



Zoning & Platting Commission

March 15, 2016 @ 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
Betsy Greenberg

Susan Harris
Jolene Kiolbassa – Secretary
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 March 1, 2016.

C. PUBLIC HEARINGS

- 1. Rezoning:** [C814-2014-0120 - Austin Oaks PUD; District 10](#)
Location: 3409, 3420, 3429, 3445, 3520, 3636, 3701, 3721, 3724, 3737 Executive Center Drive; 7601, 7718 and 7719 Wood Hollow Drive, Shoal Creek Watershed
Owner/Applicant: Twelve Lakes, LLC (Jon Ruff)
Agent: Graves Dougherty Hearon & Moody (Michael Whellan)
Request: Pending
Staff Rec.: **LR, GR, LO, SF-3 to PUD**
Staff: [Victoria Haase](#), 512-974-7691
Planning and Zoning Department
- 2. Final Plat with Preliminary:** [C8J-05-0236.03.3A - Cantarra Section III-B](#)
Location: Cantarra Drive and East Howard Lane, Gilliland Creek Watershed
Owner/Applicant: Continental Homes of TX, LP (Richard Maier)
Agent: Carlson, Brigance, Doering, Inc. (Charles Brigance)
Request: Approval of the Cantarra Section III-B subdivision, comprised of 117 lots on 38.652 acres
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 3. Preliminary Plan:** [C8-2015-0093.SH - Bradshaw Crossing III; Districts 2 & 5](#)
Location: Bradshaw Road at Zachary Scott Street, Rinard Creek Watershed
Owner/Applicant: Lennar Buffington Zach Scott, LP (Ryan Mattox)
Agent: Lakeside Engineers (Christopher Ruiz)
Request: Approve a preliminary plan of 310 lots on 143.02 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
- 4. Final Plat with Preliminary:** [C8-2012-0071.5A - Legends Way Section 5; District 2](#)
Location: Bradshaw Road, Williamson Creek Watershed
Owner/Applicant: RG Onion Creek, LLC (Nathan Henry)
Agent: Carlson, Brigance, and Doering, Inc. (Bill E. Couch)
Request: Approval of Legends Way Section 5 composed of 82 lots on 36.66 acres.
Staff Rec.: **Recommended.**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

5. **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 49 lots on 13.14 acres
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department
6. **Final Plat - Resubdivision:** [C8-2015-0167.0A - Parmer Business Park; District 7](#)
Location: 13100 Harris Ridge Boulevard, Walnut Creek Watershed
Owner/Applicant: Karlin Tech Ridge 301 LLC (Matthew Schwab)
Agent: Bury Aus (Jonah Mankovsky)
Request: Approval of Parmer Business Park composed of 15 lots on 288.206 acres
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department
7. **Final Plat:** [C8J-2016-0035.0A - Final Plat Nguyen Subdivision: Replat of a portion of Lot 2 Kruger Subdivision](#)
Location: 1800 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: Dam Nguyen
Agent: Catalyst Engineering Group (Timothy John Moltz, P.E.)
Request: Approval of the Final Plat Nguyen Subdivision: Replat of a portion of Lot 2 Kruger Subdivision composed of 3 lots on 4.79 acres
Staff Rec.: **Disapproval**
Staff: [Joe Arriaga](#), 512-854-7562
Travis County/City of Austin Single Office
8. **Final Plat:** [C8-2016-0041.0A - Cantarra Section II, Phase 2; District 1](#)
Location: 4608 East Howard Lane, Gilliland Creek Watershed
Owner/Applicant: Brett Corwin
Agent: RPS ESPEY (Joshua F. Henke)
Request: Approval of Cantarra II, Phase 2 composed of 1 lot on 14.44 acres
Staff Rec.: **Disapproval**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department
9. **Final Plat:** [C8-85-067.3A - Lakeline at Ridgeline; District 6](#)
Location: 13006-1/2 Ridgeline Boulevard, Buttercup Creek Watershed
Owner/Applicant: Matt Harriss
Agent: John Lewis Company (John C. Lewis)
Request: Approval of Lakeline at Ridgeline composed of 1 lot on 4.13 acres
Staff Rec.: **Disapproval**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Development Services Department

Facilitator: [Nikki Hoelter](#), 512-974-2863

City Attorney: [Alecia D. Mayberry Mosadomi](#), 512-974-2370

10. **Final Plat - Resubdivision:** [C8-2016-0053.0A \(Withdraw/Resubmit of C8-2015-0044.0A\) - 3607 Pinnacle Rd; District 8](#)
Location: 3607 Pinnacle Road, Eanes Creek Watershed
Owner/Applicant: Lindsey James O Apt 2
Agent: Urban Design Group (Don Sansom)
Request: Approval of 3607 Pinnacle Rd composed of 2 lots on 3.5 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat - Amended Plat:** [C8J-2016-0040.0A - Amended Plat, Lots 31 & 32, Long Branch Valley, Section Two](#)
Location: 10601 Little Thicket Road, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: John Dumas
Agent: Dodd Surveying & Mapping Co, Inc (Fred Dodd, Jr.)
Request: Approval of the Amended Plat, Lots 31 & 32, Long Branch Valley, Section Two composed of 2 lots on 8.81 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat:** [C8-2016-0039.0A - Southpark Crossing Amended Plat; District 5](#)
Location: 1701 Oak Hill Lane, Onion Creek Watershed
Owner/Applicant: Southpark Crossing, LLC (Kurt Goll)
Agent: Longaro & Clarke (Alex Crarke)
Request: Approval of the Southpark Crossing Amended Plat; composed of 1 lot on a 16.43 acres.
Staff Rec.: **Disapproval**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
13. **Final Plat:** [C8-2016-0050.0A - Amended Plat of Shoreline Park](#)
Location: 3908 Shoreline Drive, Walnut Creek Watershed
Owner/Applicant: Wells Branch Municipal Utility District (Shirley Ross)
Agent: Murfee Engineering Co. (Ken Martin)
Request: Approval of the Amended Plat of Shoreline Park composed of 0 lots on a 10.41 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Final Plat - Amended Plat:** [C8-2016-0038.0A - Lakes at Techridge, Amended Plat of Lot 1 and Lot 5 Resubdivision of Lot 1B, Block A; District 7](#)
Location: 14301 North IH-35 Service Road Northbound, Harris Branch Watershed
Owner/Applicant: Lakes at Techridge Partners LP (Ian Asselstine)
Agent: 360 Professional Services (Scott J. Foster, P.E.)
Request: Approval of the Amended Plat of Lakes at Techridge, Amended Plat of Lot 1 and Lot 5 Resubdivision of Lot 1B, Block A composed of 2 lots on a 21.82 acres.
Staff Rec.: **Disapproval**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Facilitator: [Nikki Hoelter](#), 512-974-2863

City Attorney: [Alecia D. Mayberry Mosadomi](#), 512-974-2370

D. NEW BUSINESS

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

Committee on the Comprehensive Plan

Land Development Code Advisory Group

Small Area Planning Joint Committee

G. 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.