



**Zoning & Platting Commission
October 20, 2015 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

Dustin Breithaupt
Ann Denkler – Parliamentarian
Bruce Evans
Yvette Flores
Jackie Goodman – Vice-Chair
Susan Harris

Jolene Kiolbassa - Secretary
Sunil Lavani
Gabriel Rojas - Chair
Thomas Weber
Vacant

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 October 6, 2015.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2015-0127 - Lexington Parke II; District 2**
Location: Northwest quadrant of Ross Road and Pearce Lane, Dry Creek East / Onion Creek Watersheds
Owner/Applicant: Lexington 281, L.P. (Mehrdad Moayed)
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: SF-4A; MF-3 to MH
Staff Rec.: **Recommended, with conditons**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
- 2. Preliminary Plan:** **[C8J-2015-0055 - Payton Subdivision Preliminary Plan](#)**
Location: Sprinkle Cutoff Road, Walnut Creek Watershed
Owner/Applicant: Trine Devco, LLC (Ralph Reed)
Agent: Longaro & Clarke, LP (Walter Hoysa)
Request: Approval of the preliminary plan composed of 23 lots on 4.9 acres.
Staff Rec.: **Recommended**
Staff: Joe Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov
Travis County/City of Austin Single Office
- 3. Final Plat with Preliminary Plan:** **[C8J-2015-0055.1A - Payton Subdivision Final Plat](#)**
Location: Sprinkle Cutoff Road, Walnut Creek Watershed
Owner/Applicant: Trine Devco, LLC (Ralph Reed)
Agent: Longaro & Clarke, LP (Walter Hoysa)
Request: Approval of the Payton Subdivision Final Plat composed of 23 lots on 4.9 acres.
Staff Rec.: **Recommended**
Staff: Michael Hettenhausen, 512 854-7563, michael.hettenhausen@traviscountytexas.gov
Travis County/City of Austin Single Office
- 4. Final Plat:** **[C8-2013-0092.01.1A - Springfield Section 3 \(Withdraw/Resubmittal of C8-2013-0092.2A\), District 2](#)**
Location: East William Cannon Drive, Cottonmouth Creek Watershed
Owner/Applicant: KB Home Lone Star L.P. (John Zinsmeyer)
Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)
Request: Approval of Springfield Section 3 (Withdraw/Resubmittal of C8-2013-0092.2A) composed of 120 lots on 18.075 acres.
Staff Rec.: **Disapproval**
Staff: Sylvia Limon, 512-974-2767, Sylvia.Limon@austintexas.gov
Development Services Department

5. **Final Plat:** [C8-2015-0207.0A - 3804 McNeil Dr, District 7](#)
 Location: 3804 McNeil Drive, Walnut Creek Watershed
 Owner/Applicant: SAM Builders, LLC (Saeed Minhas)
 Agent: Cuatro Consultants, LTD (Hugo Elizondo)
 Request: Approval of 3804 McNeil Drive composed of 8 lots on 9.52 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
6. **Final Plat:** [C8-2015-0208.0A - Wolf Corner, District 2](#)
 Location: 7910 Wolf Lane, Maha Creek Watershed
 Owner/Applicant: Adam Ahmad
 Agent: Servant Engineering (Mauricio Quintero)
 Request: Approval of Wolf Corner composed of 1 lot on 2.0 acres.
 Staff Rec.: **Disapproval**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
 Development Services Department
7. **Final Plat:** [C8-2015-0212.0A - Harris Ridge Business Center Subdivision Lot 6 Block A; Resubdivision](#)
 Location: 110 East Howard Lane, Harris Branch Watershed
 Owner/Applicant: HP Harris Land LLC (Ben Grieder)
 Agent: HP Engineering (Steven Jamison)
 Request: Approval of Harris Ridge Business Center Subdivision Lot 6 Block A; Resubdivision
 Staff Rec.: **Dissapproval**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
 Development Services Department
8. **Final Plat With Replat:** [C8-2015-0213.0A - Wal-Mart USA Store No. 1129 Subdivision, District 6](#)
 Location: 10014-1/2 Lake Creek Parkway, Lake Creek Watershed
 Owner/Applicant: Wal-Mart Real Estate Business Trust MS 0555 Property Tax Department
 Agent: Southwest Engineers (Miguel Gonzales)
 Request: Approval of the Wal-Mart USA Store No. 1129 Subdivision composed of 1 lot on 0.7517 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
9. **Final Plat with Replat:** [C8-2015-0214.0A - Wal-Mart USA Store No. 5478 Subdivision, District 6](#)
 Location: 8201 North FM 620 Road, Bull Creek Watershed
 Owner/Applicant: Wal-Mart Real Estate Business Trust MS 0555 Property Tax Department
 Agent: Southwest Engineers (Miguel Gonzales)
 Request: Approval of Wal-Mart USA Store No. 5478 Subdivision composed of 1 lot on 0.818 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 10. Final Plat:** [C8-2015-0215.0A - Velocity Technology Center, District 2](#)
Location: 3326 East SH 71, Colorado River / Onion Creek Watersheds
Owner/Applicant: SH71-130 Holdings, LP (Karl Koebel)
Agent: Kimley-Horn & Associates, Inc. (Robert Smith)
Request: Approval of Velocity Technology Center composed of 1 lot on 50.37 acres.
Staff Rec.: **Disapproval**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Development Services Department
- 11. Final Plat:** [C8J-2008-0176.01.3A - Sun Chase South Section 3 Final Plat, District 2](#)
Location: Pearce Lane, Dry Creek East Watershed,
Owner/Applicant: Qualico CR. LP (Vera Massaro)
Agent: Carlson, Brigance, and Doering, Inc. (Bill E. Couch)
Request: Approval of Sun Chase South Section 3 Final Plat composed of 89 lots on 14.112 acres.
Staff Rec.: **Disapproval**
Staff: Sarah Sumner, 512-854-7687, Sarah.sumner@traviscountytexas.gov
Development Services Department
- 12. Final Plat:** [C8J-2015-0176.01.4A - Sun Chase South Section 4 Final Plat, District 2](#)
Location: Pearce Lane, Dry Creek East Watershed
Owner/Applicant: Qualico CR. LP (Vera Massaro)
Agent: Carlson, Brigance, and Doering, Inc. (Bill E. Couch)
Request: Approval of Sun Chase South Section 4 Final Plat composed of 65 lots on 187.72 acres.
Staff Rec.: **Disapproval**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
Development Services Department
- 13. Final Plat with Preliminary Plan:** [C8J-2008-0176.01.5A - Sun Chase South Section 5 Final Plat, District 2](#)
Location: Pearce Lane, Dry Creek East Watershed
Owner/Applicant: Qualico CR, LP (Vera Massaro)
Agent: Carlson, Brigance, and Doering, Inc. (Bill E. Couch)
Request: Approval of the Sun Chase South Section 5 Final Plat composed of 44 lots on 11.064 acres.
Staff Rec.: **Disapproval**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
Development Services Department

14. Final Plat with Preliminary Plan: [C8J-2015-0188.1A - Easton Park Section 2A, District 2](#)
Location: 7000 Auburn Blaze Lane, Cottonmouth Creek Watershed
Owner/Applicant: Carma Easton LLC (Logan Kimble)
Agent: Peloton Land Solutions (Jonathan Fleming)
Request: Approval of Easton Park Section 2A composed of 18 lots on 57 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

15. Briefing: Briefing by City of Austin Law Department staff regarding Zoning and Planning Commission discretion in zoning cases

Staff: David Sorola, 512-974-2175, david.sorola@austintexas.gov,
Law Department

D. NEW BUSINESS

1. New Business: Discussion and possible action to rescind and reconsider action taken on October 6, 2015, regarding case # C14-2015-0061 – Townbridge Homes Rezoning, located at 7513 and 7603 Cooper Lane. Request made by Commissioners Ann Denkler and Jackie Goodman to place on next agenda to rescind and reconsider action taken on this case.

2. New Business: Discussion and possible action on revising the Zoning and Platting Commission Bylaws, and forwarding to the Audit and Finance Committee for approval.

3. New Business: Discussion and possible action on revising the Zoning and Platting Commission Rules and Regulations, and forwarding to the Audit and Finance Committee for approval.

E. 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 Jerry Rusthoven at the Planning and Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.

Facilitator: Wendy Rhoades, 512-974-7719
City Attorney: David Sorola, 512-974-2175