



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, September 19, 2017

The Zoning & Platting Commission convened in a regular meeting on September 19, 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
Bruce Evans
Yvette Flores
Betsy Greenberg – Parliamentarian
Jolene Kiolbassa – Chair
David King
Sunil Lavani
Stephanie Trinh**

Absent:

Dustin Breithaupt

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.

Ms. Lauren Ross – Ms. Ross conveyed issues and concerns regarding case SP-2017-0199D.

Ms. Susan Silverman – Ms. Silverman conveyed issues and concerns regarding case SP-2017-0199D.

B. APPROVAL OF MINUTES

1. Approval of minutes from September 5, 2017.

Motion to approve the minutes from September 5, 2017 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2017-0110 - 7505 Wynne Ln; District 5](#)
Location: 7505 Wynne Lane, South Boggy Creek Watershed
Owner/Applicant: La Picharow, LLC (Glenn Latta)
Agent: Talia Inc. (Hachem Dadouch)
Request: SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff recommendation of SF-3 district zoning for C14-2017-0110 - 7505 Wynne Ln located at 7505 Wynne Lane was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 2. Rezoning:** [C14-2017-0067 - Champion Tract 1C; District 10](#)
Location: 6500 FM 2222 Road, Bull Creek Watershed
Owner/Applicant: Champion Meier Assets, Ltd. (Terry Bray)
Agent: Ambrust & Brown, L.L.P. (Richard Suttle)
Request: LR-CO to CS-CO
Staff Rec.: **Recommendation of CS-CO, with conditions**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to October 17, 2017 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

3. Final Plat with Preliminary Plan: [C8-06-0232.01.4A - Bellingham Meadows Phase 4](#)

Location: 11801 Farmhaven Rd., Gilleland Creek Watershed
Owner/Applicant: Bellingham Meadows, LLC. (Mehrdad Moayed)
Agent: Lakeside Engineering (Chris Ruiz)
Request: Approval of the final plat out of an approved preliminary plan composed of 98 lots on 14.64 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for C8-06-0232.01.4A - Bellingham Meadows Phase 4 located at 11801 Farmhaven Rd., was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

4. Final Plat with Preliminary Plan: [C8-2017-0011.1A - Parmer Business Park Lot 16](#)

Location: 13011 McCallen Pass, Walnut Creek Watershed
Owner/Applicant: Karlin McCallen Pass LLC
Agent: Stantec Consulting Services
Request: Approval of a 1 lot final out of a preliminary plan for the construction of a private street on 10.99 acres.
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for C8-2017-0011.1A - Parmer Business Park Lot 16 located at 13011 McCallen Pass, was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

5. **Subdivision** [C8-04-0182.0A\(VAC\) - Savage Subdivision Vacation](#)
Vacation:
Location: Archhill Drive, Bull Creek Watershed
Owner/Applicant: Unity Five Investments (Nasrudding Mahensania)
Agent: Site Specifics (John Hussey)
Request: Approval of the plat vacation composed of 1 lot on 1.017 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for C8-04-0182.0A(VAC) - Savage Subdivision Vacation located at Archhill Drive, was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

6. **Subdivision** [C8-02-0079.0A\(VAC\) - Spoonts Subdivision Vacation](#)
Vacation:
Location: Archhill Drive, Bull Creek Watershed
Owner/Applicant: Unity Five Investments (Nasrudding Mahensania)
Agent: Site Specifics (John Hussey)
Request: Approval of the plat vacation composed of 1 lot on 3.883 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for C8-04-0182.0A(VAC) - Savage Subdivision Vacation located at Archhill Drive, was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

7. **Subdivision** [C8-03-0115.0A\(VAC\) - Tucker Subdivision Vacation](#)
Vacation:
Location: Archhill Drive, Bull Creek Watershed
Owner/Applicant: Unity Five Investments (Nasrudding Mahensania)
Agent: Site Specifics (John Hussey)
Request: Approval of the plat vacation composed of 1 lot on 1.06 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for C8-03-0115.0A(VAC) - Tucker Subdivision Vacation located at Archhill Drive, was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

8. **Final Plat - Previously Unplatted:** [C8J-2017-2017-0212.0A - Bayer Subdivision](#)
Location: 8705 Decker Lake Road, Lockwood Creek Watershed
Owner/Applicant: Decker Lake Property (Jimmy Bayer)
Agent: Landmark Engineers (Javier Barajas)
Request: Approval of the Bayer Subdivision composed of 1 lot on 15 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
9. **Preliminary Plan:** [C8-2017-0197 - Enclave of Oak Parke Preliminary Plan; District 8](#)
Location: 4010 Sawmill Drive, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: 4010 Sawmill LLC (Scott Carter)
Agent: GICE, Inc. (Norma Divine)
Request: Approval of the Enclave of Oak Parke Preliminary Plan composed of 15 lots on 4.38 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat - Previously Unplatted:** [C8J-2017-0207.0A - Familia Cabrera Subdivision](#)
Location: 18400 Lockwood Road, Lockwood Creek Watershed
Owner/Applicant: Pablo Garcia
Agent: I.T. Gonzalez Engineers (IT Gonzales)
Request: Approval of the Familia Cabrera Subdivision composed of 3 lots on 5 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat - Previously Unplatted:** [C8J-2017-0199.0A - Frate Barker Townhomes](#)
Location: 1711 Frate Barker Road, Slaughter Creek Watershed
Owner/Applicant: D Bearden Investments (William Hall, Joseph D. Christian)
Agent: GICE, Inc. DBA Garrett-Ihnen Civil Engineers (Norma Divine)
Request: Approval of the Frate Barker Townhomes Plat, composed of 3 lots on 13.69 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

12. **Final Plat with Preliminary Plan:** [C8-2017-0191.2A - Knox Preserve; District 10](#)
 Location: 7304 Knox Lane, Shoal Creek Watershed
 Owner/Applicant: Cabot-Chase, Ltd (Jimmy Nassour)
 Agent: Texas Engineering Solutions (Connor Overby)
 Request: Approval of the Knox Preserve Plat, composed of 15 lots on 5.83 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
13. **Final Plat - Resubdivision:** [C8J-2017-0204.1A - Leija Subdivision \(Withdraw / Resubmittal of C8J-2016-0161.0A\)](#)
 Location: 10827 Old Lockhart Road, Marble Creek Watershed
 Owner/Applicant: The Lunaire Group, LP (Graciela Leija)
 Agent: Cuatro Consultants, Ltd. (Hugo Elizondo)
 Request: Approval of Leija Subdivision (Withdraw / Resubmittal of C8J-2016-0161.0A) composed of 5 lots on 10.10 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
14. **Final Plat - Previously Unplatted:** [C8J-2017-0200.0A - Lone Star Soccer Subdivision](#)
 Location: Gregg Manor Road, Gilleland Creek Watershed
 Owner/Applicant: Lone Star Soccer Club of Austin Inc. (Allen Fincher)
 Agent: Catalyst Engineering Group (Timothy Moltz)
 Request: Approval of the Lone Star Soccer Club Subdivision Plat, composed of 1 lot on 22 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
15. **Final Plat - Amended Plat:** [C8-2017-0205.0A - Lots 6 & 7 Block 1 Eubank Access Section 2 Amended; District 7](#)
 Location: 11515 Oakwood Drive, Walnut Creek Watershed
 Owner/Applicant: Anthony Chapple
 Agent: Hector Avila
 Request: Approval of Lots 6 & 7 Block 1 Eubank Access Section 2 Amended composed of 2 lots on 0.64 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

16. **Preliminary Plan:** [C8-2017-0193 - Pioneer Crossing North; District 1](#)
Location: 3124-1/2 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: Cathay Bank (Heng W Chen)
Agent: RH Pioneer North, LLC (Gordon Reger)
Request: Approval of the Pioneer Crossing North Plan, composed of 14 lots on 279.8 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Final Plat - Previously Unplatted:** [C8J-2017-0211.0A - Rayburn Acres; District 8](#)
Location: 3667 Stoneridge Road, Eanes Creek Watershed
Owner/Applicant: Rayburn Family 2006 Revocable Trust (Robert Rayburn)
Agent: Thompson Land Eng (Mark Roeder)
Request: Approval of the Rayburn Acres Plat, composed of 2 lots on 2.89 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Final Plat - Resubdivision:** [C8J-2017-0209.0A - Resubdivision of Lot 3, Block C, The Post Oak](#)
Location: 10318 Parsons Road, Lockwood Creek Watershed
Owner/Applicant: Paul & Stefanie Morris
Agent: Miller Gray (Dale Gray, P.E.)
Request: Approval of the Resubdivision of Lot 3, Block C, The Post Oak composed of 6 lots on 20.23 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Final Plat with Preliminary Plan:** [C8-2013-0092.02.4A - Springfield Commercial - North; District 2](#)
Location: 7050-1/2 East William Cannon Drive, Cottonwood Creek Watershed
Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
Agent: Pape-Dawson Engineers (Terry Reynolds)
Request: Approval of the Springfield Commercial - North Final Plat composed of 6 lots on 22.13 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

20. **Final Plat with Preliminary Plan:** [C8-2013-0092.02.3A - Springfield Commercial - South; District 2](#)
Location: 7300-½ McKinney Falls Parkway, Cottonwood Creek Watershed
Owner/Applicant: Pape-Dawson Engineers (Terry Reynolds)

Request: Approval of the Springfield Commercial - South Final Plat composed of 6 lots on 14.57 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Preliminary Plan:** [C8J-2017-0213 - Stoney Ridge Highlands \(Withdraw / Resumbittal of C8J-2016-0120\); District 2](#)
Location: 7527 Elroy Road, Dry Creek East Watershed
Owner/Applicant: M C Joint Venture
Agent: Pape-Dawson Engineers (Terry Reynolds)
Request: Approval of Stoney Ridge Highlands (Withdraw / Resubmittal of C8J-2016-0120) composed of 618 lots on 224.27 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
22. **Final Plat - Previously Unplatted:** [C8J-2017-0206.0A - Summerow Subdivision](#)
Location: 11940 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: Pedernales Electric Cooperative (Martin Benavidez)
Agent: Norma Divine
Request: Approval of the Summerow Subdivision composed of 2 lots on 20.29 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
23. **Final Plat with Preliminary Plan:** [C8-2017-0154.1A - The Riverbend West 2; District 2](#)
Location: 3101 Fallwell Lane, Colorado River Watershed
Owner/Applicant: GRCE/TX Austin Master, LLC (Joseph Govecia)
Agent: Urban Design Group (Vanessa Mendez)
Request: Approval of The Riverbend West 2 composed of 5 lots on 95.56 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 24. Final Plat - Previously Unplatted:** [C8-2017-0202.0A - Tinnin Meadows; District 5](#)
Location: 2610 Davis Lane, South Boggy Creek Watershed
Owner/Applicant: J. Brent Bullock

Request: Approval of the Tinnin Meadows Final Plat composed of 2 lots on 0.94 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 25. Preliminary Plan:** [C8J-2017-0203 - Village at Northtown Section 3 - Lot 5, Block C](#)
Location: 100-128 South Heatherwilde Boulevard, Harris Branch Watershed
Owner/Applicant: Village @ Northtown, Ltd. (Clifton Lind)
Agent: KB Home, Inc. (Laurie Lara)
Request: Approval of the Village at Northtown Section 3 - Lot 5, Block C composed of 151 lots on 36.62 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove items C-08 – C-25 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

D. NEW BUSINESS

1. [Discussion and possible action regarding Annual Internal Review and Report of the Zoning and Platting Commission.](#)

Motion to approve the Annual Internal Review and Report of the Zoning and Platting Commission, as amended, was approved on the motion by Commissioner Greenberg, seconded by Commissioner King on a vote of 10-0. Commissioner Breithaupt absent.

Amendments:

Rename March 7, 2017 resolution to “Resolution Concerning CodeNEXT”
Include the May 30, 2017 Resolution Concerning CodeNEXT

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)

Motion by Commissioner King, seconded by Commissioner Aguirre to inquire unto CodeNEXT staff the following questions regarding the Listening Sessions on October 14, 2017 and October 21, 2017:

- Will food be provided?
- Will child care be available?
- Request expansion of language translation services.

F. COMMITTEE REPORTS

[Bond Election Advisory Task Force](#) – Commissioner Evans stated the Committee continues to meet in working groups and will create an outreach plan.

[Codes and Ordinances Joint Committee](#) – Commissioner Greenberg stated the Committee will meet on September 20, 2017 and will take up the following items: amendments regarding public hearing procedures; amendment regarding sidewalks; amendments related to watershed protection. The committee will also be briefed regarding the Flood Mitigation Task Force and Watershed Protection Master Planning efforts.

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

[Small Area Planning Joint Committee](#) – Commissioner King conveyed that staff will revise the process for choosing Small Area Plans and create a criteria to identify Small Area Plans and priorities. Staff will provide the Committee with an update at a later time.

ADJOURNMENT

Chair Kiolbassa adjourned the meeting without objection on Tuesday, September 19, 2017 at 6:40 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.