



**REGULAR MEETING  
MINUTES**

**ZONING & PLATTING COMMISSION  
September 1, 2015**

**The Zoning & Platting Commission convened in a regular meeting on September 1, 2015 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701**

**Chair Gabriel Rojas called the Commission Meeting to order at 6:07 p.m.**

**Board Members in Attendance:**

- Gabriel Rojas – Chair**
- Dustin Breithaupt**
- Louisa Brinsmade**
- Bruce Evans**
- Yvette Flores**
- Jackie Goodman – Note: Arrived after the reading of the consent agenda**
- Susan Harris**
- Jolene Kiolbassa**
- Sunil Lavani**
- 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**

Nic Moe – Vision Zero / Traffic Safety

**B. APPROVAL OF MINUTES**

- 1. Approval of minutes from August 18, 2015.

The motion to approve the minutes from August 18, 2015 meeting was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Dustin Breithaupt seconded the motion on a vote of 9-0; Commissioner Jackie Goodman had not yet arrived, Commissioner Ann Denkler was absent.

**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

The motion to postpone indefinitely by the request of staff was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Dustin Breithaupt seconded the motion on a vote of 9-0; Commissioner Jackie Goodman had not yet arrived, Commissioner Ann Denkler was absent.

**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](mailto:wendy.rhoades@austintexas.gov); Planning and Zoning Department

Public hearing closed.

The motion to approve staff’s recommendation for LR-CO district zoning to change a condition of zoning was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Dustin Breithaupt seconded the motion on a vote of 9-0; Commissioner Jackie Goodman had not yet arrived, Commissioner Ann Denkler was absent.

- 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](mailto:wendy.rhoades@austintexas.gov); Planning and Zoning Department

Public hearing closed.

The motion to approve staff’s recommendation for LR-CO district zoning to change a condition of zoning was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Dustin Breithaupt seconded the motion on a vote of 9-0; Commissioner Jackie Goodman had not yet arrived, Commissioner Ann Denkler was absent.

- 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](mailto:steve.hopkins@austintexas.gov); Development Services Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of Pearson Place Section Six was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Dustin Breithaupt seconded the motion on a vote of 9-0; Commissioner Jackie Goodman had not yet arrived, Commissioner Ann Denkler was absent.

- 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](mailto:steve.hopkins@austintexas.gov);  
 Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Burleson Subdivision was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Dustin Breithaupt seconded the motion on a vote of 9-0; Commissioner Jackie Goodman had not yet arrived, Commissioner Ann Denkler was absent.

- 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](mailto:cesar.zavala@austintexas.gov);  
 Development Services Department

The motion to postpone to September 15, 2015 by request of the Zoning and Platting Commission was approved by Commissioner Jolene Kiolbassa, Commissioner Louisa Brinsmade seconded the motion on a vote of 6-3; Commissioners Bruce Evans, Thomas Weber and Susan Harris voted against the motion (nay); Commissioner Jackie Goodman had not yet arrived, Commissioner Ann Denkler was absent.

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; Postponement request by staff to September 15, 2015.**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Development Services Department

Motion #1: The motion to deny the request by staff for postponement was made by Commissioner Susan Harris, Commissioner Sunil Lavani seconded the motion on a vote of 6-3; Commissioners Louisa Brinsmade, Jolene Kiobassa and Bruce Evans voted against the motion (nay); Commissioner Jackie Goodman had not yet arrived, Commissioner Ann Denkler was absent. Case was discussed this evening.

Public hearing closed.

Motion #2: The motion to approve staff's recommendation for approval of Lots 87A & 87B St. Tropez PUD was approved by Commissioner Susan Harris, Commissioner Yvette Flores seconded the motion on a vote of 9-0; Commissioner Jackie Goodman had not yet arrived, Commissioner Ann Denkler was absent.

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](mailto:don.perryman@austintexas.gov); Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Caswell Estates was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Dustin Breithaupt seconded the motion on a vote of 9-0; Commissioner Jackie Goodman had not yet arrived, Commissioner Ann Denkler was absent.

- 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](mailto:don.perryman@austintexas.gov); Development Services Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of Circle C Ranch Tract 8C was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Dustin Breithaupt seconded the motion on a vote of 9-0; Commissioner Jackie Goodman had not yet arrived, Commissioner Ann Denkler was absent.

- 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](mailto:david.wahlgren@austintexas.gov); Development Services Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of Fort Dessau Condos was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Dustin Breithaupt seconded the motion on a vote of 9-0; Commissioner Jackie Goodman had not yet arrived, Commissioner Ann Denkler was absent.

- 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, Brigance & 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

Items 11-14;

Public hearing closed.

The motion to disapprove Items 11-14 was approved on the consent agenda by Commissioner Bruce Evans, Commissioner Dustin Breithaupt seconded the motion on a vote of 9-0; Commissioner Jackie Goodman had not yet arrived, Commissioner Ann Denkler was absent.

## **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.

The motion to postpone to October 6, 2016 by request of the Zoning and Platting Commission was made by Commissioner Bruce Evans, Commissioner Jolene Kiolbassa seconded the motion on a vote of 10-0; Commissioner Ann Denkler was absent.

### **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.

The motion to postpone to October 6, 2016 by request of the Zoning and Platting Commission was made by Commissioner Bruce Evans, Commissioner Jolene Kiolbassa seconded the motion on a vote of 10-0; Commissioner Ann Denkler was absent.

## **E. ITEMS FROM COMMISSION**

Request for a briefing on – “State of the Creeks” and development in floodplains  
Request for a briefing on – TIA’s – Posting on September 29<sup>th</sup> (5<sup>th</sup> Tuesday)

## **F. ADJOURN**

**Chair Gabriel Rojas adjourned the meeting without objection at 7:45 p.m.**