



**Zoning & Platting Commission
November 20, 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 November 6, 2012.

C. PUBLIC HEARINGS

- 1. Replat with Variance (For Action Only):** **C8-2012-0094.0A - Creekside Homes**
Location: 5606 S. 1st Street, Williamson Creek Watershed
Owner/Applicant: Creekside Homes, LP (Ryan Diependbrock)
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approve variance to 25-4-151 (LDC) to not extend existing Leisure Run Road and Cynthia Drive into area of replat. 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; Shilpa Bhadsavle, 974-6421, shilpa.bhadsavle@austintexas.gov; Planning and Development Review Department
- 2. Rezoning:** **C14-2012-0121 - Tech Ridge Center Phase III Apartments**
Location: 12504-12630 McCallen Pass, Walnut Creek Watershed
Owner/Applicant: Tech Ridge Phase III, LP (Paul M. Juarez)
Agent: Tech Ridge Management, LLC (Gina Diehl)
Request: LI, GR, RR to MF-4
Staff Rec.: **Recommendation of MF-4-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department
- 3. Rezoning:** **C14-2012-0127 - Govalle Tunnel Centralized Odor Control Facility**
Location: 818-824 Patton Avenue, Carson Creek Watershed
Owner/Applicant: City of Austin
Agent: Public Works Department (Jonathan Thompson)
Request: P to CS
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 4. Rezoning:** **C14-2012-0129 - Public Storage**
Location: 13685 North U.S. Highway 183, Lake Creek Watershed
Owner/Applicant: Laurmic (Michael T. Pokorny)
Agent: Jackson, Walker, L.L.P. (Katherine P. Loayaza)
Request: GR-CO to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department

Facilitator: Wendy Rhoades, 974-7719

City Attorney: Ross Crow, 974-2159

5. **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
6. **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
7. **Final Plat:** **C8J-06-0124.02.1A - The Hollow at Slaughter Creek Section 2**
Location: Genoa Drive, Slaughter Creek Watershed
Owner/Applicant: Centex Homes (Brent Baker)
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of The Hollow at Slaughter Creek Section 2 Final Plat composed of 79 lots on 11.924 acres
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 974-3404, cesar.zavala@austintexas.gov;
Planning and Development Review Department
8. **Final Plat w/out a Preliminary:** **C8J-2012-0160.0A - J.L. Red Estate Plat**
Location: 9120 S FM 973 Road, South Fork Brushy Creek Watershed
Owner/Applicant: Joe Thyssen
Agent: Coombs Environmental Engineering (David Coombs)
Request: Approval of the J.L. Red Estate Plat composed of 3 lots on 10 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 9. Preliminary Plan: C8J-2012-0161 - Addison**
Location: South U.S. 183 Highway, Onion Creek/Cottonmouth Creek Watershed
Owner/Applicant: Chad Matheson, Gary Viktorin
Agent: Jacobs (Jarred Corbell)
Request: Approval of the Addison Preliminary Plan composed of 512 lots on 145.30 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 10. Final Plat w/Preliminary: C8J-2010-0139.2A - Greyrock Ridge Phase 2-Final Plat**
Location: South Mopac Expressway Southbound, Bear Creek/Slaughter Creek Watershed
Owner/Applicant: HM Grey Rock Ridge Development Inc. (Blake Magee)
Agent: LJA Engineering & Surveying, Inc. (Dan Ryan P.E.)
Request: Approval of the Greyrock Ridge Phase 2 Final Plat composed of 71 lots on 71 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 11. Final Plat: C8J-2012-0159.0A - Three Points North Subdivision**
Location: Grand Avenue Parkway, Gilleland Creek Watershed
Owner/Applicant: Coshena, Ltd., a TX Limited Partnership (Larry Niemann)
Agent: Cunningham-Allen Inc. (Jana Rice)
Request: Approval of the Three Points North Subdivision composed of 2 lots on 5.110 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

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: Wendy Rhoades, 974-7719

City Attorney: Ross Crow, 974-2159