



REGULAR MEETING

ZONING & PLATTING COMMISSION

Tuesday, January 2, 2018

The Zoning & Platting Commission convened in a regular meeting on January 2, 2018 @ 301 W. 2nd Street, Austin, TX 78701

Chair Kiolbassa called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

**Ana Aguirre – Secretary
Ann Denkler
Jim Duncan – Vice-Chair
Bruce Evans
Betsy Greenberg – Parliamentarian
Jolene Kiolbassa – Chair
David King**

Absent:

**Dustin Breithaupt
Yvette Flores
Sunil Lavani
Abigail Tatkov**

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.

- 1) Ms. Carmen Llanes Pulido – Ms, Llanes Pulido discussed matters related to CodeNEXT.

B. APPROVAL OF MINUTES

1. Approval of minutes from December 19, 2017

Motion to postpone approval of minutes from December 19, 2017 to January 16, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Vice-Chair Duncan on a vote of 7-0. Commissioners Breithaupt, Flores, Lavani and Tatkov absent.

Motion by Commissioner King, seconded by Commissioner Aguirre to reconsider previous action and approve the minutes from December 19, 2017, as amended, was approved on a vote of 7-0. Commissioners Breithaupt, Flores, Lavani and Tatkov absent.

C. PUBLIC HEARINGS

1. Rezoning: [C814-04-0187.02.SH - Goodnight Ranch PUD - 2nd Amendment; District 2](#)

Location: East side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch L.P. (David C. Mahn)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: PUD to PUD, to change conditions of zoning
Staff Rec.: **Request for indefinite postponement by the 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 by Commissioner Evans, seconded by Vice-Chair Duncan on a vote of 7-0. Commissioners Breithaupt, Flores, Lavani and Tatkov absent.

2. Final Plat - [C8-2016-0216.0A - Allen Terrace Subdivision; District 8](#) Resubdivision:

Location: 1401 Allen Road, Eanes Creek Watershed
Owner/Applicant: John Dan McMahan III and Artemis Land Partners, LLC
Agent: Rivera Engineering (Michael Rivera)
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

Public Hearing closed.

After the question to the Commission by Chair Kiolbassa to deny or grant the subdivision and variance for C8-2016-0216.0A - Allen Terrace Subdivision, the request was denied on a vote of 5-2. Chair Kiolbassa and Commissioner Greenberg voted nay. Commissioners Breithaupt, Flores, Lavani and Tatkov absent.

Motion by Commissioner Greenberg, seconded by Chair Kiolbassa to rescind the previous action was approved on a vote of 7-0. Commissioners Breithaupt, Flores, Lavani and Tatkov absent.

Motion by Commissioner Evans, seconded by Vice-Chair Duncan to postpone case C8-2016-0216.0A - Allen Terrace Subdivision on January 16, 2018 was approved on a 7-0 vote. Commissioners Breithaupt, Flores, Lavani and Tatkov absent.

Note: January 16, 2018 meeting cancelled due to inclement weather. Item rescheduled for February 6, 2018.

3. Site Plan - Hill [SPC-2016-0453C - Westlake Residential; District 5](#)

Country Roadway:

Location: 800 North Capital of Texas Highway, Bee Creek Watershed
Owner/Applicant: 360 Development
Agent: Civile LLC (Lawrence Hanrahan)
Request: Approval to construct multi-family with associated improvements within the Low Intensity Zone of the Loop 360 Hill Country Roadway Corridor
Staff Rec.: **Recommended**
Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department

Motion to grant applicant's request for postponement of this item to January 16, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Vice-Chair Duncan on a vote of 7-0. Commissioners Breithaupt, Flores, Lavani and Tatkov absent.

Note: January 16, 2018 meeting cancelled due to inclement weather. Item rescheduled for February 20, 2018.

**4. Final Plat - [C8-2017-0305.0A - Lakes at Techridge](#)
Amended Plat:**

Location: 14205-1/ North IH 35 Service Road Northbound, Harris Branch Watershed
Owner/Applicant: Oaks at Techridge Phase 2 Partners LP (Pat Patterson)
Agent: 360 Professional Services, Inc. (Scott J Foster, P.E.)
Request: Approval of the Lakes at Techridge plat, composed of 5 lots on 31.52 acres.
Staff Rec.: **Disapproval**

**5. Final Plat - With [C8J-04-0160.10A - Gilbert Lane Phase Four](#)
Preliminary:**

Location: Gilbert Road, Decker Creek Watershed
Owner/Applicant: KNWL Development, L.P. (John Lloyd)
Agent: BGE Engineering Inc. (Christopher Rawls)
Request: Approval of the Gilbert Lane Phase Four plat, composed of 672 lots on 39.42 acres.
Staff Rec.: **Disapproval**

6. **Final Plat - With Preliminary:** [C8J-2016-0163.2A - Whisper Valley, Village 1 - Phase 2 \(W/R C8J-2016-0163.1A\)](#)
Location: East Braker Lane, Gilleland Creek Watershed
Owner/Applicant: Club Deal 120 (Doug Gilleland)
Agent: LandDev Consulting, LLC (Judd Willmann)
Request: Approval of the Whisper Valley, Village 1 - Phase 2 (W/R C8J-2016-0163.1A), composed of 269 lots on 54.12 acres.
Staff Rec.: **Disapproval**
7. **Preliminary Plan - Preliminary:** [C8-2017-0307 - The Vistas of Austin](#)
Location: 0-1834 Old Lockhart Road, Rinard Creek Watershed
Owner/Applicant: The Vistas of Austin, LTD (Cary Cobb)
Agent: BGE, Inc. (Jacob Kondo)
Request: Approval of The Vista of Austin plat, composed of 560 lots on 125.7 acres.
Staff Rec.: **Disapproval**
8. **Final Plat - With Preliminary:** [C8-2017-0307.1A - The Vistas of Austin](#)
Location: 0-1834 Old Lockhart Road, Rinard Creek Watershed
Owner/Applicant: The Vistas of Austin, LTD (Cary Cobb)
Agent: BGE, Inc. (Jacob Kondo)
Request: Approval of The Vista of Austin plat, composed of 560 lots on 125.7 acres.
Staff Rec.: **Disapproval**
9. **Final Plat - Resubdivision:** [C8-2017-0308.0A - Cogbill Subdivision - Resub of Lots 7 & 8](#)
Location: 1001 Cogbill Street, South Boggy Creek Watershed
Owner/Applicant: 2nd Street and 5th Street, LLC (Kirk Smith)
Agent: Stansberry Engineering Co, Inc. (Blayne Stansberry)
Request: Approval of the Cogbill Subdivision - Resub of Lots 7 & 8 plat, composed of 4 lots on 0.83 acres.
Staff Rec.: **Disapproval**
10. **Final Plat - Previously Unplatted:** [C8-2017-0301.0A - Henry's Corner Subdivision; District 5](#)
Location: 10701 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: RGB Enterprises, LLC (Henry C. Ross)
Agent: KBGE Engineering (Lauren Beavers)
Request: Approval of the Henry's Corner Subdivision Final Plat composed of 1 lot on 1.55 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 11. Final Plat - Resubdivision:** [C8-2017-0302.0A - 4414/4412 Merle Subdivision; District 5](#)
Location: 4414 Merle Drive, Williamson Creek Watershed
Owner/Applicant: S&L Land Design (Jeffery Keith Davis)
Agent: LandDev Consulting, LLC (Judd Willmann)
Request: Approval of the 4414/4412 Merle Subdivision Final Plat composed of 1 lot on 0.54 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 12. Final Plat - Previously Unplatted:** [C8-2017-0303.0A - Persimmon Final Plat; District 2](#)
Location: 7051 Meadow Lake Blvd, Onion Creek Watershed
Owner/Applicant: Austin Habitat for Humanity, Inc.
Agent: Urban Design Group PC (Vanessa Mendez)
Request: Approval of the Persimmon Final Plat composed of 2 lots on 16.3 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 13. Final Plat - With Preliminary:** [C8J-2008-0048.7A - Eastwood Section 2 Final Plat](#)
Location: South FM 973 Road, Gilleland Creek Watershed
Owner/Applicant: Cyclone Development, Inc.
Agent: Randall Jones & Associates Engineering Inc. (Ashley S. Hanson, P.E.)
Request: Approval of the Eastwood Section 2 Final Plat composed of 91 lots on 664.53 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 14. Final Plat - Amended Plat:** [C8-95-0208.03.2A - Tech Ridge Center, Phase VI. Lot 4 Final Plat; District 7](#)
Location: North Interstate Highway 35 Service Road Northbound, Walnut Creek Watershed
Owner/Applicant: Tech Ridge Phase IV LP (Paul Juarez)
Agent: LJA Engineering (Reese Hurley, P.E.)
Request: Approval of the Tech Ridge Center, Phase VI. Lot 4 Final Plat composed of 1 lot on 1.59 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 15. Final Plat - With Preliminary:** [C8-95-0208.03.3A - Tech Ridge Center, Phase VI, Lot 3 Final Plat; District 7](#)
Location: North Interstate Highway 35 Service Road Northbound, Walnut Creek Watershed
Owner/Applicant: Tech Ridge Phase IV LP (Paul Juarez)
Agent: LJA Engineering (Reese Hurley, P.E.)
Request: Approval of the Tech Ridge Center, Phase VI, Lot 3 Final Plat composed of 1 lot on 1.16 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove items C-4 – C-15 was approved on the consent agenda by Commissioner Evans, seconded by Vice-Chair Duncan on a vote of 7-0. Commissioners Breithaupt, Flores, Lavani and Tatkow absent.

D. 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.

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.

- a) Discuss and consider adoption of a letter regarding compatibility and mapping

Motion to postpone the item to January 16, 2018 was approved by consensus.

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, January 2, 2018 at 8:27 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.