



**Zoning & Platting Commission  
June 19, 2012 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701**

**AGENDA**

Betty Baker – Chair  
Sandra Baldrige – Parliamentarian  
Cynthia Banks – Assist. Secretary  
Sean Compton

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 June 5, 2012.

## C. PUBLIC HEARINGS

- 1. Site Plan - Extension:** **SP-2008-0082D(XT2) - Watersedge PUD 16" & 24" Waterline Ph. 1 Service Extension Request**  
Location: 4544 1/2 East SH 71, Dry Creek East Watershed  
Owner/Applicant: MAK Marshall Ranch L.P. (Eric Willis)  
Agent: Cunningham Allen Inc. (Ruben Lopez P.E.)  
Request: Request approval of a 2nd, one year extension to an approved site plan.  
Staff Rec.: **Recommended**  
Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov  
Planning and Development Review Department
- 2. Site Plan - Extension:** **SP-2007-0549B(XT2) - Kallestad Laboratories, Inc. - LUC Site Plan Extension**  
Location: 10010 FM 2222 Rd., Bull Creek and West Bull Creek Watershed  
Owner/Applicant: Austin Baptist Church (Tom Stacy)  
Agent: Armbrust & Brown, PLLC (Richard Suttle)  
Request: Request a 10-year extension to a previously approved site plan for a new expiration date of August 31, 2021.  
Staff Rec.: **Recommended**  
Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov  
Planning and Development Review Department
- 3. Final without Preliminary:** **C8-2012-0078.0A - Circle C Phase B Section Nineteen Block Y Lot 2**  
Location: La Crosse Avenue, Slaughter Creek-Barton Springs Zone Watershed  
Owner/Applicant: Circle C Land Corp (Dave Ruehlman)  
Agent: Murfee Engineering (Ronee Gilbert)  
Request: Approval of Circle C Phase B Section Nineteen Block Y Lot 2 composed of 1 lot on 6.052 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 4. Final Plat w/Replat:** **C8-2012-0087.0A - Avery Station Section 1A Ph 1, Blk 1, Lots 1&2; Replat**  
Location: Staked Plains Dr, S Brushy Creek Watershed  
Owner/Applicant: Northwoods Avery Ranch LLC (Gary Newman)  
Agent: Bury & Partners, Inc (Jonathan Fleming)  
Request: Approval of the Avery Station Section 1A Ph 1, Blk 1, Lots 1&2; Replat composed of 2 lots on 16.301 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

5. **Prelim Plan:** **C8-07-0043.02 - Northwoods at Lakeline Prelim Plan**  
Location: N Lakeline Blvd, S Brushy Creek Watershed  
Owner/Applicant: Northwoods Avery Ranch LLC (Gary Newman)  
Agent: Bury & Partners, Inc (David Miller)  
Request: Approval of the Northwoods at Lakeline Prelim Plan composed of 405 lots on 187.93 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
6. **Amended Plat:** **C8-2012-0084.0A - The Park at Lakeline Sec 1 and Lot 1, Blk A; Amended Plat**  
Location: 2800 S Lakeline Blvd, Buttercup Creek Watershed  
Owner/Applicant: The Park at Lakeline, LTD (David Castilla)  
Agent: Urban Design Group (Don Sansom)  
Request: Approval of the The Park at Lakeline Sec 1 and Lot 1, Blk A; Amended Plat composed of 1 lot on 25.34 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
7. **Final Plat w/Replat:** **C8-2012-0082.0A - Pioneer Hill Section 1; Replat**  
Location: 10216 Criswell Rd, Walnut Creek Watershed  
Owner/Applicant: Continental Homes of Texas, LP (Kevin Pape)  
Agent: Continental Homes of Texas, LP (Kevin Pape)  
Request: Approval of the Pioneer Hill Section 1; Replat composed of 89 lots on 22.055 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
8. **Final Plat/Amended Plat:** **C8-2012-0079.0A - SPM Commercial Phase 4 Subdivision**  
Location: 405 W Slaughter Lane, Slaughter Creek Watershed  
Owner/Applicant: Luby's Fuddruckers Rest. (Michael Rokas)  
Agent: Cunningham Allen Inc. (Ruben Lopez P.E.)  
Request: Approval of the SPM Commercial Phase 4 Subdivision composed of 2 lots on 3.67 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
9. **Final Plat/Resubdivision:** **C8J-2012-0083.0A - Rio Robles Sec. Two Block B Lot 33 & East Half of Lot 34**  
Location: 1904 Lauranne Lane, Lake Austin Watershed  
Owner/Applicant: (Dominick Bartolotta)  
Agent: (Michael Moore)  
Request: Approval of the Rio Robles Sec. Two Block B Lot 33 & East Half of Lot 34 composed of 3 lots on 6.92 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Facilitator: Wendy Rhoades, 974-7719

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

**10. Final Plat:** **C8-2012-0089.0A - Casas Grandes; Ameded Plat**  
Location: 3118 Sacbe Cove, South Boggy Creek Watershed  
Owner/Applicant: Martin-Ayers Development (David Martin)  
Agent: LOC Consultants (Sergio Lozano)  
Request: Approval of the Casas Grandes; Amended Plat composed of 19 lots on 2.744 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.