



**REGULAR MEETING
ZONING & PLATTING COMMISSION
July 7, 2015**

MINUTES

The Zoning & Platting Commission convened in a regular meeting on July 07, 2015 @ 301 W. 2nd Street, Austin, TX 78701

City Staff, Jerry Rusthoven, called the Commission Meeting to order at 6:05 p.m.

Board Members in Attendance:

Louisa Brinsmade
Ann Denkler
Bruce Evans
Yvette Flores
Jackie Goodman
Susan Harris
Jolene Kiolbassa
Gabriel Rojas – Chair
Thomas Weber

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: GENERAL

No Speakers

B. APPROVAL OF MINUTES

1. Approval of minutes from June 19, 2015, Special Called Meeting.

The motion to approve the minutes from June 19, 2015 Special Called meeting, was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Ann Denkler seconded the motion on a vote of 9-0; Commissioners Dustin Breithaupt and Sunil Lavani were absent.

C. PUBLIC HEARINGS

- 1. Rezoning: C814-2014-0120 - Austin Oaks PUD; District 10**
Location: 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, and 3737
Executive Center Drive and 7601, 7718 and 7719 Wood Hollow Drive,
Shoal Creek Watershed
Owner/Applicant: Twelve Lakes, LLC (Jon Ruff)
Agent: Drenner Group (Amanda Swor)
Request: LR, GR, LO, SF-3 to PUD
Staff Rec.: **Pending**
Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov;
Planning and Zoning Department

The motion to postpone to September 15, 2015 by request of staff was approved by Commissioner Susan Harris, Commissioner Bruce Evans seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

- 2. Rezoning: C14-2015-0031.SH - Azul 620; District 6**
Location: 11411 North FM 620 Road, Bull Creek Watershed
Owner/Applicant: Judy and Fred Helms, Kathy and Donald Gross
Agent: DMA Development Company, LLC (Janine Sisak)
Request: DR to MF-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department

This item was withdrawn by the applicant, no action was required by the Commission.

- 3. Rezoning: C14-2014-0193 - MMK Ventures, LLC; District 7**
Location: 1601 Cedar Bend Drive, Walnut Creek Watershed
Owner/Applicant: MKM Hotel Group, LLC (Saeed Minhas)
Agent: Cuatro Consultants, Ltc. (Hugo Elizondo, Jr. P.E.)
Request: RR to SF-4A
Staff Rec.: **Recommended with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department

The motion to postpone to August 4, 2015 by request of the applicant was approved by Commissioner Thomas Weber, Commissioner Louisa Brinsmade seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

- 4. Rezoning: C14-2015-0056 - 8240 N. Mopac Rezoning; District 10**
 Location: 8240 North Mopac Expressway, Shoal Creek Watershed
 Owner/Applicant: Lapeer Properties, Inc. (Luke Wood)
 Agent: Thrower Design (A. Ron Thrower)
 Request: LO to LR
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
 Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation for LR district zoning was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Ann Denkler seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

- 5. 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;
 Planning and Zoning Department

The motion to postpone indefinite by request of staff was approved by Commissioner Thomas Weber, Commissioner Louisa Brinsmade seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

- 6. Rezoning: C14-2015-0003A - South IH 35 Mixed Use Apartment Community - North side of Chaparral Road; District 2**
- Location: 504, 600, 606 and 700 Chaparral Road; 6900 and 6940 South IH 35 Service Road Southbound, Williamson Creek/South Boggy Creek Watersheds
- Owner/Applicant: Long Real Estate Holdings, LLC (Paul Long)
- Agent: Land Answers, Inc. (Jim Wittliff)
- Request: CS to CS-MU-CO for Tract 1; GR-CO; NO-MU-CO; SF-2 to GR-MU-CO for Tract 2
- Staff Rec.: **Recommendation of CS-MU-CO for Tract 1; GR-MU-CO and NO-MU-CO for a portion of Tract 2; Maintain SF-2 for remainder of Tract 2, with conditions**
- Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department

The motion to continue to August 4, 2015 by request of the Zoning and Platting Commission was approved by Commissioner Louisa Brinsmade, Commissioner Jackie Goodman seconded the motion on a vote of 7-2; Commissioners Gabriel Rojas and Thomas Weber voted against the motion (nay), Commissioners Sunil Lavani and Dustin Breithaupt were absent.

- 7. Rezoning: C14-2015-0003B - South IH 35 Mixed Use Apartment Community - South side of Chaparral Road; District 2**
- Location: 701 and 709 Chaparral Road, South Boggy Creek Watershed
- Owner/Applicant: Long Real Estate Holdings, LLC (Paul Long)
- Agent: Land Answers, Inc. (Jim Wittliff)
- Request: CS; SF-3 to CS-MU-CO for Tract 1; SF-2 to GR-MU-CO for Tract 2
- Staff Rec.: **Recommendation of CS-MU-CO for Tract 1; NO-MU-CO for Tract 2, with conditions**
- Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department

The motion to continue to August 4, 2015 by request of the Zoning and Platting Commission was approved by Commissioner Louisa Brinsmade, Commissioner Jackie Goodman seconded the motion on a vote of 7-2; Commissioners Gabriel Rojas and Thomas Weber voted against the motion (nay), Commissioners Sunil Lavani and Dustin Breithaupt were absent.

- 8. Zoning: C14-2015-0060 - Onion Creek Commercial; District 5**
 Location: 2201 Onion Creek Parkway, Onion Creek Watershed
 Owner/Applicant: Forestar Real Estate Group, Inc. (Darlene Louk)
 Agent: Carlson, Brigance & Doering, Inc. (Bill E. Couch)
 Request: I-RR to GR
 Staff Rec.: **Postponement request by the Staff to July 21, 2015**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Planning and Zoning Department

The motion to postpone to July 21, 2015 by request of staff was approved by Commissioner Thomas Weber, Commissioner Louisa Brinsmade seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

- 9. Zoning: C14-2015-0066 - Big State Electric; District 2**
 Location: 7101 Burleson Road, Onion Creek Watershed
 Owner/Applicant: BSE Investments, LLC (Vincent Real)
 Agent: Southwest Engineers, Inc. (Gabriel Hovdey)
 Request: I-RR to LI
 Staff Rec.: **Recommended, with conditions**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Planning and Zoning Department

Public hearing closed.

The motion to approve staff’s recommendation for LI district zoning was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Ann Denkler seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

- 10. Rezoning: C14-2015-0049 - Davis Rezoning; District 10**
 Location: 8115 Two Coves Drive, West Bull Creek/Coldwater Creek Watersheds
 Owner/Applicant: Jilynn E. Davis
 Agent: Heather Jones
 Request: DR to RR-CO
 Staff Rec.: **Recommended**
 Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov;
 Planning and Zoning Department

Public hearing closed.

The motion to approve staff’s recommendation for RR-CO district zoning was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Ann Denkler seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

- 11. Site Plan - Environmental Variance only: SP-2014-0459C.SH - Live Oak Trail; District 8**
- Location: 8500 W. SH 71, Williamson Creek Watershed-Barton Springs Zone
- Owner/Applicant: FC SW Housing LC (Walter Moreau)
- Agent: Doucet and Assoc. (Ted McConaghy)
- Request: Approval of Environmental Variances to exceed cut and fill requirements, LDC 25-8-341 and 25-8-341
- Staff Rec.: **Pulled from the agenda; No action required**
- Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov; Development Services Department

This item was pulled from the agenda, no action was required.

- 12. Site Plan Extension: SP-2010-0052C(XT2) - Arbor Town Square; District 10**
- Location: 10721 Research Bv., Walnut Creek Watershed
- Owner/Applicant: Freedonia Development 1, LP (Robert Norris)
- Agent: Thrower Design (Ron Thrower)
- Request: Approval of a 5-year extension to an approved and released site plan
- Staff Rec.: **Recommended**
- Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of a 5-year extension was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Ann Denkler seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

13. Site Plan Conditional Use Permit: SPC-2014-0356C - Cantarra Amenity Center; District 1

Location: 13317 Cantarra Dr., Gilleland Creek Watershed
Owner/Applicant: Cantarra Ventures Ltd., (Brett Corwin)
Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
Request: Approval of a Conditional Use Permit for a Community Recreation (Private) use in order to construct an amenity center in SF-4A zoning.
Staff Rec.: **Recommended**
Staff: Donna Galati, 512-974-2733, donna.galati@austintexas.gov; Development Services Department

Public hearing closed.
The motion to approve staff’s recommendation for approval of a conditional use permit was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Ann Denkler seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

14. Site Plan - Hill Country Roadway Approval: SPC-2014-0312C - Steiner Ranch MU 14; District 6

Location: 4801 Quinlan Park Road, Bear Creek Watershed
Owner/Applicant: Taylor Woodrow Communities (Michael Slack)
Agent: Texas Engineering Solutions (Stephen Delgado)
Request: To construct 75 duplexes on 81.34 acres with associated improvements in the FM 620 Low Intensity Hill Country Roadway
Staff Rec.: **Recommended with conditions**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov; Development Services Department

Public hearing closed.
The motion to approve staff’s recommendation for a Hill Country Roadway for Steiner Ranch MU 14 was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Ann Denkler seconded the motion on a vote of 8-0-1; Commissioner Thomas Weber abstained, Commissioners Sunil Lavani and Dustin Breithaupt were absent.

15. Site Plan **SP-2010-0052C(XT2) - Arbor Town Square; District 10**
Extension:
 Location: 10721 Research Bv., Walnut Creek Watershed
 Owner/Applicant: Fredonia Development 1, LP (Robert Norris)
 Agent: Thrower Design (Ron Thrower)
 Request: Approval of a 5-year extension to an approved and released site plan.
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov;
 Development Services Department

Pulled, duplicate of item #12.

16. Site Plan **SP-2013-0494C(R1) - Lynnbrook Condominiums; District 5**
Compatibility
Waiver:
 Location: 2312 Lynnbrook Drive, Slaughter Creek Watershed
 Owner/Applicant: Pulte Homes of Texas (Stephen Ashlock)
 Agent: Carlson, Brigance & Doering, Inc. (Bill E. Couch)
 Request: The applicant is proposing to revise a previously-approved site plan to construct 25 condominiums with patios that encroach into the required Compatibility Setback [LDC 25-2-1063].
 Staff Rec.: **Recommendation to approved the waiver from LDC Section 25-2-1063(B) to reduce the Comptability setback from 25 feet to 23.15 feet from adjacent SF-2-CO -zoned property.**
 Staff: Christine Barton-Holmes, 512-947-2788, christine.barton-holmes@austintexas.gov;
 Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for Lynnbrook Condominiums was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Ann Denkler seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

- 17. Resubdivision with Variance:** **C8-2014-0230.0A - Davis Subdivision, a Resubdivision of Lot 1, R.L.D. Addition; District 8**
Location: 3607 Pinnacle Rd, Eanes Creek Watershed
Owner/Applicant: Robert and Peggy Davis
Agent: Urban Design Group (Don Samson)
Request: Approval of a flag lot variance and a final plat consisting of two lots on 3.23 acres.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Davis Subdivision, a resubdivision of Lot 1, R.L.D Addition was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Ann Denkler seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

- 18. Final Plat:** **C8-2014-069.0A - Linger Lane; District 3**
Location: 800 Linger Lane, Colorado River Watershed
Owner/Applicant: Wastewater Residuals Management, LLC (Cary Juby)
Agent: Brushy Creek Engineering (Tara Bonds)
Request: Approval of the Linger Lane plat containing two lots on 7.23 acres
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3176, steve.hopkins@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Linger Lane was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Ann Denkler seconded the motion on a vote of 8-0-1; Commissioner Thomas Weber abstained, Commissioners Sunil Lavani and Dustin Breithaupt were absent.

- 19. Subdivision Plat Vacation:** **C8S-59-088(VAC) - Total Vacation of Oakmont Heights X; District 10**
 Location: W. 39th Street at Oakmont Boulevard, Shoal Creek Watershed
 Owner/Applicant: Edward Rathgeber
 Agent: Hector Avila
 Request: Approve the total plat vacation of 3 amended lots back to the original platted 3 lots.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for total vacation of Oakmont Heights X was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Ann Denkler seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

- 20. Final Plat with Variance:** **C8-2014-0153.0A - Restoration Temple Subdivision; District 1**
 Location: 6301 Moonglow Drive, Walnut Creek Watershed
 Owner/Applicant: Restoration Temple (Pastor John Horne)
 Agent: I.T. Gonzalez Engineering (Bill Graham)
 Request: Approval of a final plat containing one lot on 4.51 acres, and a variance to LDC 25-4-151.
 Staff Rec.: **Recommended**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov; Development Services Department

The motion to postpone to July 21, 2015 by request of the applicant was approved by Commissioner Thomas Weber, Commissioner Louisa Brinsmade seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

21. Preliminary Plan: C8J-2014-0138 - Cantarra II Preliminary Plan (Small Lot); District 4

Location: East Howard Lane, Gilleland Creek Watershed
Owner/Applicant: Ada M. Ellison
Agent: Carlson, Brigance and Doering, Inc. (Lee Whited)
Request: Approval of a preliminary plan consisting of 211 single-family lots on 48.8 acres.
Staff Rec.: **Recommended**
Staff: Jose L. Arriaga, 512-854-7562, joe.arriaga@traviscounty.tx.gov;
Single-Office: Travis County/City of Austin

Public hearing closed.

The motion to approve staff's recommendation for Cantarra II Preliminary Plan was approved by Commissioner Thomas Weber, Commissioner Bruce Evans seconded the motion on a vote of 9-0; Commissioners Dustin Breithaupt and Sunil Lavani were absent.

22. Preliminary Plan: C8J-2014-0131 - Cebolla Creek Preliminary Plan

Location: Twin Creeks Road (Just west of Old San Antonio Road), Bear Creek/Onion Creek Watersheds
Owner/Applicant: Royce Rippey
Agent: LJA Engineering Inc. (John Clark)
Request: Approval of a preliminary plan consisting of 197 single-family lots on 70.86 acres.
Staff Rec.: **Recommended**
Staff: Jose L. Arriaga, 512-854-7562, joe.arriaga@traviscounty.tx.gov;
Single-Office: Travis County/City of Austin

Public hearing closed.

Motion 1: The motion to approve staff's recommendation for approval of Cebolla Creek Preliminary Plan was approved by Commissioner Susan Harris, Commissioner Bruce Evans seconded the motion on a vote of 5-1-3; Commissioner Louisa Brinsmade voted against the motion (nay), Commissioners Thomas Weber, Jackie Goodman and Jolene Kiolbassa abstained; Commissioners Dustin Breithaupt and Sunil Lavani were absent. MOTION FAILED.

Motion 2: The motion to reconsider was made by Commissioner Thomas Weber, Commissioner Bruce Evans seconded the motion on a vote of 9-0; Commissioners Dustin Breithaupt and Sunil Lavani were absent.

Motion 3: The motion to approve staff's recommendation for approval of Cebolla Creek Preliminary Plan was approved by Commissioner Susan Harris, Commissioner Bruce Evans seconded the motion on a vote of 7-0-2; Commissioners Louisa Brinsmade and Jolene Kiolbassa abstained, Commissioners Dustin Breithaupt and Sunil Lavani were absent.

23. Final Plat with Preliminary: C8-2012-0049.2A - Pioneer Hill Section 2; District 1

Location: Terminus of Baden Lane, Walnut Creek Watershed
Owner/Applicant: D.R. Horton (Kevin Pape)
Agent: D.R. Horton (Kevin Pape)
Request: Approval of Pioneer Hill Section 2 composed of 93 lots on 36.66 acres
Staff Rec.: **Recommended**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov;
Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Pioneer Hill Section 2 was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Ann Denkler seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

24. Preliminary Plan: C8-2014-0147 - Harris Branch Tract E-68; District 1

Location: E. Howard Ln at Titanium Street, Harris Branch Watershed
Owner/Applicant: Austin HB Residential Properties, LTD. (John McCullough)
Agent: CSF Civil Group LLC (Charles Steinman)
Request: Approve a preliminary subdivision for 137 lots on 28.49 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for Harris Branch Tract E-68 was approved by Commissioner Louisa Brinsmade, Commissioner Susan Harris seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

25. Final Plat with Preliminary Plan: C8J-2014-0059.1A - Heritage Oaks at Pearson Ranch West Section 1

Location: 7900 - 8525 Pearson Ranch Rd, South Brushy Creek Watershed
Owner/Applicant: Pulte Group (Stephen Ashlock)
Agent: Big Red Dog (Nicholas Kehl)
Request: Approval of the Heritage Oaks at Pearson Ranch West Section 1 final plat composed of 89 lots on 41.54 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, , cesar.zavala@austintexas.gov;
Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Heritage Oaks at Pearson Ranch West Section 1 was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Ann Denkler seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

26. Final Plat with Preliminary: C8J-2008-0056.7A - Pearson Place Section Four; District 6

Location: 13115 Avery Ranch Boulevard, South Brushy Creek Watershed
Owner/Applicant: Century Land Holdings, II, LLC (Kevin Fleming)
Agent: CSF Civil Group, LLC (Randy Nixon)
Request: Approval of Pearson Place Section Four composed of 95 lots on 29.23 acres
Staff Rec.: **Recommended**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov;
Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Pearson Place Section Four was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Ann Denkler seconded the motion on a vote of 8-0-1; Commissioner Susan Harris recused from this item, Commissioners Sunil Lavani and Dustin Breithaupt were absent.

27. Final Plat - C8-2014-0134.0A - Caswell Estates; District 10
Resubdivision
(variance only):
 Location: 3336 Mount Bonnell Drive, Huck's Slough/Lake Austin
 Owner/Applicant: Kenneth Kennedy Caswell Jr. and Claire Caswell Cunningham (Charles Quisenberry)
 Agent: Wuest Group (Scott Wuest)
 Request: The applicant requests a variance from Section 25-8-281(B) to allow a CEF on a residential lot and a variance from Section 25-8-281C(1)(a) to reduce a CEF setback to 50 feet.
 Staff Rec.: **Recommended.**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov;
 Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov;
 Development Services Department

Public hearing closed.
 The motion to approve staff's recommendation for a variance only for Caswell Estates was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Ann Denkler seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

28. Final Plat with C8J-05-0236.03.3A - Cantarra III-B
Preliminary:
 Location: E Howard Ln, Gilleland Creek Watershed
 Owner/Applicant: Compass Bank (Randell Livingston)
 Agent: Carlson, Brigance and Doering, Inc. (Geoff Guerrero)
 Request: Approval of Cantarra III-B composed of 101 lots on 38.664 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

29. Final Plat with C8J-2007-0135.01.3A - Stoney Ridge Phase C- Section 2B
Preliminary:
 Location: Ross Road, Dry Creek East Watershed
 Owner/Applicant: SR Development (William Gurasich)
 Agent: Doucet & Associates (Davood Salek)
 Request: Approval of Stoney Ridge Phase C- Section 2B composed of 16 lots on 2.631 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 30. Final Plat: C8-2015-0126.0A - Airport 124 Final Plat**
 Location: 1319 South FM 973 Road, Onion Creek Watershed
 Owner/Applicant: Airport 124.06 LP (Christopher Blackburn)
 Agent: Carlson, Brigance and Doering, Inc. (Geoff Guerrero)
 Request: Approval of the Airport 124 Final Plat composed of 1 lot on 124.06 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 31. Final Plat - Amended Plat: C8-2015-0128.0A - Lots 3 and B, Block A, Resubdivision of a portion of Lot 2; Kruger Subdivision; Amended**
 Location: 1714 East Parmer Lane, Harris Branch Watershed
 Owner/Applicant: Essen-Parmer, LLC (R Craig Smith)
 Agent: McClendon & Associates Development Consulting LLC (Carl McClendon)
 Request: Approval of Lots 3 and B, Block A, Resubdivision of a portion of Lot 2; Kruger Subdivision; Amended composed of 1 lot on 3.571 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 32. Final Plat - Amended Plat: C8J-2015-0132.0A - Fitzhugh Ranch**
 Location: 13101 Winding Creek Rd, Barton Creek Watershed-Barton Springs Zone
 Owner/Applicant: Jack and Heather Barnett
 Agent: The Maroney Company (Mark Maroney)
 Request: Approval of Fitzhugh Ranch composed of 1 lot on 1 acre
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 33. Preliminary Plan: C8J-2015-0134 - Preston Park Subdivision Preliminary**
 Location: 16140 Bratton Lane, Gilleland Creek Watershed
 Owner/Applicant: Zydeco Partners-1 LTD. (Howard Yancy)
 Agent: Thrower Design (A. Ron Thrower)
 Request: Approval of Preston Park Subdivision Preliminary composed of 266 lots on 60.688 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 34. Final Plat - C8-2015-0129.0A - The Island at Mount Bonnell Shores;
Resubdivison: Resubdivision of Lot 8-A-2**
 Location: 4601 Island Cove, Lake Austin Watershed
 Owner/Applicant: Benson A. E. Bentzin
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of The Island at Mount Bonnell Shores; Resubdivision of Lot 8-A-2 composed of 2 lots on 0.505 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 35. Preliminary Plan: C8-2015-0125 - Gracy Woods**
 Location: 1601-1/2 Kathy Lynn Court, Walnut Creek Watershed
 Owner/Applicant: Gracy Receiver (Mary Walker)
 Agent: Texas Engineering Solutions (James Hagen, P.E.)
 Request: Approval of Gracy Woods composed of 26 lots on 5.21 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 36. Preliminary Plan: C8-2015-0133 - Cottages at Beaver Creek Preliminary**
 Location: 1701 South Heatherwilde Boulevard, Harris Branch Watershed
 Owner/Applicant: KB Home Lone Star (John Zinsmeyer)
 Agent: GICE (Norma Divine)
 Request: Approval of the Cottages at Beaver Creek Preliminary composed of 203 lots on 43.11 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 37. Final Plat - C8J-2015-0124.0A - LMAT Subdivision
Previously
Unplatted:**
 Location: 7400 Blue Goose Road, Gilleland Creek Watershed
 Owner/Applicant: Landmark Eng. (Javier Barajas)
 Agent: LMAT, LLC (Loi Mark)
 Request: Approval of the LMAT Subdivision composed of 1 lot on 6 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

38. Final Plat - C8-2015-0130.0A - Apache Shores Section 7, Lots 7 & 8
Amended Plat:
Location: 14503 Tucumcari Trail, Lake Austin Watershed
Owner/Applicant: Jeremy & Amanda Rimer
Agent: Lantana Homes (Mark Pritchard)
Request: Approval of Apache Shores Section 7, Lots 7 & 8 composed of 1 lot on 1.105 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Items #28-38;
Public hearing closed.

The motion to disapprove Items #28-38, was approved on the consent agenda by Commissioner Louisa Brinsmade, Commissioner Ann Denkler seconded the motion on a vote of 9-0; Commissioners Sunil Lavani and Dustin Breithaupt were absent.

D. NEW BUSINESS

July 29, 2015 – APA workshop

Post bylaws and rules and regulations

Joint meeting with Planning Commission

E. ADJOURN

Chair Gabriel Rojas adjourned the meeting without objection at 10:00 p.m.