



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, July 3, 2018**

The Zoning & Platting Commission convened in a meeting on Tuesday, July 3, 2018

@ 301 W. 2nd St., Austin, TX 78704

Vice-Chair Duncan called the Commission Meeting to order at 6:05 p.m.

Commission Members in Attendance:

**Ana Aguirre – Secretary
Jim Duncan – Vice-Chair
Bruce Evans
Betsy Greenberg – Parliamentarian
David King
Sunil Lavani**

Absent:

**Dustin Breithaupt
Ann Denkler
Jolene Kiolbassa – Chair
Abigail Tatkow**

Vacant

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 meeting June 19, 2018.

Motion to approve the minutes of June 19, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commission Lavani on a vote of 6-0. Chair Kiolbassa and Commissioners Denkler, Breithaupt, and Tatkow absent. One vacancy on the Commission.

C. PUBLIC HEARINGS

- 1. Preliminary Plan:** [C8-2017-5000 - Cantarra II, Section 2; District 1](#)
Location: 4608 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Continental Homes of Texas, LP
Agent: BGE, Inc. (Jacob Kondo)
Request: Approval of the Cantarra II, Section 2 preliminary plan, comprised of 103 lots on 22.9 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-5000 - Cantarra II, Section 2 located at 4608 East Howard Lane was approved on the consent agenda by Commissioner Evans, seconded by Commission Lavani on a vote of 6-0. Chair Kiolbassa and Commissioners Denkler, Breithaupt, and Tatkow absent. One vacancy on the Commission.

- 2. Site Plan:** [SPC-2017-0239C - Shepherd Mountain; District 10](#)
Location: 6301 FM 2222 Road, West Bull Creek Watershed
Owner/Applicant: 2222 Cap Texas LLC
Agent: Kimley-Horn (Joel Wixson)
Request: Approval of a Multi-Family development subject to Hill Country Roadway requirements (as modified by the Champions Tract Settlement Agreement)
Staff Rec.: **Recommended with Conditions**
Staff: [Anaiah Johnson](#), 512-974-2932
Development Services Department

Motion to postpone this item by the Zoning and Platting Commission to July 17, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commission Lavani on a vote of 6-0. Chair Kiolbassa and Commissioners Denkler, Breithaupt, and Tatkow absent. One vacancy on the Commission.

3. **Rezoning:** [C14-2017-0066 - Braker Lane Rezoning Part A; District 1](#)
Location: 914 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Carlson, Brigrance & Doering, Inc. (Charles Brigrance, Jr.)
Agent: Richard Raymond Peterson and Carol Ann Peterson Starr
Request: SF-2 to SF-4A and GR
Staff Rec.: **Recommendation Pending; Staff requests a postponement to August 7, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to August 7, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commission Lavani on a vote of 6-0. Chair Kiolbassa and Commissioners Denkler, Breithaupt, and Tatkow absent. One vacancy on the Commission.

4. **Rezoning:** [C14-2017-0100 - Braker Lane Rezoning Part B; District 1](#)
Location: 914 East Braker Lane, Walnut Creek Watershed
Owner/Applicant: Carlson, Brigrance & Doering, Inc. (Charles Brigrance, Jr.)
Agent: Richard Raymond Peterson and Carol Ann Peterson Starr
Request: DR and SF-2 to SF-4A and GR
Staff Rec.: **Recommendation Pending; Staff requests a postponement to August 7, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to August 7, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commission Lavani on a vote of 6-0. Chair Kiolbassa and Commissioners Denkler, Breithaupt, and Tatkow absent. One vacancy on the Commission.

5. **Final Plat - With Preliminary:** [C8J-2009-0142.02.5A - Puryear Road –Withdraw / Resubmittal of C8J-2009-0142.02.6AWD; District 5](#)
Location: Puryear Road, Onion Creek Watershed
Owner/Applicant: SLF III-Onion Creek, L.P. (Ocie Vest)
Agent: Stantec Consulting Services Inc. (Shervin Nooshin)
Request: Approval of Puryear Road –Withdraw / Resubmittal of C8J-2009-0142.02.6AWD plat, composed of 1 lot on 10.67 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

6. **Final Plat - Previously Unplatted:** [C8J-2018-0090.0A - Easton Park Section 4A; District 2](#)
Location: 7920-1/2 East William Cannon Drive, Dry Creek North Watershed
Owner/Applicant: Brookfield Residential TX LLC
Agent: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)
Request: Approval of the Easton Park Section 4A plat, composed of 4 lots on 43.58 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

7. **Revised Preliminary Plan:** [C8J-2015-0143\(R1\) - Wolf Creek Subdivision](#)
Location: 7905 Wolf Lane, Maha Creek Watershed
Owner/Applicant: Silvermine Partners LLC
Agent: Vigil & Associates (Hermann Vigil)
Request: Approval of the Wolf Creek Subdivision Final Plat composed of 153 lots on 153.92 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
8. **Preliminary Plan:** [C8J-2018-0091 - Turners Crossing](#)
Location: 13023 North Turnersville Road, Rinard Creek Watershed
Owner/Applicant: Executor of Estate of Harriet Shaffer (Charles O. Grigson)
Agent: Kimley-Horn (Josh Miksch)
Request: Approval of the Turners Crossing Final Plat composed of 1,363 lots on 471.07 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Motion to disapprove Items C-05 – C-08 was approved on the consent agenda by Commissioner Evans, seconded by Commission Lavani on a vote of 6-0. Chair Kiolbassa and Commissioners Denkler, Breithaupt, and Tatkow absent. One vacancy on the Commission.

D. ITEMS FROM THE COMMISSION

1. Planned Unit Development Schedule

Discussion regarding schedule of upcoming planned unit developments including Circuit of the Americas and Camelback.

Co-sponsors: Commissioner Evans; Commissioner Lavani

Motion to postpone this item by the Zoning and Platting Commission to July 17, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commission Lavani on a vote of 6-0. Chair Kiolbassa and Commissioners Denkler, Breithaupt, and Tatkow absent. One vacancy on the Commission.

2. CodeNEXT

Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling.

Co-sponsors: Chair Kiolbassa; Vice-Chair Duncan

Motion to postpone this item by the Zoning and Platting Commission to July 17, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commission Lavani on a vote of 6-0. Chair Kiolbassa and Commissioners Denkler, Breithaupt, and Tatkow absent. One vacancy on the Commission.

3. Austin Land Development Code

Discussion and possible action concerning the top 10 problems with the current code and its administration. Co-Sponsors: Commissioner Greenberg; Commissioner Aguirre

Motion to postpone this item by the Zoning and Platting Commission to July 17, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commission Lavani on a vote of 6-0. Chair Kiolbassa and Commissioners Denkler, Breithaupt, and Tatkow absent. One vacancy on the Commission.

E. FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

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.

ADDENDUM

C. PUBLIC HEARINGS

- 9. Resubdivision:** [**C8-2017-0058.0A - Triple R Ranchettes**](#)
Location: 1250 & 1420 South Turnersville Road, Plum Creek Watershed
Owner/Applicant: Victoriano Jr, Imelda & Lawrence Canales, and Pablo & Claudia Hernandez
Agent: Landmark Surveying (Eleuterio Leos)
Request: Approval of the Resubdivision of Lot 15, Triple R Ranchettes, comprised of four lots on 12.3 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 974-3175
Development Services Department

Motion to grant Applicant's request for postponement of this item to August 7, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commission Lavani on a vote of 6-0. Chair Kiolbassa and Commissioners Denkler, Breithaupt, and Tatkow absent. One vacancy on the Commission.

Vice-Chair Duncan adjourned the meeting without objection on Tuesday, July 3, 2018 at 6:20 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 2 days before the meeting date. Please call Andrew Rivera at the Planning and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.