Zoning & Platting Commission
November 6, 2012 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701

AGENDA

Betty Baker – Chair
Cynthia Banks – Assist. Secretary
Sean Compton
Rahm McDaniel
Jason Meeker
Gabriel Rojas
Patricia Seeger – Vice-Chair

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 September 18, 2012.

2. Approval of minutes from October 2, 2012.

3. Approval of minutes from October 16, 2012.

Facilitator: Ivan Naranjo, 974-7649
City Attorney:

B. PUBLIC HEARINGS

1. Appeal - Stop Work Order: **Lake Austin boat dock for single family lot**

Location:	4518 Rivercrest Drive, Lake Austin Watershed
Owner/Applicant:	Lica Pinkston
Agent:	Appellant - Graves Dougherty Hearon & Moody (Peter J. Cesaro)
Request:	Discussion and Action on a Stop Work Order on 4518 Rivercrest Drive.
Staff Rec.:	**WITHDRAWN BY THE APPELLANT; NO ACTION REQUIRED.**
Staff:	Russell Lewis, 974-2183, russell.lewis@austintexas.gov; Greg Guernsey, 974-2387, greg.guernsey@austintexas.gov; Planning and Development Review Department

2. Appeal of Site Plan Denial: **SP-2011-0177DS - Boat Dock for 5 Humboldt Lane**

Location:	5 Humboldt Lane, Lake Austin Watershed
Owner/Applicant:	Maureen Alexander
Agent:	Braun & Gresham (David Braun)
Request:	The applicant wishes to appeal the denial of a site plan to construct a residential boat dock.
Staff Rec.:	**Not recommended**
Staff:	Michael Simmons-Smith, 974-1225, michael.simmons-smith@austintexas.gov; Planning and Development Review Department

3. Zoning: **C14-2012-0099 - Myers Zoning Change**

Location:	6810 McNeil Drive, Rattan Creek Watershed
Owner/Applicant:	Connie and Cheryl Myers
Agent:	Crocker Consultants (Sarah Crocker)
Request:	I-SF-2 to GR
Staff Rec.:	**Recommendation of LR-CO**
Staff:	Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department

4. Rezoning: **C14-2012-0119 - The Oaks Phase III**

Location:	14233 The Lakes Boulevard, Harris Branch Watershed
Owner/Applicant:	Techridge Spectrum B.C., LP
Agent:	Smith, Robertson, Elliott, Glen, Klein & Douglas, L.L.P. (David Hartman)
Request:	CS-MU-CO to MF-2
Staff Rec.:	**Recommended**
Staff:	Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department

Facilitator: Ivan Naranjo, 974-7649
City Attorney:

5.	**Rezoning:**	**C14-2012-0060 - 8401 South 1st Street**
	Location:	8401 South 1st Street, South Boggy Creek Watershed
	Owner/Applicant:	PV First Street Investors LLC (Joe Simmons)
	Agent:	Aquila Commercial (Jim Gallegos)
	Request:	DR; SF-2 to GR-MU
	Staff Rec.:	**Recommendation of LR-MU-CO for Tract 1 and SF-6-CO for Tract 2**
	Staff:	Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

6.	**Zoning:**	**C14-2012-0108 - Ross Road Center**
	Location:	5501 1/2 Ross Road, Dry Creek East Watershed
	Owner/Applicant:	Equinox Power Systems. Inc. (Daniel Wang)
	Agent:	Land Answers, Inc. (Jim Wittliff)
	Request:	I-SF-2 to GR-MU-CO for Tract 1; LR-MU-CO for Tract 2
	Staff Rec.:	**Recommendation of LR-MU-CO for Tracts 1 and 2**
	Staff:	Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

7.	**Site Plan:**	**SPC-2012-0154C - The Oaks at Techridge Phase II**
	Location:	14200 The Lakes Boulevard, Harris Branch Watershed
	Owner/Applicant:	Bury + Partners Inc. (Steven J. Bertke, P.E.)
	Agent:	Oaks at Techridge Ph. 2 Partners LP (Pat Patterson)
	Request:	Request approval of the site plan; a provision in the Northtown MUD agreement requires Land Use Commission for any use other than single family residential or duplex residential, therefore Zoning and Platting Commission is required for the approval of this site plan. The applicant is proposing to construct a multi-family development with associated improvements.
	Staff Rec.:	**Recommended**
	Staff:	Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov; Planning and Development Review Department

Facilitator: Ivan Naranjo, 974-7649
City Attorney:

8. Site Plan - Environmental Variance Only: **SPC-2012-0226D - Bulldog Storage**

Location:	4221 FM 620 North, Lake Austin Watershed
Owner/Applicant:	VIP Storage (Todd Dailey)
Agent:	Mercury Permits (Denise Reid)
Request:	Approval of an Environmental Variance request to Section 25-8-342 to allow fill up to 12 feet, to construct a storage building with associated improvements
Staff Rec.:	**Recommended**
Staff:	Brad Jackson, 974-3410, brad.jackson@austintexas.gov; Planning and Development Review Department

9. Total Plat Vacation: **C8-2008-0076.0A(VAC) - Turtle Creek Commercial Subdivision, A Resubdivision of Lot 1, Fairview Baptist Subdivision Section Two**

Location:	5606 S. 1st Street, Williamson Creek Watershed
Owner/Applicant:	Creekside Homes, LP (Ryan Diepenbrock)
Agent:	Perales Engineering, LLC (Jerry Perales)
Request:	Approve the total plat vacation of Turtle Creek Commercial Subdivision, A Resubdivision of Lot 1, Fairview Baptist Subdivision Section Two.
Staff Rec.:	**Recommended**
Staff:	Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department

10. Replat with Variance: **C8-2012-0094.0A - Creekside Homes**

Location:	5606 S. 1st Street, Williamson Creek Watershed
Owner/Applicant:	Creekside Homes, LP (Ryan Diepenbrock)
Agent:	Perales Engineering, LLC (Jerry Perales)
Request:	Approve varaince to 25-4-151 (LDC) to not extend replat subdivision to existing Leisure Run Road and Cynthia Drive. Then to approve the replat of Creekside Homes, a subdivision of 2 lots on 8.073 acres.
Staff Rec.:	**Recommended**
Staff:	Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department

Facilitator: Ivan Naranjo, 974-7649
City Attorney:

11. Final Plat: **C8-98-0115.08.1A - Pioneer Crossing West Section 9B**

Location:	E. Braker Lane, Walnut Creek Watershed
Owner/Applicant:	Pioneer Austin Development Ltd. (Ralph Reed)
Agent:	Longaro & Clarke, LP. (Walter Hoysa)
Request:	Approval of Pioneer Crossing West Section 9B composed of 56 lots on 11.441 acres
Staff Rec.:	**Recommended**
Staff:	Cesar Zavala, 974-3404, cesar.zavala@austintexas.gov; Planning and Development Review Department

12. Final Plat: **C8-98-0115.09.1A - Pioneer Crossing West Section 10**

Location:	E. Braker Lane, Walnut Creek Watershed
Owner/Applicant:	Pioneer Austin Development Ltd. (Ralph Reed)
Agent:	Longaro & Clarke, LP. (Walter Hoysa)
Request:	Approval of Pioneer Crossing West Section 10 composed of 43 lots on 11.226 acres
Staff Rec.:	**Recommended**
Staff:	Cesar Zavala, 974-3404, cesar.zavala@austintexas.gov; Planning and Development Review Department

13. Final with Preliminary: **C8-2012-0091.2A - Reserve at Southpark Meadows II Phase 2C**

Location:	South 1st Street, Slaughter Creek Watershed
Owner/Applicant:	Len-Buf Acquisitions of Texas LP (Chris L. Fields)
Agent:	Cunningham-Allen, Inc. (Ruben Lopez)
Request:	Approval of the Reserve at Southpark Meadows II Phase 2C composed of 32 lots on 6.04 acres.
Staff Rec.:	**Recommended**
Staff:	Don Perryman, 974-2786, don.perryman@austintexas.gov; Planning and Development Review Department

14. Final Plat: **C8J-2012-0149.0A - Pecan Settlement**

Location:	9515 Hergotz Lane, Colorado River Watershed
Owner/Applicant:	Brent Johnson
Agent:	Hector L. Avila
Request:	Approval of the Pecan Settlement composed of 4 lots on 19.78 acres.
Staff Rec.:	**Disapproval**
Staff:	Planning and Development Review Department

Facilitator: Ivan Naranjo, 974-7649
City Attorney:

15.	**Final Plat:**	**C8J-2012-0151.0A - GEOBAS Subdivision**
	Location:	FM 969 Road, Decker Creek Watershed
	Owner/Applicant:	GEOBAS, Inc. (George Faddoul)
	Agent:	PSCE, Inc. (Diane Bernal)
	Request:	Approval of the GEOBAS Subdivision composed of 1 lot on 1.273 acres.
	Staff Rec.:	**Disapproval**
	Staff:	Planning and Development Review Department
16.	**Final Plat:**	**C8-2010-0051.4A - Springs of Walnut Creek; The Phase IV**
	Location:	12009-1/2 North IH-35 Service Road Northbound, Walnut Creek Watershed
	Owner/Applicant:	Yager Development, L.L.C. (Richard Kunz)
	Agent:	Pape-Dawson Engineers (Shelly Mitchell)
	Request:	Approval of the Springs of Walnut Creek; The Phase IV on 46 lots on 9.17 acres.
	Staff Rec.:	**Disapproval**
	Staff:	Planning and Development Review Department
17.	**Final Plat w/Preliminary:**	**C8-2009-0118.10A.SH - Bradshaw Crossing Section Seven**
	Location:	Zacahry Scott Street, Onion Creek/Rinard Creek Watersheds
	Owner/Applicant:	Lennar Buffington Zack Scott (Ryan Mattox)
	Agent:	Lakeside Engineers (Christopher M. Ruiz, P.E.)
	Request:	Approval of Bradshaw Crossing Section Seven composed of 76 lots on 14.015 acres.
	Staff Rec.:	**Disapproval**
	Staff:	Planning and Development Review Department
18.	**Final Plat w/Preliminary:**	**C8J-2008-0056.MGA - Pearson Place at Avery Ranch**
	Location:	13115 Avery Ranch Blvd., South Brushy Creek Watershed
	Owner/Applicant:	Pearson Place at Avery Ranch (Gary L. Newman)
	Agent:	McLean & Howard, LLP (Jeffrey S. Howard)
	Request:	Approval of the Pearson Place at Avery Ranch composed of 195.563 lots.
	Staff Rec.:	**Disapproval**
	Staff:	Planning and Development Review Department
19.	**Final Plat/ Resubdivision:**	**C8J-2012-0155.0A - Bluebell Ridge Resubdivision of Lot 10**
	Location:	7701 Coulver Road, Marble Creek Watershed
	Owner/Applicant:	Lloyd Earl Hunt
	Agent:	Texas Design Interest (Jeff Shindler)
	Request:	Approval of the Bluebell Ridge Resubdivision of Lot 10 composed of 4 lots on 9.59 acres.
	Staff Rec.:	**Disapproval**
	Staff:	Planning and Development Review Department

Facilitator: Ivan Naranjo, 974-7649
City Attorney:

D. NEW BUSINESS

1. New Business

Request: Discussion and action on approving the Zoning & Platting Commission's 2013 meeting schedule.

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 Dora Anguiano at Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.

Facilitator: Ivan Naranjo, 974-7649
City Attorney: