Crossing Boulevard, Walnut Creek Watershed
Owner/Applicant: Darla Kruger, Executor of Estate of Travis Kruger (Travis Kruger) & Hugh & Frances Smith
Agent: Big Red Dog (Marisa Keiser)
Request: The approval of Haven at New Tech composed of 1 lot on 18.18 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 12. Preliminary Plan:** [C8-2017-0154 - Interport 2; District 2](#)
Location: 3101 Fallwell Lane, Colorado River Watershed
Owner/Applicant: GRCE/TX Austin Master, LLC (Joseph D Goveia)
Agent: Urban Design Group (Vanessa Mendez)
Request: The approval of the Interport 2 Preliminary Plan composed of 24 lots on 229.69 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 13. Preliminary Plan:** [C8-2017-0158 - Replat of Lot 1 Ly & Nguyen Subdivision](#)
Location: 800 East Parmer Lane, Walnut Creek Watershed
Owner/Applicant: Austin Ly & Nguyen LP
Agent: Way Consulting Engineers, Inc. (Way Atmadja)
Request: The approval of the Replat of Lot 1 Ly & Nguyen Subdivision Preliminary Plan composed of 2 lots on 18.982 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 14. Final Plat - Resubdivision:** [C8-2017-0159.0A - Resubdivision of Lot 1C, Block D, Replat of Deerfield at Brodie Subdivision Section II](#)
Location: 3601 Davis Lane, Williamson Creek Watershed
Owner/Applicant: W.W. Deerfield Ltd. (William Walters)
Agent: LJA Engineering, Inc. (Reese Hurley)
Request: The approval of Resubdivision of Lot 1C, Block D, Replat of Deerfield at Brodie Subdivision Section II composed of 3 lots on 4.6 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearing closed.

Motion to disapprove Item C-08 – C-14 was approved on the consent agenda by Commissioner King, seconded by Commissioner Evans on a vote of 7-0. Chair Kiolbassa and Commissioners Flores, Greenberg and Lavani absent.

D. NEW BUSINESS

1. Discussion and possible action to direct staff to initiate a rezoning of the property located at 13109 North FM 620 Road Northbound (Sponsor: Commissioner Evans, Co-Sponsor: Commisisoer Lavani).

Item withdrawn; no action required.

2. Discussion and possible action to adopt a Commission Policy and / or Supplemental Policy related to recommendations and / or resolutions sponsored by members of the Zoning and Platting Commission. (Sponsor: Commissioner Evans, Co-Sponsor: Commissioner Trinh)

Motion to postpone this item to August 15, 2017 by the Zoning and Platting Commission was approved on the consent agenda by Commissioner King, seconded by Commissioner Evans on a vote of 7-0. Chair Kiolbassa and Commissioners Flores, Greenberg and Lavani absent.

3. Discussion and possible recommendation of Members of the Zoning and Platting Commission to be considered by the Austin City Council for the purpose of serving on the following Committees:

Code and Ordinances Joint Committee
Comprehensive Plan Joint Committee
Small Area Planning Joint Committee

Motion to postpone this item to August 15, 2017 by the Zoning and Platting Commission was approved on a vote of 7-0. Chair Kiolbassa and Commissioners Flores, Greenberg and Lavani absent.

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. (Sponsor: Chair Kiolbassa, Co-Sponsor: Vice Chair Duncan)

Discussion occurred; no action taken.

F. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#) – Commissioner Denkler stated the Committee reviewed an Internal Review of the Codes and Ordinances Joint Committee and will forward to the Commission Liaison to provide to the full Zoning and Platting Commission.

[Comprehensive Plan Joint Committee](#) – Commissioner Evans stated Committee members reviewed the results of the Imagine Austin indicators, and provided feedback to Staff. The indicators will be included in the Year Five Progress Report, which will be sent to both PC and ZAP in August, and then presented to both PC and ZAP. The Joint Committee discussed the need to focus on implementation and building more implementation tools and programs to move the comprehensive plan forward. Members will discuss creating a complete communities incentive program at their next meeting on October 5.

[Small Area Planning Joint Committee](#) – Have not met since previous report.

ADJOURNMENT

Vice-Chair Duncan adjourned the meeting without objection on Tuesday, August 1, 2017 at 6:42 p.m.

Approved August 15, 2017



Commissioner Aguirre, Secretary

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