



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, April 21, 2020**

**The Zoning & Platting Commission convened in a meeting on Tuesday, April 21, 2020  
@ 301 W. 2<sup>nd</sup> St., Austin, TX 78704**

**Chair Kiolbassa called the Commission Meeting to order at 6:01 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

**A. APPROVAL OF MINUTES**

1. Approval of minutes from March 3, 2020.

Motion to approve minutes from March 3, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Duncan on a vote of 10-0. One vacancy on the Commission.

## B. 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, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
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 Vice-Chair Duncan on a vote of 10-0. One vacancy on the Commission.

**2. Rezoning:** [C14-2020-0015 - TechRidge Hotel; District 1](#)

Location: 12316 Tech Ridge Boulevard, Walnut Creek Watershed  
Owner/Applicant: Bellflower RR, LLC; Rising Stars GUV, LLC; Bhatt Kunjan; TechRidge Hospitality, LLC; LWR Family Trust of 2015; Techridge Hospitality, LLC  
Tech  
Agent: Garrett-Ihnen/Bieyl Engineering (Jason Rodgers)  
Request: GO and LI to GR  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR district zoning for C14-2020-0015 - TechRidge Hotel located at 12316 Tech Ridge Boulevard was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Duncan on a vote of 10-0. One vacancy on the Commission.

**3. Rezoning:** [C14-2020-0002 - Springdale Commons Residences; District 1](#)

Location: 7701-1/2 Old Manor Road, Walnut Creek Watershed  
Owner/Applicant: KDKB, LLC (Kanton Labaj)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: GR and MF-2-CO to MF-4, as amended  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-4 district zoning for C14-2020-0002 - Springdale Commons Residences located at 7701-1/2 Old Manor Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Duncan on a vote of 10-0. One vacancy on the Commission.

4. **Final Plat from approved Preliminary Plan:** [C8-2017-0291.1A - Wildhorse Ranch Amenity Center; District 1](#)
- Location: 10400 East Parmer Lane & Wildhorse Trail, Gilleland Creek Watershed  
Owner/Applicant: Texas WH 200, LP / HOM Titan Development  
Agent: Kimley-Horn and Associates, Inc. (Josh W. Miksch, P.E.)  
Request: Approval of the final plat composed of 1 lot on 8.18 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0291.1A - Wildhorse Ranch Amenity Center located at 10400 East Parmer Lane & Wildhorse Trail was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Duncan on a vote of 10-0. One vacancy on the Commission.

5. **Final Plat from approved Preliminary Plan:** [C8J-2018-0091.1A - Turners Crossing North Phase 1](#)
- Location: Approximately 12743 North Turnersville Road, Rinard Creek Watershed  
Owner/Applicant: Meritage Homes of Texas, LLC (Matthew Scrivener)  
Agent: Kimley-Horn and Associates, Inc. (Josh Miksch)  
Request: The request is for approval of Turners Crossing North Phase One Subdivision consisting of 327 lots on 118.861 acres. Water and wastewater will be provided by the City of Austin.  
Staff Rec.: **Recommended**  
Staff: Sarah Sumner, 512-854-7687, [sarah.sumner@traviscountytexas.gov](mailto:sarah.sumner@traviscountytexas.gov)  
Travis County, Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0091.1A - Turners Crossing North Phase 1 located at approximately 12743 North Turnersville Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Duncan on a vote of 10-0. One vacancy on the Commission.

6. **Final Plat with Preliminary:** [C8-2018-0217.2A - Colton Bluff Phase 1A; District 2](#)
- Location: 7231 Colton Bluff Springs Road, Marble Creek, Cottonmouth Creek Watersheds  
Owner/Applicant: KB Home Lonestar, Inc. (John Zinsmeyer)  
Agent: Carlson, Brigrance, Doering, Inc. (Brett Pasquarella)  
Request: Approve a final plat out of an approved preliminary of one lot on 15.846 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov)  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0217.2A - Colton Bluff Phase 1A located at 7231 Colton Bluff Springs Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Duncan on a vote of 10-0. One vacancy on the Commission.

**7. Final Plat with [C8-2017-0193.01.1A - East Village; District 1](#)**

**Preliminary:**

Location: 3124-1/2 East Parmer Lane, Harris Branch Watershed  
Owner/Applicant: RH Pioneer North, LLC (Gordon Reger)  
Agent: LJA Engineering, Inc. (Walter Hoysa)  
Request: Approve a final plat out of an approved preliminary of 14 lots on 26.06 acres.

Staff Rec.: **Recommended**

Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov)  
Development Services Department

Motion to grant Applicant's request for postponement of this item to May 5, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Duncan on a vote of 10-0. One vacancy on the Commission.

**8. Final Plat with [C8-2017-0193.01.2A - East Village Town Center; District 1](#)**

**Preliminary:**

Location: 3407 East Howard Lane, Harris Branch Watershed  
Owner/Applicant: RH Pioneer North, LLC (Gordon Reger)  
Agent: LJA Engineering, Inc. (Walter Hoysa)  
Request: Approve a final plat out of an approved preliminary of 11 lots on 25.39 acres.

Staff Rec.: **Recommended**

Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov)  
Development Services Department

Motion to grant Applicant's request for postponement of this item to May 5, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Duncan on a vote of 10-0. One vacancy on the Commission.

**9. Final Plat with [C8-2018-0122.2A - East Village, Phase 5; District 5](#)**

**Preliminary:**

Location: 3407 East Howard Lane, Harris Branch Watershed  
Owner/Applicant: RH Pioneer North, LLC (Gordon Reger)  
Agent: LJA Engineering, Inc. (Walter Hoysa)  
Request: Approval of the final plat of East Village, Phase 5, comprised of 91 lots on 14.33 acres.

Staff Rec.: **Recommended**

Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0122.2A - East Village, Phase 5 located at 3407 East Howard Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Duncan on a vote of 10-0. One vacancy on the Commission.

- 10. Preliminary Plan:**      **C8-2016-0247 - Pioneer Crossing East Section 19; District 1**  
Location:                      East Braker Lane & Samsung Boulevard, Walnut Creek Watershed  
Owner/Applicant:           Continental Homes of Texas, LP (Kevin Pape)  
Agent:                           LJA Engineering, Inc. (Walter Hoysa)  
Request:                       Approval of the preliminary plan composed of 32 lots on 7.15 acres  
Staff Rec.:                    **Recommended**  
Staff:                           Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0247 - Pioneer Crossing East Section 19 located at East Braker Lane & Samsung Boulevard was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Duncan on a vote of 10-0. One vacancy on the Commission.

- 11. Capital Improvement Projects:**      **New Growth-related Capital Improvement Projects in Drinking Water Protection Zone**  
  
Request:                       Recommendation of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in the 5-year Capital spending plan as required by Financial Policy #8.  
Staff Rec.:                    **Recommended**  
Staff:                           Aurora Pizano, 972-0331, aurora.pizano@austintexas.gov  
Austin Water Department

Public Hearing closed.

Motion by Commissioner Smith, seconded by Vice-Chair Duncan to recommend the new Growth-related Capital Improvement Projects in Drinking Water Protection Zone was approved on the consent agenda on a vote of 10-0. One vacancy on the Commission.

## **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, April 21, 2020 at 6:07 p.m.**