



**Zoning & Platting Commission
December 4, 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 20, 2012.

C. PUBLIC HEARINGS

- 1. 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
- 2. Zoning:** **C14-2012-0132 - Kenneth L. Bishop**
Location: 13039-13047 Pond Springs Road, Lake Creek Watershed
Owner/Applicant: Kenneth L. Bishop
Agent: Mike McHone Real Estate (Michael R. McHone)
Request: I-RR to CS-MU
Staff Rec.: **Recommendation of GR-MU**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department
- 3. Resubdivision:** **C8J-2012-0050.0A - Riverplace Section 9, Resubdivision**
Location: 4207 River Place, Lake Austin Watershed
Owner/Applicant: Riverplace Golf Group LP (Steven Held)
Agent: Urban Design Group (June Routh)
Request: Approval of the Riverplace Section 9, Resubdivision composed of 5 lots on 15.22 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
Planning and Development Review Department
- 4. Final Plat Resubdivision:** **C8-2012-0065.0A - Castlewood Forest**
Location: 2216 Toulouse Drive, Slaughter Creek Watershed
Owner/Applicant: Nelisa D. Heddin
Agent: Hector Avila
Request: Approval of the Castlewood Forest subdivision which proposes to subdivide 0.843 acres into 2 lots. A variance to Section 25-4-33 is being requested which requires an applicant to include all of the land in the original tract in an application for the final plat.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us
Planning and Development Review Department

Facilitator: Donna Galati, 974-2733

City Attorney: Leela Fireside, 974-2163; Jacque Cullom, 974-2918

5. **Preliminary:** **C8J-2012-0174 - Estancia Hill Country Revision**
Location: Puryear Road, Onion Creek Watershed
Owner/Applicant: SLF III-Onion Creek, LP (Ocie Vest)
Agent: Bury & Partners (Kelly Bell)
Request: Approval of the Estancia Hill Country Revision composed of 29 lots on 600 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
6. **Final Plat:** **C8-2012-0167.0A - SAFA Trading #1**
Location: 6717-1/2 Decker Lane, Elm Creek Watershed
Owner/Applicant: Safa Trading Establishment Inc. (Adam Ahmad)
Agent: Carlson, Brigrance & Doering, Inc. - Civil Engineering & Surveying (Tamara Mitchell)
Request: Approval of the SAFA Trading #1 composed of 1 lot on 5.00 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
7. **Final Plat:** **C8-2012-0168.0A - Decker Lake West**
Location: 6717-1/2 Decker Lane, Elm Creek Watershed
Owner/Applicant: Safa Trading Establishment Inc (Adam Ahmad)
Agent: Carlson, Brigrance & Doering, Inc. - Civil Engineering & Surveying (Tamara Mitchell)
Request: Approval of the Decker Lake West composed of 1 lot on 21.55 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
8. **Final Plat:** **C8J-2012-0169.0A - 14419 Agarita Road**
Location: 14419 Agarita Road, Lake Travis Watershed
Owner/Applicant: Agarita Ventures (Cosmo Palmieri); The Estate of Fred Purcell (Fred Purcell) (J. Kelly Gray)
Agent: Agarita Ventures (Cosmo Palmieri)
Request: Approval of 14419 Agarita Road composed of 6 lots on 5.634 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
9. **Preliminary Plan:** **C8J-2012-0170 - Prosperity Business Park**
Location: 9101 South IH-35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: NL Land Holdings, Ltd. (John Lewis)
Agent: Vigil & Associates (Herman Vigil)
Request: Approval of the Prosperity Business Park composed of 1 lot on 15.995 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 10. Final Plat w/Replat:** **C8-2012-0166.0A - Riata Vista**
Location: 5401 West Parmer Lane, Walnut Creek Watershed
Owner/Applicant: Apple, Inc. (Pat Moore)
Agent: Garza Bury (John Pelham)
Request: Approval of the Riata Vista composed of 2 lots on 38.81 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 11. Final Plat Resubdivision:** **C8J-2012-0175.0A - Cedar Bluff Research Park Section One Lot 2; Resubdivision**
Location: 10549 West SH 71, Barton Creek-Barton Springs Zone Watershed
Owner/Applicant: Austin Seventy One Ltd. (Joseph W. Bell, Jr.)
Agent: J. Boswell Interests (John Boswell)
Request: Approval of the Cedar Bluff Research Park Section One, Lot 2; Resubdivision composed of 4 lots on 39.935 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 12. Final Plat without Preliminary:** **C8-2012-0172.0A - Re-Plat of The Lake Creek at Parkline Subdivision**
Location: 10111 Lake Creek Parkway, Lake Creek Watershed
Owner/Applicant: Tower 27, L.P. (Brenda Tworoger)
Agent: Central Texas Development (Mike Wilson)
Request: Approval of the Re-Plat of The Lake Creek at Parkline Subdivision composed of 1 lot on 4.871 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: Donna Galati, 974-2733

City Attorney: Leela Fireside, 974-2163; Jacque Cullom, 974-2918