



**Zoning & Platting Commission
July 16, 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 July 2, 2013.

C. PUBLIC HEARINGS

- 1. Resubdivision:** **C8-2012-0152.0A - Shoalmont Addition, Block 3, Lot 12; Resubdivision**

Location: 5409 Shoalwood, Shoal Creek Watershed

Owner/Applicant: Mark Alan Canada Investments, Inc. (Mark A. Canada)

Agent: Doucet & Associates (Jennifer Simmons)

Request: Approve the resubdivision of an existing lot into a two lot subdivision on 0.46 acres.

Staff Rec.: **Recommended - This is a continued case from the June 4, 2013 commission meeting and postponed case from the July 2, 2013 commission meeting.**

Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov;
Planning and Development Review Department

- 2. Site Plan – Appeal:** **SP-2012-0382D - Republic Services of Austin - Recycling Center Grading Plans**

Location: 10001 East 290 Highway Eastbound, Decker Creek, Gilleland Creek Watersheds

Owner/Applicant: BFI Waste Systems of North America, LLC (Lee Kuhn)

Agent: Appellant - Coats Rose Yale Ryman & Lee, PC (John M. Joseph)

Request: Appeal of an administratively approved 180-day extension to an application update deadline.

Staff Rec.: **Not Recommended**

Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
Planning and Development Review Department

- 3. Rezoning:** **C14-2013-0063 - Slaughter Lane Commercial**

Location: 1701-1715 West Slaughter Lane, Slaughter Creek Watershed

Owner/Applicant: Westco Development #29, L.L.C. (Michael M. Caldwell)

Agent: Austin Civil Engineering (Keith Parkan)

Request: GR to CS

Staff Rec.: **Recommendation of CS-CO**

Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

4. **Zoning:** **C14-2013-0065 - Parkside Community School**
Location: 3207 West Slaughter Lane, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Parkside Community School (Joseph E. Bruno); Alarife, PLLC (Logan Wagner)
Agent: Thompson Land Engineering, LLC (Ric Thompson)
Request: I-RR to NO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
5. **Rezoning:** **C14-2013-0062 - Sutton-Lakeshore Addition**
Location: 3909 Westlake Drive, Lake Austin Watershed
Owner/Applicant: Glenn Sutton
Agent: Law Office of Terrence L. Irion (Terry Irion)
Request: LA to SF-2
Staff Rec.: **Recommendation pending**
Staff: Clark Patterson, 512-974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department
6. **Rezoning:** **C14-2013-0057 - City of Austin - Austin Water Utility**
Location: 3500 West 35th Street, Taylor Slough North, Huck's Slough Watersheds
Owner/Applicant: City of Austin - Public Works Department (Imane Mrini)
Agent: AECOM, Technical Services, Inc. (Allison Kennaugh)
Request: SF-3 to P
Staff Rec.: **Recommended**
Staff: Clark Patterson, 512-974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

7. **Site Plan - Environmental Variances Only:** **SP-2013-0077D - IH-35 Frontage Drive Access to AISD SE Bus Maintenance and Service Facility**
Location: 7309 North IH-35 Service Road Northbound, South Boggy Creek Watershed
Owner/Applicant: South Austin I-35 Associates (Karen Skelton)
Agent: Chan Partners Consulting Engineers (Tom Curran P.E.)
Request: Variances: 1) To allow cut in excess of 4 feet but less than 8 feet [LDC Sec. 25-8-341(A)]; 2) To allow fill in excess of 4 feet but less than 8 feet [LDC Sec. 25-8-342(A)]; 3) To allow construction of a driveway on slopes greater than 15% [LDC Sec. 25-8-301].
Staff Rec.: **Recommended**
Staff: Liz Johnston, 512-974-1218, liz.johnston@austintexas.gov; Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov; Planning and Development Review Department
8. **Preliminary Plan:** **C8J-2013-0011 - Sunshine RV Park**
Location: 9301 Hog Eye Road, Elm Creek Watershed
Owner/Applicant: JD Equity, LP
Agent: Bury & Partners Inc. (K. English)
Request: Approval of Preliminary Plan composed of 12 lots on 26.92 acres.
Staff Rec.: **Recommended**
Staff: Joe Arriaga, 512-854-7562, joe.arriaga@co.travis.tx.us
Single-Office: Travis County/City of Austin
9. **Final Plat; Resubdivision:** **C8-2013-0120.0A - Sweet Inns Subdivision**
Location: 1501 1/2 West Wells Branch Parkway, Walnut Creek, Harris Branch Watersheds
Owner/Applicant: Sweet Inns LP (Jody Sweetin)
Agent: Lenworth Consulting (Ignacio Gonzales Jr.)
Request: Approval of the Sweet Inns Subdivision composed of 3 lots on 3.73 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 10. Final Plat; Previously Unplatted:** **C8-2013-0121.0A - JD's Corner**
Location: 6506 Decker Lane, Elm Creek Watershed
Owner/Applicant: Gold A&A Inc. (Adam Ahmad)
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approval of JD's Corner composed of 2 lots on 53.547 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 11. Final Plat Resubdivision:** **C8J-2013-0116.0A - Bluebell Ridge Lot 9 Block B; Resubdivision**
Location: 8023 Coulver Road, South Fork Brushy Creek Watershed
Owner/Applicant: Mary DeLaCruz
Agent: B&G Surveying Co. (Victor Garza)
Request: Approval of the Bluebell Ridge Lot 9 Block B; Resubdivision composed of 3 lots on 4.71 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.