



**Zoning & Platting Commission
July 17, 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
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 July 3, 2012.

C. PUBLIC HEARINGS

- 1. Appeal - Stop Work Order:** **Lake Austin boat dock for single family lot**
Location: 4518 Rivercrest Drive, Lake Austin Watershed
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, 974-2387, greg.guernsey@austintexas.gov;
Planning and Development Review Department
- 2. Zoning:** **C14-2012-0051 - Felter Lane Hot Bodies**
Location: 4134 Felter Lane, Onion Creek Watershed
Owner/Applicant: Michael Kuhn
Agent: KPP International (dba Hot Bodies) (Eleftherios "Lefty" Karamolegkos)
Request: I-RR to CS-1
Staff Rec.: **Recommendation of CS-1-CO**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department
- 3. Rezoning:** **C14-2012-0059 - Lot 2, Block Y Circle C Phase B, Section Nineteen**
Location: 10407-1/2 Dahlgreen Avenue, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Circle C Land Corp. (Dave Ruehlman)
Agent: Murfee Engineering Company, Inc. (Ronée Gilbert)
Request: GR-MU-CO to GR-MU-CO, to modify the Conditional Overlay and remove the provision which prohibits vehicular access to Dahlgreen Avenue for a day care services use only
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department
- 4. Rezoning:** **C14-2012-0063 - Christian Life Austin**
Location: 4700 West Gate Boulevard and 4701 Sunset Trail, Williamson Creek Watershed
Owner/Applicant: Christian Life Church of Austin (Josh Reynolds)
Agent: Enabler Design (DeVon Wood)
Request: SF-2; SF-2-CO, MF-2-CO to GO
Staff Rec.: **Recommendation of GO-CO with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

Facilitator: Wendy Rhoades, 974-7719

City Attorney: Angela Rodriguez, 974-6032

5. **Site Plan - Hill Country Roadway:** **SPC-2011-0268C - Davenport West B**
Location: 3700 Capital of Texas Highway, Lake Austin Watershed
Owner/Applicant: San Clemente at Davenport
Agent: Ron Pritchard
Request: Approval of a Hill Country Roadway Plan
Staff Rec.: **Recommended**
Staff: Lynda Courtney, 974-2810, lynda.courtney@austintexas.gov; Planning and Development Review Department
6. **Site Plan Extension:** **SP-99-0107D(XT4) - St. Michael's Catholic Academy**
Location: 3000 Barton Creek Boulevard, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: St.Michael's Catholic Academy
Agent: Land Strategies (Paul Linehan)
Request: Request a 10-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov; Planning and Development Review Department
7. **Site Plan Extension:** **SP-2007-0374C(XT2) - Dittmar Commercial**
Location: 623 West Dittmar Road, South Boggy Creek Watershed
Owner/Applicant: Michael H. Giles
Agent: Moncada Consulting (Phil Moncada)
Request: Request a 2-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 97-2863, nikki.hoelter@austintexas.gov; Planning and Development Review Department
8. **Preliminary Plan:** **C8-2012-0030 - Oertli Tract Preliminary Plan**
Location: 1200 East Parmer Lane, Walnut Creek / Harris Branch Watersheds
Owner/Applicant: Continental 248 Fund LLC (Erik Hahn)
Agent: Bury & Partners, Inc. (Nick Brown)
Request: Approval of the Oertli Preliminary Plan composed of six lots on 95.55 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 974-3404, cesar.zavala@austintexas.gov; Planning and Development Review Department

- 9. Final Plat w/Preliminary:** **C8J-2010-0134.1A - Austin Seventy One**
Location: 10549 West Highway 71, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Austin Seventy One, Ltd. (Joseph Bell)
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approval of a final plat out of an approved preliminary plan for 19 lots on 30.9 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 10. Preliminary Plan:** **C8-2011-0154.SH - Thornbury II**
Location: Blue Goose Road, Decker Creek Watershed
Owner/Applicant: Travis Blue Goose, LTD. (Brian Saathoff)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approval a preliminary plan for 346 lots on 67.233 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department
- 11. Final Plat:** **C8J-2012-0105.0A - Lake Travis Subdivision No. 9; Amended Plat of Lots 9 and 10**
Location: 14605 Pocohontas Trail, Lake Travis Watershed
Owner/Applicant: JQUAD Texas Limited Partnership (David James, Lind Hawkins, Gregg Werkenthing, Rebecca Nugent, Fred B. Werkenthin, Jr.)
Agent: Harris-Grant Surveying (James Grant)
Request: Approval of the Lake Travis Subdivision No. 9 Amended Plat of Lots 9 and 10 composed of 2 lots on 2.21 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 12. Final Plat:** **C8-2012-0108.0A - Mansion at Lakeline**
Location: Lake Creek Parkway, Lake Creek Watershed
Owner/Applicant: SV-ONA Lakeline Land, LP (Gary Mefford)
Agent: Big Red Dog Inc. (Matthew Stewart)
Request: Approval of the Mansion at Lakeline composed of one lot on 23.612 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 13. Final Plat/Amended Plat:** **C8-2012-0101.0A - Lakeline Retail Subdivision Section 1**
Location: North U.S. 183 Highway Service Road Southbound, Buttercup Creek/Lake Creek Watersheds
Owner/Applicant: Lakeline Market, LTR (Milo Burdette)
Agent: Bury + Partners (Jonathan Neslund)
Request: Approval of the Lakeline Retail Subdivision Section 1 composed of 5 lots on 37.983 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Final Plat w/Preliminary:** **C8J-2008-0056.4A - Pearson Place Section Two**
Location: 13115 Avery Ranch Boulevard, South Brushy Creek Watershed
Owner/Applicant: Pearson Place at Avery Ranch Blvd. (Gary L. Newman)
Agent: CSF Civil Group (Christine Potts)
Request: Approval of the Pearson Place Section Two subdivision composed of 83 lots on 20.765 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 15. Final Plat:** **C8J-2012-0097.0A - Final Plat - G Perez Subdivision**
Location: 6507 McKinney Falls Parkway, Cottonmouth Creek Watershed
Owner/Applicant: Guillermo P. Perez
Agent: Genesis 1 Engineering Co. (George Gonzalez)
Request: Approval of the Final Plat - G Perez Subdivision composed of 2 lots on 2.00 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 16. Final Plat:** **C8J-2012-0100.0A - Eastbourne Crossing**
Location: East State Highway 71 Eastbound, Onion Creek/Colorado River Watersheds
Owner/Applicant: Eastbourne Crossing Limited Partnership (Frank Egan)
Agent: Bury & Partners (Jonathan Fleming)
Request: Approval of the Eastbourne Crossing subdivision composed of one lot on 389.447 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 17. Amended Plat:** **C8J-2012-0103.0A - Comanche Canyon Ranch Area Two, Block B, Lots 23-25; Amended Plat**
Location: Monte Castillo Parkway, Lake Travis Watershed
Owner/Applicant: First National Bank (Sean Denton)
Agent: Thrower Design (Ron Thrower)
Request: Approval of Comanche Canyon Ranch Area Two, Block B, Lots 23-25; Amended Plat composed of 3 lots on 2.14 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 18. Amended Plat:** **C8J-2012-0107.0A - River Pointe Amended Plat of Lots 10 & 11**
Location: Far View Drive, Lake Travis/Panther Hollow Watersheds
Owner/Applicant: Gregory S. Koury
Agent: Javier Barajas, PE
Request: Approval of the River Pointe Amended Plat of Lots 10 & 11 composed of 2 lots on 7.662 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 19. Final Plat w/Preliminary:** **C8-2012-0104.0A - Clarke Commerical I**
Location: South Congress Avenue, Onion Creek Watershed
Owner/Applicant: AggieGo Austin, LTD (Paul Clarke)
Agent: RPS Espey (Dale Gray)
Request: Approval of the Clarke Commerical I subdivision composed of 11 lots on 15.052 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 20. Amended Plat:** **C8J-2012-0098.0A - Lots 18 & 19, Block C Senna Hills Section Six; Amended Final Plat**
Location: 10701 Straw Flower Drive, Lake Austin Watershed
Owner/Applicant: Taylor Woodrow Homes-Austin Division, LTC (Adib Khoury)
Agent: Sarah Crocker
Request: Approval of Lots 18 & 19, Block C Senna Hills Section Six; Amended Final Plat composed of one lot on 0.707 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.