



**Zoning & Platting Commission
June 5, 2012 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

AGENDA

Betty Baker – Chair
Sandra Baldrige – Parliamentarian
Cynthia Banks – Assist. Secretary
Gregory Bourgeois – Secretary

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 May 15, 2012.

C. PUBLIC HEARINGS

- 1. Appeal - Stop Work Order:** **Lake Austin boat dock for single family lot**
Location: 4518 Rivercrest Drive
Owner/Applicant: Lica Pinkston
Agent: Appellant: Graves Dougherty Hearon & Moody (Peter J. Cesaro)
Request: Discussion and Action on a Stop Work Order on 4518 Rivercrest Drive.
Staff: Russell Lewis, 974-2183, russell.lewis@austintexas.gov;
Greg Guernsey, Director; 974-2387, greg.guernsey@austintexas.gov;
Planning and Development Review Department
- 2. Rezoning:** **C814-90-0003.17 - Harris Branch PUD Amendment #17**
Location: 12045 1/2 Cameron Road, Harris Branch Creek, Gilleland Creek, Decker Creek Watersheds
Owner/Applicant: Austin HB Residential Properties (John McCullough)
Request: PUD to PUD
Staff Rec.: **Not Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department
- 3. Rezoning:** **C14-2012-0040 - Radam .38**
Location: 605 and 607 Radam Lane, Williamson Creek Watershed
Owner/Applicant: 605 Radam LLC; Cabot-Chase Ltd. (Jimmy Nassour)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: SF-3 to CS
Staff Rec.: **Recommendation of LR-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department
- 4. Rezoning:** **C14-2012-0042 - 1300 West Dittmar Road Rezoning**
Location: 1300 West Dittmar Road, South Boggy Creek; Williamson Creek Watersheds
Owner/Applicant: Graham Mortgage Corp. (Grant S. Morrow)
Agent: Thrower Design (Ron Thrower)
Request: SF-6-CO to SF-6-CO to change a Conditional Overlay which would allow for an increase in the height limit of a building or structure from 20 feet up to 35 feet
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

Facilitator: Sylvia Limon, 974-2767

City Attorney: Clark Cornwell, 974-6482, Angela Rodriguez, 974-6032

5. **Site Plan - Hill Country Roadway:** **SPC-2011-0341C - River Place Office**
Location: 6611 Riverplace Boulevard, Panther Hollow/West Bull Creek Watersheds
Owner/Applicant: Riverplace Village Condominium Ltd. (Pete Dwyer)
Agent: Bury + Partners (Darren Huckert, P.E.)
Request: Request approval of a site plan for a medical office building and associated improvements within a Hill Country Roadway Corridor.
Staff Rec.: **Recommended**
Staff: Sue Welch, 974-3294, sue.welch@austintexas.gov;
Planning and Development Review Department
6. **Conditional Use Site Plan:** **SPC-2011-0346D - Orleans Harbour**
Location: 2419-B Westlake Drive, Lake Austin Watershed
Owner/Applicant: Orleans Harbour Homeowners Association
Agent: The Aupperle Company (Carolyn Aupperle)
Request: Approval for five (5) 2 ft. x 30 ft. boat docks. This case was postponed from May 1, 2012 to June 5, 2012 at the request of staff; the applicant has requested a postponement to July 3, 2012.
Staff Rec.: **Recommended with conditions**
Staff: Michael Simmons-Smith, 974-1225, michael.simmons-smith@austintexas.gov;
Planning and Development Review Department
7. **Resubdivision:** **C8-2012-0011.0A - Resubdivision of Lot 3A, River Place Center**
Location: 10815 FM 2222 Road, Panther Hollow Watershed
Owner/Applicant: Operating River Place, LLC (Todd Dailey)
Agent: Jones & Carter, Inc. (James Schissler)
Request: Approve the resubdivision of one lot into 3 lots on 4.720 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department
8. **Final Plat:** **C8J-2007-0078.11A - McCormick Mountain, Phase 1 Final Plat (Resubmittal of C8J-2007-0078.8A)**
Location: McCormick Mountain Drive, Lake Travis Watershed
Owner/Applicant: Vistas of McCormick Mountain Development, Inc. (Mike Wilson)
Agent: Garrett-Ihnen Engineers (Steve Ihnen)
Request: Approval of the McCormick Mountain, Phase 1 Final Plat composed of 18 lots on 12.25 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov;
Planning and Development Review Department

Facilitator: Sylvia Limon, 974-2767

City Attorney: Clark Cornwell, 974-6482, Angela Rodriguez, 974-6032

- 9. Final Plat w/Preliminary:** **C8J-2007-0078.12A - McCormick Mountain Phase 2 Final Plat**
Location: McCormick Mountain Drive, Lake Travis Watershed
Owner/Applicant: Vistas of McCormick Mountain Development, Inc. (Mike Wilson); McCormick Hilltop Investment Partners LTD (Douglas Kadison)
Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)
Request: Approval of the McCormick Mountain Phase 2 Final Plat composed of 28 lots on 20.18 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 10. Final Plat w/Preliminary:** **C8J-2007-0078.13A - McCormick Mountain Phase 3 Final Plat**
Location: McCormick Mountain Drive, Lake Travis Watershed
Owner/Applicant: Vistas of McCormick Mountain Development, Inc. (Mike Wilson); McCormick Hilltop Investment Partners LTD (Douglas Kadison)
Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)
Request: Approval of the McCormick Mountain Phase 3 Final Plat composed of 124 lots on 13.01 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 11. Resubdivision:** **C8-2012-0021.0A - Lakeline Riviera Subdivision, Resubdivision of Lot 1**
Location: 2920-1/2 South Lakeline Boulevard, Buttercup Creek Watershed
Owner/Applicant: Lakeline Market, LTR (Milo Burdette)
Agent: Bury & Partners, Inc (Jonathan Neslund)
Request: Approval of the Lakeline Riviera Subdivision, Resubdivision of Lot 1 composed of 2 lots on 4.907 acres
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department

- 12. Preliminary:** **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 composed of 1 lot to be subdivided into 293 lots on 108.25 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 13. Final with Preliminary:** **C8-2012-0071.1A - Legends Way Section 1**
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 composed of 3 lots to be subdivided into 70 lots on 18.358 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Final Plat:** **C8J-2012-0066.0A - Ross Elroy Subdivision**
Location: 7200 Elroy Road, Dry Creek East Watershed
Owner/Applicant: Saja Investments, Inc. (Barkat Ali)
Agent: Cuatro Consultants, LTD (Hugo Elizondo)
Request: Approval of the Ross Elroy Subdivision composed of 2 lots on 2.00 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 15. Final Plat without Preliminary:** **C8-2012-0072.0A - Legacy at South First**
Location: South 1st Street, Slaughter Creek Watershed
Owner/Applicant: Roger Mark
Agent: LJA Engineering (Danny Miller)
Request: Approval of the Legacy at South First composed of 1 lot on 13.25 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 16. Final Plat:** **C8-2012-0062.0A - E 12th and Walnut Subdivision**
Location: 2700 East 12th Street, Boggy Creek Watershed
Owner/Applicant: Therese & Ray McQuary
Agent: Texas Design Interests, LLC (Kolbe Scott)
Request: Approval of the E 12th and Walnut Subdivision composed of 3 lots on 0.298 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 17. Final Plat w/Replat:** **C8-2012-0063.0A - Four Points Centre PUD, Replat of Lots 4, 5, & 6 of Block B, Lot 1, Block C**
Location: 11011 1/2 Four Points Drive, Bull Creek Watershed
Owner/Applicant: New TPG-Four Points, LP (Tom Paradise)
Agent: Big Red Dog Engineering (Ricky De Camps)
Request: Approval of the Four Points Centre PUD, Replat of Lots 4, 5, & 6 of Block B, Lot 1, Block C composed of 4 lots on 36.01 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 18. Final Plat w/Replat:** **C8-2012-0064.0A - Four Points Centre PUD Replat of Lots 4, 5, 6A & 6B, Block A**
Location: 11120 Four Points Drive, Bull Creek Watershed
Owner/Applicant: New TPG-Four Points, LP (Tom Paradise)
Agent: Big Red Dog Engineering (Ricky De Camps)
Request: Approval of the Four Points Centre PUD Replat of Lots 4, 5, 6A & 6B, Block A composed of 4 lots on 28.44 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 19. Final Plat:** **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 composed of 2 lots on 0.843 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 20. Resubdivision:** **C8-2012-0075.0A - Hisco Subdivision; Resubdivision**
Location: 8330 Cross Park Drive, Little Walnut Creek Watershed
Owner/Applicant: Hisco, Inc (Mark Linville)
Agent: Bury + Partners, Inc (Nick Brown)
Request: Approval of the Hisco Subdivision; Resubdivision composed of 1 lot on 5.512 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 21. Resubdivision:** **C8-2012-0077.0A - Wideman Subdivision; Resubdivision of Lot 3**
Location: 4708 Bull Creek Road, Shoal Creek Watershed
Owner/Applicant: Lisa Gray
Agent: Lisa Gray
Request: Approval of the Wideman Subdivision; Resubdivision of Lot 3 composed of 2 lots on 0.3884 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 22. Final with Preliminary:** **C8J-2012-0048.1A - Cascades at Onion Creek II Section 1**
Location: 11601 South IH-35 Northbound, Onion Creek Watershed
Owner/Applicant: Onion Associates LTD (Marc Knutsen)
Agent: Vaughn & Associates (Rick Vaughn)
Request: Approval of Cascades at Onion Creek II Section 1 composed of one lot on 217.41 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 23. Final with Preliminary:** **C8-2012-0019.2A - Reserve at Southpark Meadows II Phase 2C**
Location: South 1st Street, Slaughter Creek Watershed
Owner/Applicant: Len-Buf Acquisitions of Texas LP (Chris L. Fields)
Agent: Cunningham-Allen, Inc. (Ruben Lopez)
Request: Approval of Reserve at Southpark Meadows II Phase 2C composed of 32 lots on 6.04 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 24. Final with Preliminary:** **C8-2012-0019.3A - Reserve at Southpark Meadows II Phase 2 D**
Location: South 1st Street, Slaughter Creek Watershed
Owner/Applicant: Len-Buf Acquisitions of Texas LP (Chris L. Fields)
Agent: Cunningham-Allen, Inc. (Ruben Lopez)
Request: Approval of Reserve at Southpark Meadows II Phase 2D composed of 37 lots on 7.65 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 25. Final with Preliminary:** **C8J-2012-0068.0A - Steiner Ranch MU-14**
Location: 4807 North Quinlan Park Road, Lake Austin Watershed
Owner/Applicant: Taylor Woorow/Steiner Ranch (Adib Khoury)
Agent: Crocker Consultants (Sarah Crocker)
Request: Approval of Steiner Ranch MU-14 composed of one lot into two lots on 81.34 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.