



## **REGULAR MEETING**

### **ZONING & PLATTING COMMISSION**

**Tuesday, October 3, 2017**

**The Zoning & Platting Commission convened in a regular meeting on October 3, 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  
Jolene Kiolbassa – Chair  
David King**

#### **Absent:**

**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 September 19, 2017.

Motion to approve the minutes of September 19, 2017 was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Lavani and Trinh absent.

## C. PUBLIC HEARINGS

- 1. Rezoning:** [C814-2017-0024 - Holdsworth Center PUD; District 10](#)  
Location: 4907 RM 2222 Road, Lake Austin Watershed  
Owner/Applicant: R.G. Mueller, Jr. Partnership, L.P. (Mark Randolph Mueller)  
Agent: Armbrust & Brown, PLLC (David Armbrust)  
Request: LA; SF-2 to PUD  
Staff Rec.: **Postponement request by the Staff to October 17, 2017**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to October 17, 2017 was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Lavani and Trinh 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.: **Indefinite Postponement request by the Staff**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for indefinite postponement of this item was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Lavani and Trinh absent.

3. **Rezoning:** [C14-2017-0096 - Walnut Park II; District 7](#)  
Location: 12139-12205 North Lamar Boulevard, Walnut Creek Watershed  
Owner/Applicant: Crestmont Office Center, Ltd. (Jeffrey Schwartz, Vice President)  
Agent: Civile, LLC (Lawrence Hanrahan)  
Request: LO to MF-2  
Staff Rec.: **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 of this item was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Lavani and Trinh absent.

4. **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.: **Recommended, with conditions**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to October 17, 2017 was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Lavani and Trinh absent.

5. **Restrictive Covenant Termination:** [C14-98-0146\(RCT\) - 6610 McNeil Drive Termination of Restrictive Covenant; District 6](#)  
Location: 6610 McNeil Drive, 12602 Blackfoot Trail, Rattan Creek Watershed  
Owner/Applicant: Abraham Birgani  
Agent: Shaw Hamilton Consultants (Shaw Hamilton)  
Request: To terminate a restrictive covenant on the property  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Motion to postpone this item to October 17, 2017 by the Zoning and Platting Commission was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Lavani and Trinh absent.

6. **Rezoning:** [C14-2017-0028 - Great Hills Mixed Use; District 10](#)  
Location: 9829 Great Hills Trail and 10224 Research Boulevard, Walnut Creek Watershed  
Owner/Applicant: Great Hills Retail, Inc.  
Agent: Drenner Group, PC (Amanda Swor)  
Request: GR, LO to CS-MU-V  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Motion to postpone this item to October 17, 2017 by the Zoning and Platting Commission was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Lavani and Trinh absent.

7. **Rezoning:** [C14-2016-0121 - 7700 West Parmer Lane; District 6](#)  
Location: 7700 West Parmer Lane, Lake Creek Watershed  
Owner/Applicant: BRI 1869 Parmer, LLC  
Agent: Drenner Group, PC (Amanda Swor)  
Request: LI-PDA to LI-PDA  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Motion to postpone this item to October 17, 2017 by Staff was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Lavani and Trinh absent.

8. **Final Plat - Resubdivision:** [C8-2016-0216.0A - Allen Terrace Subdivision; District 8](#)  
Location: 1401 Allen Road, Eanes Creek Watershed  
Owner/Applicant: John Dan McMahan III and Artemis Land Partners, LLC  
Agent: Rivera Engineering  
Request: Approval of the Allen Terrace Subdivision composed of 5 lots on 1.98 acres. The applicant also requests a variance from Section 25-4-175(A)(2) in order to utilize a flag lot design.  
Staff Rec.: **Recommended.**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department

Motion to postpone this item to October 17, 2017 by the Zoning and Platting Commission was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Lavani and Trinh absent.

9. **Final Plat:** [C8-2017-0043.0A - Creekview Village; District 1](#)  
Location: 7701-1/2 Old Manor Road, Walnut Creek Watershed  
Owner/Applicant: SHFC Creekview Land, LLC (Robert Onion)  
Agent: Urban Design Group, PC (June Routh)  
Request: Approve the final plat of 13.197 acres into one lot.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0043.0A - Creekview Village located at 7701-1/2 Old Manor Road was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Lavani and Trinh absent.

10. **Preliminary Plan:** [C8-2017-0130 - Bellingham Meadows Preliminary Plan; District 1](#)  
Location: Boyce Lane & E. Parmer Lane, Gilleland Creek Watershed  
Owner/Applicant: RSI Communities-Texas, LLC. (Angela Andersson)  
Agent: Cunningham-Allen, Inc. (Curtis Morriss, P.E.)  
Request: Approval of the preliminary plan composed of 257 acres on 50.70 acres  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0130 - Bellingham Meadows Preliminary Plan located at Boyce Lane & E. Parmer Lane was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Lavani and Trinh absent.

11. **Final Plat with preliminary plan:** [C8-2017-0130.1A - Bellingham Meadows Phase II Section 1: District 1](#)  
Location: Boyce Lane & E. Parmer Lane, Gilleland Creek Watershed  
Owner/Applicant: RSI Communities-Texas, LLC (Angela Andersson)  
Agent: Cunningham-Allen, Inc. (Curtis Morriss, P.E.)  
Request: Approval of the final plat composed of 91 lots on 23.443 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0130.1A - Bellingham Meadows Phase II Section 1 located at Boyce Lane & E. Parmer Lane was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Lavani and Trinh absent.

- 12. Preliminary Plan:** [C8-2016-0145 - Parker Creek Preliminary Plan; District 1](#)  
Location: 7620 Decker Lane, Walnut Creek / Decker Creek Watersheds  
Owner/Applicant: Russell & Jeanne Parker  
Agent: BGE, Inc. (Brian J. Grace)  
Request: Approval of the preliminary plan composed of 432 lots on 138.49 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0145 - Parker Creek Preliminary Plan located at 7620 Decker Lane was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Lavani and Trinh absent.

- 13. Resubdivision:** [C8J-2017-0034.0A - North Park Section 4 Resubdivision of Lot 1 Block B](#)  
Location: 1719 Grand Avenue Parkway, Gilleland Creek Watershed  
Owner/Applicant: Ruben Mendoza  
Agent: LJA Engineering, Inc. (Danny Miller)  
Request: Approval of the resubdivision of North Park Section 4 Lot 1 Block B into two commercial lots on 12.64 acres. Water and wastewater provided by Windermere Utility Company, Inc.  
Staff Rec.: **Recommended**  
Staff: [Sarah Sumner](#), 512-854-7687  
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2017-0034.0A - North Park Section 4 Resubdivision of Lot 1 Block B located at 1719 Grand Avenue Parkway was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Lavani and Trinh absent.

- 14. Final Plat:** [C8-2017-0219.0A - Talia Homes; District 5](#)  
Location: 7505 Wynne Lane, South Boggy Creek Watershed  
Owner/Applicant: LA Picharow, LLC  
Agent: Civiltude, LLC (Eyad Kasemi)  
Request: Approval of Talia Homes subdivision, composed of 2 lots on 0.32 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

15. **Final Plat:** [C8-2017-0189.6A - Pioneer Homes Section 4; District 1](#)  
Location: 10017-1/2 Dessau Road, Walnut Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP (Ian Cude)  
Agent: Randall Jones & Associates Engineering, Inc. (J. Keith Collins)  
Request: Approval of Pioneer Homes Section 4, composed of 151 lots on 26.49 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
16. **Final Plat - Resubdivision:** [C8-2017-0220.0A - 13824 IH 35 Development; District 7](#)  
Location: 13824 North IH 35 Service Road Southbound, Walnut Creek Watershed  
Owner/Applicant: Nathan & Design, LLC (Tri Nguyen)  
Agent: Southwest Engineers Inc. (Russell Kotara)  
Request: Approval of the 13824 IH 35 Development plat, composed of 2 lots on 0.84 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
17. **Final Plat - Resubdivision:** [C8J-2017-0224.0A - Lot 2 Kruger Subdivision, Final Plat Nguyen Subdivision](#)  
Location: 1800 East Parmer Lane, Harris Branch Watershed  
Owner/Applicant: Nguyen Dam  
Agent: Catalyst Engineering Group; Firm # F13-275 (Timothy John Moltz, P.E.)  
Request: Approval of the Lot 2 Kruger Subdivision, Final Plat Nguyen Subdivision composed of 2 lots on 4.8 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
18. **Final Plat - With Preliminary:** [C8-2017-0038.1A - Enclave at Harris Ridge Preliminary Plan; District 7](#)  
Location: 13328-1/2 Harrisglenn Drive, Harris Branch Watershed  
Owner/Applicant: Ridge Investors Ltd., (Robert C. Wilson, III)  
Agent: LJA Engineering, Inc. (Brian Faltese, P.E.)  
Request: Approval of the Enclave at Harris Ridge Preliminary Plan, composed of 62 lots on 13.93 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

19. **Final Plat - Without Preliminary:** [C8J-2017-0223.0A - Sonteridge Estates Subdivision](#)  
Location: 9820 Flintrock Circle, Slaughter Creek Watershed-Barton Springs Zone  
Owner/Applicant: Flintrock Stoneride LLC  
Agent: FNF CAD Services (Fred Fuentes)  
Request: Approval of the Sonteridge Estates Subdivision Final Plat composed of 9 lots on 10.134 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
20. **Final Plat - Resubdivision:** [C8-2017-0225.0A - Lot 6, Block 1, Crest Haven Addition; Resubdivision of; District 1](#)  
Location: 2107 Greenwood Avenue, Tannehill Branch Watershed  
Owner/Applicant: Rudolph Green  
Agent: Austin Centric Realty (Ross Cole)  
Request: Approval of Lot 6, Block 1, Crest Haven Addition; Resubdivision of composed of 1 lot on 1.01 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove items C-14 – C-20 was approved on the consent agenda by Commissioner Greenberg, seconded by Commissioner Aguirre on a vote of 9-0. Commissioners Lavani and Trinh 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. (Sponsor: Chair Kiolbassa, Co-Sponsor: Vice-Chair Duncan)
  - a. After discussion and amendment, the motion to approve a resolution concerning CodeNEXT was approved by Commissioner Evans, seconded by Vice-Chair Duncan on a vote of 9-0. Commissioners Lavani and Trinh absent.

#### [Resolution Concerning CodeNEXT](#)

- b. Motion by Commissioner Denkler, seconded by Commissioner King to use the Joint PC/ ZAP meeting on October 24, 2017 as a question and answer session, to include consultant



Fregonese, and not have break-out sessions was approved on a vote of 9-0. Commissioners Lavani and Trinh absent.

## **F. COMMITTEE REPORTS**

[Bond Election Advisory Task Force](#) - No report provided.

[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, October 3, 2017 at 7:01 p.m.**

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.