



**Zoning & Platting Commission
May 21, 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 May 7, 2013.

C. PUBLIC HEARINGS

1. Rezoning: C14-2013-0011 - Restaurant

Location: 11800 Arabian Trail, Walnut Creek Watershed
Owner/Applicant: Xue Yun Tang
Agent: Shaw Hamilton Consultants (Shaw Hamilton)
Request: SF-2 to GR
Staff Rec.: **Not Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

2. Zoning/Rezoning: C14-2013-0012 - Hopper Communities

Location: 9710-9718 Anderson Mill Road, Lake Creek/Bull Creek Watersheds
Owner/Applicant: Pohl Partners, Inc. (Kristiana Alfsen)
Agent: ZFB, Ltd. (William Pohl)
Request: CS-CO, I-RR to CS-MU-CO
Staff Rec.: **Recommendation of CS-MU-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

3. Rezoning: C14-2013-0041 - Fort Dessau-GR

Location: 1602 Fish Lane, Harris Branch Watershed
Owner/Applicant: John C. & Dana Fish
Agent: Land Strategies, Inc. (Paul W. Linehan)
Request: SF-2-CO to MF-3
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

- 4. Rezoning: C14-2013-0042 - Fort Dessau-P**
- Location: 13826 Dessau Road, Harris Branch Watershed
Owner/Applicant: John C. & Dana Fish
Agent: Land Strategies, Inc. (Paul W. Linehan)
Request: SF-2-CO to P
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department
- 5. Rezoning: C14-2013-0043 - Fort Dessau-SF-6**
- Location: 13826 Dessau Road, Harris Branch Watershed
Owner/Applicant: John C. & Dana Fish
Agent: Land Strategies, Inc. (Paul W. Linehan)
Request: LR to SF-6
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department
- 6. Rezoning: C14-2013-0025 - Spicewood Springs Homes**
- Location: 4101 Spicewood Springs Road, Shoal Creek Watershed
Owner/Applicant: Harold Silberberg
Agent: PSW Real Estate (Ryan Diepenbrock)
Request: SF-3 to SF-6
Staff Rec.: **Recommendation of SF-6-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department
- 7. Rezoning: C14-2013-0034 - Ross Conley Lot 1 LLP**
- Location: 3447 Northland Drive, Shoal Creek Watershed
Owner/Applicant: David C. Conley, P.C. (David C. Conley)
Agent: Thrower Design (Ron Thrower)
Request: LR to GR
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

8. Rezoning: C14-2013-0027 - Kincheon Neighborhood Commercial Center

Location: 7905 Brodie Lane, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: Shelby Michael Minns and Katherine T. Minns
Agent: Land Answers, Inc. (Jim Wittliff)
Request: NO-CO to LR-CO
Staff Rec.: **Not Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department

9. Site Plan - Appeal: SP-2012-0382D - Republic Services of Austin - Recycling Center Grading Plan

Location: 10001 East 290 Highway Eastbound, Decker Creek/Gilleland Creek Watersheds
Owner/Applicant: BFI Waste Systems of North America, LLC (Lee Kuhn)
Agent: BFI Waste Systems of North America, LLC (Lee Kuhn)
Request: Appeal of an administratively approved 180-day extension to an application update deadline.
Staff Rec.: **Not Recommended**
Staff: Christine Barton-Holmes, 974-2788, christine.barton-holmes@austintexas.gov
Planning and Development Review Department

10. Resubdivision: C8J-2012-0187.0A - Bell Grand Avenue Business Park Lot 25B Block J Resubdivision

Location: 16117 Central Commerce Drive, Gilleland Creek Watershed
Owner/Applicant: EK2 Properties (Kevin Kolbeck)
Agent: Austin Civil Engineering (Keith Parkan)
Request: Approval of the Resubdivision of Bell Grand Avenue Business Park Lot 25B into two commercial lots on 6.4 acres.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 854-7687, sara.sumner@co.travis.tx.us
Single Office

11. Final Plat: **C8J-2009-0142.1A - Estancia Hill Country Phase 1**

Location: Old San Antonio and Puryear Road, Onion Creek Watershed
Owner/Applicant: SLF III Onion Creek, L.P. (Phillip Wiggins)
Agent: Bury & Partners (Kelly Bell)
Request: Approval of Estancia Hill Country Phase 1 consisting of 4,969 linear feet of Right-of-Way and 1 Lot on 38.998 acres.

Staff Rec.: **Recommended**
Staff: Sarah Sumner, 854-7687, sara.sumner@co.travis.tx.us
Single Office

12. Final Plat Out of Preliminary: **C8-20111-0154.2A.SH - Thornbury II, Section Three**

Location: Blue Goose Road, Decker Creek Watershed
Owner/Applicant: Travis Blue Goose, Ltd. (Brian Saathoff)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approve a final plat out of an approved preliminary consisting of 67 lots on 12.324 acres.

Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov
Planning and Development Review Department

13. Final Plat Out of Preliminary: **C8-20111-0154.3A.SH - Thornbury II, Section Four**

Location: Blue Goose Road, Decker Creek Watershed
Owner/Applicant: Travis Blue Goose, Ltd. (Brian Saathoff)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approve a final plat out of an approved preliminary consisting of 78 lots on 11.765 acres.

Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov
Planning and Development Review Department

14. Final Plat: C8J-2013-0080.01 - Jacketown Subdivision

Location: 12140 FM 969 Road, Elm Creek Watershed
Owner/Applicant: Jacketown 130, LLC (M. Buck Baccus)
Agent: Vickery & Associates, Inc. (Steven G. Frost)
Request: Approval of the Jacketown Subdivision composed of 6 lots on 36.37 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

15. Final Plat: C8J-2013-0082.0A - Dollar General

Location: 15207 FM 1825 Road, Gilleland Creek Watershed
Owner/Applicant: David Yepez
Agent: Cuatro Consultants, Ltd. (James Massaro, P.E.)
Request: Approval of Dollar General composed of 2 lots on 1.787 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

16. Final Plat: C8J-2013-0087.0A - Pape RV Park

Location: 5720 Blue Bluff Road, Elm Creek Watershed
Owner/Applicant: Damian Pape
Agent: Noble Surveying & Engineering Works (Tres Howland)
Request: Approval of the Pape RV Park composed of 1 lot on 2.99 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

17. Final Plat: C8J-2013-0079.0A - Stan Schmer Subdivision

Location: 11200 N. FM 620 Road, Bull Creek/Lake Travis Watersheds
Owner/Applicant: Robinson Investment (Blake Robinson)
Agent: J. Valera Engineering (Juan Valera, P.E.)
Request: Approval of the Stan Schmer Subdivision composed of 3 lots on 7.89 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

18. Final Plat w/Prelim: C8-85-086.02.8A - Springfield Section 8A & 8B (Resubdivision of C8-85-086.02.5A)

Location: McKinney Falls Parkway, Cottonmouth Creek/Onion Creek Watersheds
Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)
Request: Approval of the Springfield Section 8A & 8B (Resubdivision of C8-85-086.02.5A) composed of 123 lots on 25.09 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.