



Zoning & Platting Commission

November 3, 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 20, 2015.

C. PUBLIC HEARINGS

- 1. Briefing:** Informational briefing regarding Planned Unit Developments
Staff: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov
Planning and Zoning Department
- 2. Briefing/Status Update:** [Briefing / Status update regarding C814-2014-0120 - Austin Oaks Planned Unit Development \(District 10\)](#)
Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov
Planning and Zoning Department
- 3. Briefing/Status Update:** Briefing / Status update regarding an amendment to Title 25 of the City Code relating to secondary dwelling units.
Staff: Ming-ru Chu, 512-974-6413, Ming-ru.chu@austintexas.gov
Planning and Zoning Department
- 4. Briefing/Status Update:** Briefing / Status Update regarding CodeNEXT.
Staff: Jim Robertson, 512-974-3564, jim.robertson@austintexas.gov
Planning and Zoning Department
- 5. Final Plat with Preliminary:** [C8J-2012-0095.3A - Hills of Bear Creek, Section Three](#)
Location: 2101 West F.M. 1626 Road, Bear Creek and Little Bear Creek Watersheds
Owner/Applicant: 2013 Land Investments, LTD (Steve Walkup)
Agent: Gray Engineering Inc. (Steve Berke)
Request: Approval of the Hills of Bear Creek, Section Three composed of 58 lots on 12.682 acres.
Staff Rec.: **Recommended**
Staff: Joe Arriaga, (512) 854-7562, joe.arriaga@traviscounty.gov
Travis County
- 6. Resubdivision:** [C8-2015-0122.0A - Resubdivision of Lot 1, Block A Final Plat Oaks Park North; District 7](#)
Location: 13000 North IH-35 Service Road Southbound, Walnut Creek Watershed
Owner/Applicant: Lowe's Home Center LLC (Devin Staley)
Agent: Doucet & Associates (Syd Xinos)
Request: Approval of the Resubdivision of Lot 1, Block A Final Plat Oaks Park North Subdivision
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

7. **Final Plat - Resubdivision:** [C8-2015-0114.0A - NE Corner; District 7](#)
 Location: 14401 The Lakes Boulevard, Harris and Walnut Creek Watersheds
 Owner/Applicant: Techridge Spectrum BC, LP (Ian Asselstine)
 Agent: 360 Professional Services, Inc. (Scott Foster)
 Request: Approval of the NE Corner Subdivision composed of 6 lots on 55.3 acres
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
 Development Services Department
8. **Preliminary Plan:** [C8-2015-0133 - Cottages at Beaver Creek Preliminary Plan; District 7](#)
 Location: 801 East Wells Branch Parkway, Harris Branch Watershed
 Owner/Applicant: KB Home (John Zinsmeyer)
 Agent: Garrett-Inhen Civil Engineers (Steve Inhen)
 Request: Approval of the Beaver Creek Preliminary Plan composed of 207 lots on 43.11 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department
9. **Final Plat with Preliminary:** [C8J-2009-0142.02.3A - Estancia Hill Country Subdivision, Phase 3; District 5](#)
 Location: Puryear Road, Onion Creek Watershed
 Owner/Applicant: Estancia Villas, LLC (Kurt Goll)
 Agent: Bury, Inc. (Stephanie Stanford)
 Request: Approval of Estancia Hill Country Club Subdivision, Phase 3 composed of 1 lot on 16.331 acres.
 Staff Rec.: **Disapproval**
 Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
 Development Services Department
10. **Preliminary Plan:** [C8J-2015-0228 - Creeks Edge](#)
 Location: 6813 Caudill Lane, Little Barton Creek Watershed
 Owner/Applicant: Creeks Edge Ltd. (Roger Aufieri)
 Agent: LJA Engineering & Surveying (Daniel Ryan)
 Request: Approval of Creeks Edge composed of 34 lots on 58.80 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
11. **Final Plat:** [C8J-2012-0161.4A - Kara Drive Bridge](#)
 Location: South U.S. 183 Highway, Cottonmouth Creek Watershed
 Owner/Applicant: Carma Properties Westport LLC (Chad Matheson)
 Agent: Peloton Land Solutions (Ousmane Traore)
 Request: Approval of Kara Drive Bridge composed of 1 lot on 1.0 acres.
 Staff Rec.: **Disapproval**
 Staff: Joe Arriaga, 512-854-7562, joe.arriaga@traviscountytx.gov
 Development Services Department

- 12. Final Plat with Preliminary:** [C8J-2012-0161.3A - Addison Section 3](#)
- Location: South U.S. 183 Highway, Cottonmouth Creek and Onion Creek Watersheds
- Owner/Applicant: Carma Properties Westport LLC (Chad Matheson)
- Agent: Peloton Land Solutions (Ousmane Traore)
- Request: Approval of Addison Section 3 composed of 136 lots on 60.6 acres.
- Staff Rec.: **Disapproval**
- Staff: Joe Arriaga, 512-854-7562, joe.arriaga@traviscounty.gov
Development Services Department

D. NEW BUSINESS

- 1. New Business:** Discussion and possible action on revising the Zoning and Platting Commission Bylaws, and forwarding to the Audit and Finance Committee for approval.
- 2. 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.
- 3. New Business:** Discussion and action on approving the 2016 Zoning and Platting Commission meeting schedule.

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

Facilitator: Sherri Sirwaitis, 512-974-3057
City Attorney: Melissa Vidal, 512-974-1071