



**Zoning & Platting Commission
April 2, 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 March 19, 2013.

C. PUBLIC HEARINGS

- 1. Site Plan Conditional Use Permit:** **SPC-2012-0326C - Austin Transition Center**
Location: 3160 E SH 71, Colorado River Watershed
Owner/Applicant: Avalon Correctional Services, Inc. (Brian Costella)
Agent: Shaw Hamilton Consultants
Request: Approval of a CUP for a Transition Center in P-Public Zoning
Staff Rec.: **Recommended**
Staff: Lynda Courtney, (512) 974-2810, lynda.courtney@austintexas.gov;
Planning and Development Review Department
- 2. Site Plan - Variances only:** **SP-20121-0350C - Dessau Retail Center**
Location: 11800 Dessau Rd., Walnut Creek Watershed
Owner/Applicant: MITA Enterprises (Rahim Marediya)
Agent: Moncada Consulting (Phil Moncada)
Request: Approval of EV Variances: 25-8-281C(1) a; 25-8-302A(2); 25-8-302B(1); 25-8-342
Staff Rec.: **Recommended**
Staff: Lynda Courtney, (512) 974-2810, lynda.courtney@austintexas.gov;
Jim Dymkowski, (974) 2707, jim.dymkowski@austintexas.gov;
Planning and Development Review Department
- 3. Preliminary Plan:** **C8-2012-0071 - Legends Way**
Location: Bradshaw Road, Onion/Rinard Creek Watersheds
Owner/Applicant: First Continental Investment Co. (Joe DiQuinzio)
Agent: Carlson Brigrance & Doering Inc. (Geoff Guerrero)
Request: Approval of Legends Way preliminary plan proposing 293 single-family lots on 108.25 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov;
Planning and Development Review Department

4. **Final Plat with Preliminary:** **C8-2012-0071.1A - Legends Way Section 1 Final Plat**
Location: Bradshaw Road, Onion/Rinard Creek Watersheds
Owner/Applicant: First Continental Investment Co. (Joe DiQuinzio)
Agent: Carlson Brigrance & Doering Inc. (Geoff Guerrero)
Request: Approval of Legends Way Section 1 final plat composed of 70 lots on 18.358 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
5. **Final Plat Resubdivision:** **C8-2013-0044.0A - Avery Ranch Far West Phase Three Section Five-A**
Location: Avery Ranch Boulevard, South Brushy Creek Watershed
Owner/Applicant: Continental Homes of Texas (Tom Moody)
Agent: Randall Jones & Associates Engineering (Keith Collins)
Request: Approval of Avery Ranch Far West Phase Three Section Five-A composed of 9 lots on 1.973 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
6. **Final Plat/Amended Plat:** **C8J-2013-0049.0A - Carriage Crossing, Section 2, Block A, Lots 2 & 3**
Location: 220 River Hills Road, Lake Austin Watershed
Owner/Applicant: April Camille Tucker; Mark Leach
Agent: Holt Planners (David Holt)
Request: Approval of Carriage Crossing, Section 2, Block A, Lots 2 & 3 composed of 1 lot on 10.16 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
7. **Final Plat without Preliminary:** **C8-2013-0045.0A - Pioneer Hill Section 1-Final Plat**
Location: Dessau Road, Walnut Creek Watershed
Owner/Applicant: DR Horton-Texas, Ltd. (Kevin Pape)
Agent: Randall Jones & Associates Engineering (Keith Collins)
Request: Approval of the Pioneer Hill Section 1-Final Plat composed of 86 lots on 22.96 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.