



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
April 2, 2013**

The Zoning & Platting Commission convened in a regular meeting on April 2, 2013 @ 301 W. 2nd Street, Austin, Texas 78701

Vice-Chair Patricia Seeger called the Board Meeting to order at 6:07 p.m.

Board Members in Attendance:

Patricia Seeger – Vice-Chair

Sean Compton

Rahm McDaniel

Gabriel Rojas

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: GENERAL

No speakers.

B. APPROVAL OF MINUTES

1. Approval of minutes from March 19, 2013.

The motion to postpone to April 16, 2013 by the request of the Zoning & Platting Commission was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 4-0; Chairwoman Betty Baker, Commissioners Banks and Meeker were absent.

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

The motion to approve staff's recommendation for approval of a conditional use permit, was approved on the consent agenda by Commissioner Rahm McDaniel's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 4-0; Chair Betty Baker and Commissioners Banks and Meeker were absent.

- 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

The motion to postpone to April 16, 2013 by the request of the Zoning and Platting Commission, was approved by Commissioner Gabriel Rojas' motion, Commissioner Rahm McDaniel seconded the motion on a vote of 4-0; Chair Betty Baker, Commissioners Banks and Meeker were absent.

- 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

The motion to approve staff's recommendation for approval of Legends Way Preliminary Plan was approved on the consent agenda by Commissioner Rahm McDaniel's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 4-0; Chair Betty Baker and Commissioners Banks and Meeker were absent.

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

The motion to approve staff's recommendation for approval of Legends Way Section 1 final plat was approved on the consent agenda by Commissioner Rahm McDaniel's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 4-0; Chair Betty Baker and Commissioners Banks and Meeker were absent.

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

Items #5-7;

The motion to disapprove items #5-7, was approved on the consent agenda by Commissioner Rahm McDaniel's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 4-0; Chair Betty Baker and Commissioners Banks and Meeker were absent.

D. NEW BUSINESS

E. ADJOURN

Vice-Chair Patricia Seeger adjourned the meeting without objection at 6:18 p.m.