



Zoning & Platting Commission
September 1, 2015 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701

AGENDA

Dustin Breithaupt
Louisa Brinsmade – Secretary
Ann Denkler – Parliamentarian
Bruce Evans
Yvette Flores
Jackie Goodman – Vice-Chair

Susan Harris
Jolene Kiolbassa
Sunil Lavani
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

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.

B. APPROVAL OF MINUTES

1. Approval of minutes from August 18, 2015.

C. PUBLIC HEARINGS

1. Briefing, Discussion and possible action:

Request: Briefing, discussion and possible action on the applicability of Traffic Impact Analyses and how there are differing requirements in the City and the County.

Staff: Development Services Department

2. Rezoning:

C14-2015-0105 - 1213 W. Slaughter Ln; District 5

Location: 1213 West Slaughter Lane, Slaughter Creek Watershed

Owner/Applicant: CWS Iron Rock, L.P. (Mary Ellen Barlow)

Agent: North Forest Office Space - South Austin LLC (Jon Denton)

Request: LR-CO to LR-CO to change a condition of zoning, and allow for medical office uses that exceed 5,000 square feet

Staff Rec.: **Recommended**

Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Zoning Department

3. Rezoning:

C14-2015-0106 - 1217 W. Slaughter Ln; District 5

Location: 1217 West Slaughter Lane, Slaughter Creek Watershed

Owner/Applicant: CWS Iron Rock, L.P. (Mary Ellen Barlow)

Agent: North Forest Office Space - South Austin LLC (Jon Denton)

Request: LR-CO to LR-CO to change a condition of zoning, and allow for medical office uses that exceed 5,000 square feet

Staff Rec.: **Recommended**

Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Zoning Department

- 4. Final Plat with Preliminary: C8-2014-0208.2A - Pearson Place Section Six; District 6**
 Location: 14600 Iveans Way, Lake Creek Watershed
 Owner/Applicant: Century Land Holdings II, LLC (Kevin Fleming)
 Agent: CSF Civil Group, LLC (Christine Potts)
 Request: Approval a final plat out of an approved preliminary for 56 lots on 35.55 acres.
 Staff Rec.: **Recommended**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov; Development Services Department
- 5. Final Plat with Preliminary: C8-2014-0180.1A - Burleson Subdivision; District 2**
 Location: 7103 Burleson Road, Onion Creek Watershed
 Owner/Applicant: Burleson Parks Holdings, GP (Ron W. Mills)
 Agent: KLove Engineering (Jaime Noriega)
 Request: Approval of a final plat out of an approved preliminary plan for 7 lots on 27.5 acres.
 Staff Rec.: **Recommended**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov; Development Services Department
- 6. Resubdivision: C8-2015-0030.0A - Resubdivision of a Portion of Lot 1, Shoalwood Addition Section 4; District 7**
 Location: 2615 Pembroke Trail, Shoal Creek Watershed
 Owner/Applicant: Andrew Carr
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: Approval of the Resubdivision of a Portion of Lot 1, Shoalwood Addition Section 4 composed of 3 lots on 0.727 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Development Services Department
- 7. Final Plat - Resubdivision: C8J-2015-0077.0A - Lots 87 A & 87 B St. Tropez P.U.D.; Resubdivision; District 10**
 Location: Harbor Village Trail, Lake Austin Watershed
 Owner/Applicant: Graham Mortgage Corp (Dean Castelhana)
 Agent: Conley Engineering, Inc. (Carl Conley)
 Request: Approval of the resubdivision of Lots 87 A & 87 B St. Tropez P.U.D.; composed of 1 lot on 3.039 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Development Services Department

- 8. Final Plat - Resubdivision: C8-2014-0134.0A - Caswell Estates; District 10**
 Location: 3336 Mount Bonnell Drive, Huck's Slough/Lake Austin Watersheds
 Owner/Applicant: Kenneth Kennedy Caswell Jr. and Claire Caswell Cunningham (Charles Quisenberry)
 Agent: Wuest Group (Scott Wuest)
 Request: The applicant proposes to resubdivide a portion of a lot into one lot on 3.06 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Development Services Department
- 9. Final Plat with Preliminary: C8-2014-0127.1A - Circle C Ranch Tract 8C; District 8**
 Location: La Crosse Avenue, Slaughter Creek Watershed-Barton Springs Zone
 Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)
 Agent: LJA Engineering & Surveying Inc. Austin Office (John Clark)
 Request: Approval of the Circle C Ranch Tract 8C composed of 14 lots on 14.227 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Development Services Department
- 10. Final Plat: C8-2013-0216.0A - Fort Dessau Condos; District 1**
 Location: Dessau Road and Sumatra Lane, Harris Branch Watershed
 Owner/Applicant: Continental Homes of Texas, L.P. (Kevin Pape)
 Agent: Gray Engineering (Jesus Garcia)
 Request: Approval of Fort Dessau Condominiums composed of 3 lots on 37.43 acres.
 Staff Rec.: **Recommended**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov; Development Services Department
- 11. Final Plat: C8J-2015-0176.0A - Milligan Subdivision; Resubdivision of Lots 1 & 2, Park 22, Phase A Final Plat; District 10**
 Location: 6608 Cuesta Trail, West Bull Creek Watershed
 Owner/Applicant: Christopher & Gina Milligan
 Agent: I.T. Gonzalez Engineers (Bill Graham)
 Request: Approval of Milligan Subdivision; Resubdivision of Lots 1 & 2, Park 22, Phase A Final Plat composed of 2 lots on 6.746 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 12. Final Plat with Preliminary:** **C8J-05-0236.03.4A - Cantarra IV; District 1**
 Location: East Howard Lane, Gilleland Creek Watershed
 Owner/Applicant: Continental Homes of Texas, L.P. (Richard Maier)
 Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of Cantarra IV composed of 94 lots on 15 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat with Preliminary:** **C8-2013-0058.3A - Fort Dessau Phase 3; District 7**
 Location: 13826 Dessau Road, Harris Branch Watershed
 Owner/Applicant: Continental Homes of Texas, L.P. (Kevin Pape)
 Agent: Gray Engineering (Jesus Garcia)
 Request: Approval of Fort Dessau Phase 3 composed of 48 lots on 13.14 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat:** **C8-2015-0174.0A - Avery Ranch Far West, Phase 3, Section 5 & 5A Lots 12, 16, 13, & 15; Amended Plat; District 6**
 Location: Sewickley Court, South Brushy Creek Watershed
 Owner/Applicant: Continental Homes of Texas L.P. (Tom Moody)
 Agent: Randall Jones Engineering (Keith Collins)
 Request: Approval of Avery Ranch Far West, Phase 3, Section 5 & 5A Lots 12, 16, 13, & 15; Amended Plat composed of 4 lots on 1 acre.
 Staff Rec.: **Disapproval**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
 Development Services Department

D. NEW BUSINESS

1. New Business:

Request: Discussion and possible action on revising the Zoning and Platting Commission Bylaws, and forward to the Office of the City Clerk.

2. New Business:

Request: Discussion and possible action on revising the Zoning and Platting Commission Rules and Regulations, and forward to the Office of the City Clerk.

E. ITEMS FROM COMMISSION

F. 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 4 days before the meeting date. Please call Dora Anguiano at Planning and Zoning Department, at 512-974-2104, for additional information; TTY users route through Relay Texas at 711.