



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, February 4, 2020**

**The Zoning & Platting Commission convened in a meeting on Tuesday, February 18, 2020
@ 301 W. 2nd St., Austin, TX 78704**

Chair Kiolbassa called the Commission Meeting to order at 6:00 p.m.

Commission Members in Attendance:

**Ana Aguirre – Secretary
Nadia Barrera-Ramirez
Timothy Bray
Ann Denkler – Parliamentarian
Jim Duncan – Vice-Chair
Bruce Evans
Jolene Kiolbassa – Chair
David King
Ellen Ray
Hank Smith**

Absent

One vacancy (D-4)

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

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.

A. APPROVAL OF MINUTES

1. Approval of minutes from February 4, 2020.

Motion to approve minutes from February 4, 2020, as corrected, was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 10-0. One vacancy on the commission.

B. PUBLIC HEARINGS

1. **Rezoning:** [C14-2019-0118 - Champions Commercial Development; District 10](#)
Location: 6025 North Capital of Texas Highway Northbound, Bull Creek Watershed
Owner/Applicant: Champion Assets, Ltd. (William Clark Meier)
Agent: Kimley-Horn & Associates, Inc. (Joel Wixson, P.E.)
Request: GR-CO to GR-CO, to change a condition of zoning
Staff Rec.: **Request for Indefinite Postponement by Staff**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant Staff's request for indefinite postponement of this item was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 10-0. One vacancy on the commission.

2. **Rezoning:** [C14-2020-0001 - Colton Bluff Springs Road; District 2](#)
Location: 6917 Colton Bluff Springs Road, Marble Creek Watershed
Owner/Applicant: BMR Land LLC (William P. McLean)
Agent: McLean & Howard LLP (Jeffrey S. Howard)
Request: RR, SF-4A, SF-4A-CO and LR-MU to MF-3 (Tract 1), GR-MU (Tract 2)
Staff Rec.: **Recommended**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commissioner Smith to grant MF-2 district zoning for Tract 1 and GR-MU combining district zoning, with conditions, for C14-2020-0001 - Colton Bluff Springs Road located at 6917 Colton Bluff Springs Road was approved on a vote of 9-1. Vice-Chair Duncan voted nay. One vacancy on the commission.

3. **Preliminary Subdivision Plan:** [C8-2018-0171.SH - Goodnight Ranch Phase Two - East; District 2](#)
Location: 9308 Capitol View Drive, Onion and Marble Creek Watersheds
Owner/Applicant: Austin Goodnight Ranch, L.P. (Myra Goepp)
Agent: Landdev Consulting (Greg Fortman)
Request: Approve a preliminary subdivision for 290 lots on 89.526 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
[Ann DeSanctis](#), 512-974-3102
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0171.SH - Goodnight Ranch Phase Two – East located at 9308 Capitol View Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 10-0. One vacancy on the commission.

4. **Preliminary Subdivision Plan:** [C8-2019-0057 - Pearson Ranch East Preliminary Plan; District 6](#)
Location: 14320 North FM 620 Road Southbound, Lake Creek Watershed
Owner/Applicant: Ivalene Pearson Banks (Top Hat Holdings, LLC)
Agent: Paul W. Linehan (Land Strategies, Inc.)
Request: Approve preliminary subdivision for 24 lots on 155.8 acres.
Staff Rec.: **Recommended**
Staff: [Joey de la Garza](#), 512-974-2664
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0057 - Pearson Ranch East Preliminary Plan located at 14320 North FM 620 Road Southbound was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 10-0. One vacancy on the commission.

5. **Site Plan:** [SP-2019-0189D - Xspace Group](#)
Location: 4229 North FM 620, Lake Austin Watershed
Owner/Applicant: Tim Manson (Owner)
Agent: Michelle Rogerson Lynch (Agent); Steve Ihnen, P.E.
Request: 1. Request to vary from LDC 25-8-301 to construct a driveway on slopes in excess of 15 percent gradient.
2. Request to vary from LDC 25-8-342 to allow fill in excess of four feet of depth.
Staff Rec.: **Recommended, with conditions**
Staff: [Jonathan Garner](#), 512-974-1665
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2019-0189D - Xspace Group located at 4229 North FM 620 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 10-0. One vacancy on the commission.

6. **Final Plat with Preliminary:** [C8-2018-0122.1A - East Village Phase 1; District 1](#)
Location: 3407 East Howard Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North LLC (Gordon Reger)
Agent: LJA Engineering (Walter Hoysa)
Request: Approval of the East Village Phase 1 final plat, comprised of 204 lots on 49.37 acres

Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0122.1A - East Village Phase 1 located at 3407 East Howard Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 10-0. One vacancy on the commission.

**7. Final Plat with [C8-2017-0307.3A - The Vistas of Austin, Section 4; District 4](#)
Preliminary:**

Location: 1834 Old Lockhart Road, Rinard Creek Watershed
Owner/Applicant: The Vistas of Austin, LTD (Cary Cobb)
Agent: BGE, Inc (Jacob Kondo)
Request: Request approval of the final plat of Vistas of Austin, Section 4, comprised of 156 lots. The plat contains 153 residential lots, two drainage lots and one park lot.

Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0307.3A - The Vistas of Austin, Section 4 located at 1834 Old Lockhart Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 10-0. One vacancy on the commission.

**8. Final Plat from [C8-2016-0109.7A - Pioneer Crossing East, Section 18; District 1](#)
approved
Preliminary:**

Location: Sprinkle Road, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas (Matthew Trenner)
Agent: Longaro Clarke, LP (Walter Hoysa, P.E.)
Request: Approve a final plat consisting of 145 lots on 26.59 acres

Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0109.7A - Pioneer Crossing East, Section 18 located at Sprinkle Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 10-0. One vacancy on the commission.

**9. Rezoning: [C14-2019-0159 - Arboretum Lot 9; District 10](#)
Location: 9401 Arboretum Boulevard, Bull Creek Watershed**

Owner/Applicant: GF-ARB C, Ltd. % Live Oak Gottesman
Agent: Drenner Group, PC (Amanda Swor)
Request: GR, CS, CS-1 to GR-MU
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0109.7A - Pioneer Crossing East, Section 18 located at Sprinkle Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 10-0. One vacancy on the commission.

C. NEW BUSINESS

1. **[Initiation of Zoning change for property associated with C814-96-0003.14, Pioneer Crossing PUD Amendment #14](#)**

Consider and approve initiation of a zoning change for the property located at 3124 East Parmer Lane and associated with C814-96-0003.14, Pioneer Crossing PUD Amendment #14, to correct an error in Ordinance No. 20191017-064. Staff: [Sherri Sirwaitis](#), 512-974-3057, Planning and Zoning Department

Motion to approve initiation of a zoning change for the property located at 3124 East Parmer Lane and associated with C814-96-0003.14, Pioneer Crossing PUD Amendment #14, to correct an error in Ordinance No. 20191017-064 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 10-0. One vacancy on the commission.

2. **[Initiation of a Zoning change for property associated with C14-2017-0043](#)**

Consider and approve initiation of a zoning change for the property located at the west side of South Pleasant Valley Road near the intersection of Springville Lane from P to SF-2, and from SF-4A-CO to P, and associated with C14-2017-0043, Onion Creek Greenbelt, to to correct a mapping error in Ordinance No. 20170615-094. Staff: [Wendy Rhoades](#), 512-974-7719, Planning and Zoning Department

Motion to approve initiation of a zoning change for the property located at the west side of South Pleasant Valley Road near the intersection of Springville Lane from P to SF-2, and from SF-4A-CO to P, and associated with C14-2017-0043, Onion Creek Greenbelt, to to correct a mapping error in Ordinance No. 20170615-094 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote of 10-0. One vacancy on the commission.

D. ITEMS FROM THE COMMISSION

1. **Revision of the Austin Land Development Code**

Discussion and possible action regarding matters related to any proposed revisions to the Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

Item disposed without discussion or action.

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 & WORKING GROUPS

Codes and Ordinances Joint Committee
(Vice-Chair Duncan, Commissioners: Barrera-Ramirez and Denkler)

No report provided.

Comprehensive Plan Joint Committee
(Commissioners: Aguirre, Evans and Smith)

No report provided.

Small Area Planning Joint Committee
(Commissioners: Aguirre, King and Ray)

No report provided.

ADJOURNMENT

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.

Chair Kiolbassa adjourned the meeting without objection on Tuesday, February 18, 2019 at 7:35 p.m.