



**Zoning & Platting Commission
January 5, 2013 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

Betty Baker – Chair
Cynthia Banks – Secretary
Sean Compton
Rahm McDaniel

Jason Meeker – Assist. Secretary
Gabriel Rojas - Parliamentarian
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 January 29, 2013.

C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2012-0142 – River Place Center**
Location: 10817 FM 2222, Bull Creek, Panther Hollow Watershed
Owner/Applicant: Black Forest Ventures, L.L.C. (Sean Quinn)
Agent: Jones & Carter, Inc. (Darren Webber)
Request: LO & GR to GR
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department
- 2. Rezoning:** **C14-2012-0144 – W.C.I.D #17 Water Plant**
Location: 4505 N. FM 620 Road, Bull Creek, Panther Hollow Watershed
Owner/Applicant: Lower Colorado River Authority (Fred Crawford)
Agent: River City Engineering (David Kneuper, P.E.)
Request: DR to P
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department
- 3. Zoning:** **C14-2012-0157 – Dessau Partners**
Location: 13422 Dessau Road, Harris Branch Watershed
Owner/Applicant: Dessau Partners, LLC (Richard L. Schroer, Manager)
Agent: BBD Commercial (Tim Jarvis)
Request: I-RR to CS-1
Staff Rec.: **Recommendation of CS-1-CO for Tract 1 and GR-CO for Tract 2**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
- 4. Site Plan Appeal:** **SP-2007-0688C(XT) – Wells Branch Commercial**
Location: 1205 W. Wells Branch Pkwy, Harris Branch Watershed
Owner/Applicant: Panhandle Notes LP (Mike Voticky)
Agent: Crocker Consultants (Sarah Crocker)
Request: Appeal of the denial of a site plan extension
Staff Rec.: **Not recommended**
Staff: Lynda Courtney, 974-2810, lynda.courtney@austintexas.gov;
Planning and Development Review Department

5. **Hill Country Roadway Site Plan:** **SPC-2012-0335C – Ribelin Ranch Medical Office**
Location: 7011 Ribelin Ranch Dr., West Bull Creek Watershed
Owner/Applicant: Austin Baptist Church (Tom Stacy)
Agent: Hanrahan-Pritchard Engineering (Stephen R. Jamison, P.E.)
Request: Approval of a Hill Country Roadway site plan in order construct a single story medical office with associated improvements.
Staff Rec.: **Recommended**
Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov; Planning and Development Review Department
6. **Final Plat:** **C8J-2012-0010.0A – Del Valle Parkade Section 1**
Location: Ross Road and Highway 71, Dry Creek East Watershed
Owner/Applicant: Del Valle Parkade LLC. (Neil Ellis)
Agent: Joel Bock Jacobs
Request: Approval of the Del Valle Parkade Section 1 final plat consisting of 2 commercial lots on 18.464 acres.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 854-7687, sarah.sumner@co.travis.tx.us; Single Office
7. **Final Plat w/ Preliminary:** **C8J-2011-0065.2A – Avana Phase 1, Section 2**
Location: Escarpment Boulevard, Bear Creek; Slaughter Creek-Barton Springs Zone Watershed
Owner/Applicant: Standard Pacific of Texas Inc. (John Bohnen)
Agent: LJA Engineering & Surveying, Inc. (John Clark)
Request: Approval of Avana Phase 1, Section 1 composed of 117 lots on 47.41 acres.
Staff Rec.: **Recommended.**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
8. **Final Plat w/ Preliminary:** **C8-2009-0118.9A.SH – Bradshaw Crossing Section 10**
Location: Zachary Scott Street, Rinnard Creek Watershed
Owner/Applicant: Lennar Buffington Zach Scott, LP (Ryan Mattox)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approve a subdivision of 50 lots on 10.405 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department

- 9. Preliminary Plan: C8-2013-0007 – Parkside Preliminary Plan**
Location: 10208 Lindell Lane, Gilleland Creek, Decker Creek Watershed
Owner/Applicant: HOM Titan Development, LLC
(William Peruzzi)
Agent: Murfee Engineering Company, Inc.
(Ronee Gilbert)
Request: Approval of the Parkside Preliminary Plan composed of 293 lots on 67.96 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 10. Final Plat; Resubdivision: C8-2013-0009.0A – Balcones Oaks Section II**
Location: 7305 Kapok Lane; Resubdivision, Bull Creek Watershed
Owner/Applicant: (Roy Whitaker)
Agent: ATS Engineers
(Andrew Evans)
Request: Approval of the Balcones Oaks Section II composed of 2 lots on 0.5556 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 11. Final Plat w/ Preliminary: C8-97-0123.03.1A – Presidio Section One**
Location: Lakeline Mall Drive, Lake Creek Watershed
Owner/Applicant: Sonmar of Phoenix LLC
(Jordan Scott)
Agent: Austin Civil Engineering, Inc.
(Hunter Shadburne)
Request: Approval of the Presidio Section One composed of 1 lot on 5.212 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 12. Final Plat; Resubdivision: C8-2013-0010.0A – Knox Preserve**
Location: 7304 Knox Lane, Shoal Creek Watershed
Owner/Applicant: (Margaret Knox)
Agent: Texas Eng. Solutions, LLC
(Hank B. Smith)
Request: Approval of the Knox Preserve composed of 16 lots on 5.828 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

13. Final Plat- Resub: C8-2013-0008.0A – Parmer Place Subdivision Lot 10; Resub
Location: 1500 E. Parmer Lane, Walnut Creek Watershed
Owner/Applicant: Dessau 38 Partners, LTD (John Lewis)
Agent: PEDCOR Investments- 2012-CXXXI,LP (Craig Lintner, PE)
Request: Approval of the Parmer Place Subdivision Lot 10; Resub composed of 2
lots on 19.689 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

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.