



**REGULAR MEETING
MINUTES**

**ZONING & PLATTING COMMISSION
Tuesday, March 15, 2016**

The Zoning & Platting Commission convened in a regular meeting on March 15, 2016 @ 301 W. 2nd Street, Austin, TX 78701

Chair Gabriel Rojas called the Commission Meeting to order at 6:12 p.m.

Board Members in Attendance:

**Gabriel Rojas – Chair
Bruce Evans
Yvette Flores
Jackie Goodman
Susan Harris
Sunil Lavani
Thomas Weber**

**Dustin Breithaupt – Absent
Ann Denkler - Absent
Betsy Greenberg - Absent
Jolene Kiolbassa - Absent**

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

B. APPROVAL OF MINUTES

1. Approval of minutes from March 1, 2016.

The motion to approve the minutes from March 1, 2016 was approved on the consent agenda by Commissioner Susan Harris, Commissioner Bruce Evans seconded on a vote of 7-0; Commissioner Dustin Breithaupt; Commissioner Ann Denkler, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

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

Motion by Commissioner Sunil Lavani, seconded by Commissioner Bruce Evans to grant staff's request for indefinite postponement was approved on a vote of 7-0; Commissioner Dustin Breithaupt; Commissioner Ann Denkler, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

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

Public hearing closed.

The motion to grant staff's recommendation for C8J-05-0236.03.3A - Cantarra Section III-B located at Cantarra Drive and East Howard Lane was approved on the consent agenda by Commissioner Susan Harris, Commissioner Bruce Evans seconded on a vote of 7-0; Commissioner Dustin Breithaupt; Commissioner Ann Denkler, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

- 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

Public hearing closed.

The motion to grant staff’s recommendation for C8-2015-0093.SH - Bradshaw Crossing III located at Bradshaw Road at Zachary Scott Street was approved on the consent agenda by Commissioner Susan Harris, Commissioner Bruce Evans seconded on a vote of 7-0; Commissioner Dustin Breithaupt; Commissioner Ann Denkler, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

- 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, Brigrance, 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

Public hearing closed.

The motion to grant staff’s recommendation for C8-2012-0071.5A - Legends Way Section 5 located at Bradshaw Road was approved on the consent agenda by Commissioner Susan Harris, Commissioner Bruce Evans seconded on a vote of 7-0; Commissioner Dustin Breithaupt; Commissioner Ann Denkler, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

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

Public hearing closed.

The motion to grant staff's recommendation for C8-2013-0058.3A - Fort Dessau Phase 3 located at 13826 Dessau Road was approved on the consent agenda by Commissioner Susan Harris, Commissioner Bruce Evans seconded on a vote of 7-0; Commissioner Dustin Breithaupt; Commissioner Ann Denkler, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

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

Public hearing closed.

The motion to grant staff's recommendation for C8-2015-0167.0A - Parmer Business Park located at 13100 Harris Ridge Boulevard was approved on the consent agenda by Commissioner Susan Harris, Commissioner Bruce Evans seconded on a vote of 7-0; Commissioner Dustin Breithaupt; Commissioner Ann Denkler, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

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
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

Items 7-14;
 Public hearing closed.

The motion to disapprove Items #7-14 was approved on the consent agenda by Commissioner Susan Harris, Commissioner Bruce Evans seconded on a vote of 7-0; Commissioner Dustin Breithaupt; Commissioner Ann Denkler, Commissioner Betsy Greenberg and Commissioner Jolene Kiolbassa absent.

D. NEW BUSINESS

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

Committee on the Comprehensive Plan – Commissioner Bruce Evans stated the Committee is continuing to meet in working groups to discuss and develop recommendations for the Long-Range Capital Improvement Program (CIP) Strategic Plan.

Land Development Code Advisory Group – Vice-Chair Jackie Goodman stated the Group received the first of a series of Prescription papers. [Natural and Built Environment Code Prescription Paper](#)

Small Area Planning Joint Committee – Chair Gabriel Rojas stated the Committee discussed and considered an item regarding the restriction of certain land uses along the East Cesar Chavez Street corridor. The vote was non-affirmative and the item will be forwarded to the Planning Commission without a recommendation. The Committee also elected Commissioner James Shieh as chair of the Committee.

G. ADJOURNMENT

Chair Gabriel Rojas adjourned the meeting without objection at 7:30 p.m.

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.