



**Zoning & Platting Commission  
August 7, 2012 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701**

**AGENDA (REVISED)**

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 20, 2012, Special Called meeting.

## 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, MF-2-CO to GO  
Staff Rec.: **Recommendation of GO-CO**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov  
Planning and Development Review Department

5. **Rezoning:** **C14-2012-0066 - Mary Stinson & James Ramsey**  
Location: 7709 and 7731 Manchaca Road, South Boggy Creek Watershed  
Owner/Applicant: Mary Stinson; James and Rita Ramsey  
Agent: Thrower Design (Ron Thrower)  
Request: DR to MF-2  
Staff Rec.: **Recommendation of MF-2-CO**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov  
Planning and Development Review Department
6. **Rezoning:** **C14-2012-0074 - Zilk's**  
Location: 1807 West Slaughter Lane, Slaughter Creek Watershed  
Owner/Applicant: BB Retail South, LP (Jimmy J. Nassour)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: GR to LI  
Staff Rec.: **Recommendation of LI-CO**  
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Development Review Department
7. **Rezoning:** **C14-2012-0061 - The Oaks at Techridge Phase 2b**  
Location: 14300-14400 The Lakes Boulevard, Harris Branch/Walnut Creek Watersheds  
Owner/Applicant: Techridge Spectrum B.C., LP  
Agent: Smith, Robertson, Elliot, Glen, Klein & Douglas (David Hartman)  
Request: CS-CO to MF-3-CO  
Staff Rec.: **Recommendation of MF-3**  
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov  
Planning and Development Review Department
8. **Site Plan Variance:** **SP-2011-0261D - Affordable Climate Control Storage**  
Location: 9813 F.M. 2244 Road, Barton Creek Watershed-Barton Springs Zone  
Owner/Applicant: Affordable Climate Control Self Storage of Austin, LLC  
Agent: The Moore Group (Mike Moore)  
Request: Request a variance from LDC 25-8-65 to allow the development to account for the roadway deduction through water quality treatment of a portion of the roadway.  
Staff Rec.: **Recommended with conditions**  
Staff: Michael Simmons-Smith, 974-1225, michael.simmons-smith@austintexas.gov  
Planning and Development Review Department

- 9. Site Plan - Variance only: SP-2012-0157D - Humboldt Residence**  
Location: 4 Humboldt Lane, Lake Austin Watershed  
Owner/Applicant: Robert F. Smith  
Agent: Crocker Consultants (Sarah Crocker)  
Request: Request two environmental variances: 1) To allow construction of a driveway on slopes over 15% in grade [LDC Section 25-8-301]; 2) To allow fill up to a maximum of 14 feet [LDC Section 25-8-342]  
Staff Rec.: **Recommended**  
Staff: Brad Jackson, 974-3410, brad.jackson@austintexas.gov  
Jennifer Back, 974-6361, jennifer.back@austintexas.gov  
Planning and Development Review Department
- 10. Site Plan Extension: SP-2007-0374C(XT2) - Dittmar Commercial**  
Location: 623 West Dittmar Road, South Boggy Creek Watershed  
Owner/Applicant: Parmer 6 Ltd. (Michael H. Giles)  
Agent: Moncada Consulting (Phil Moncada)  
Request: Request for a 2-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
- 11. 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
- 12. 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

- 13. Final out of Preliminary:** **C8-2009-0118.8A.SH - Bradshaw Crossing Section Nine**  
Location: Kleberg Trail (near Bradshaw Road), Onion Creek/Rinard Creek Watersheds  
Owner/Applicant: Lennar Buffington Zachary Scott, L.P. (Ryan Mattox)  
Agent: Lakeside Engineers (Chris Ruiz)  
Request: Approve a final plat of an approved prelliminary of 45 lots on 8.584 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov  
Planning and Development Review Department
- 14. Resubdivision:** **C8-2011-0162.0A - Resubdivision of Lot 4, Block A, Ferguson Commercial Section 1**  
Location: 8115 Alroga Drive, Walnut Creek Watershed  
Owner/Applicant: Ly Holding Co, Inc. (Xuan Ly)  
Agent: Thrower Design (Ron Thrower)  
Request: Approve the resubdivision of one lot into 2 lots on 6.609 acres  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov  
Planning and Development Review Department
- 15. 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
- 16. Preliminary:** **C8-2012-0019 - Reserve at Southpark Meadows II**  
Location: South 1st Street, Slaughter Creek Watershed  
Owner/Applicant: Len-Buf Land Acquisitions of Texas LP (Chris L. Fields)  
Agent: Cunningham-Allen, Inc. (Jana Rice)  
Request: Approval of the Reserve at Southpark Meadows II composed of 261 lots on 44.63 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov  
Planning and Development Review Department

- 17. Final with Preliminary:** **C8-2007-0135.2A - Knollwood on the Colorado River Section 2A**  
Location: 7051-1/2 Shelton Road, Boggy Creek Watershed  
Owner/Applicant: Morningwood Investments LP (Kenneth Blaker)  
Agent: TRE & Associates LLC (Adrian Rosas)  
Request: Approval of the Knollwood on the Colorado River Section 2A composed of 55 lots on 12.5 acres  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov  
Planning and Development Review Department
- 18. Final with Preliminary:** **C8-2007-0135.3A - Knollwood on the Colorado River Section 2B**  
Location: 7051-1/2 Shelton Road, Colorado River Watershed  
Owner/Applicant: Morningwood Investments LP (Kenneth Blaker)  
Agent: TRE & Associates LLC (Adrian Rosas)  
Request: Approval of the Knollwood on the Colorado River Section 2B composed of 79 lots on 20.494 acres  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov  
Planning and Development Review Department
- 19. 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
- 20. Preliminary Plan:** **C8J-2012-0118 - D71 Commercial**  
Location: 4650 East SH 71, Dry Creek East Watershed  
Owner/Applicant: D71, LP (William Archer)  
Agent: Alderson Group, Inc. (Lynn Alderson)  
Request: Approval of the D71 Commercial composed of 10 lots on 107.25 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 21. Preliminary Plan: C8J-2012-0110 - The Preserve at Thomas Springs Road**  
Location: 6701 Thomas Springs Road, Williamson Creek/Barton Creek Watersheds-Barton Springs Zone  
Owner/Applicant: Furtado Hurtado  
Agent: Civil Land Group (Gregory Ulcak)  
Request: Approval of The Preserve at Thomas Springs Road composed of 33 lots on 38.465 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 22. Final Plat/Resubdivision: C8-2012-0113.0A – Lot 13A Block A, Part of Ford Oaks**  
Location: 2207 Riddle Road, Slaughter Creek Watershed  
Owner/Applicant: Scott Scioneaux  
Agent: Cormier Achitecture (Jame Cormier)  
Request: Approval of Lot 13A Block A, Part of Ford Oaks composed of 3 lots on 0.603 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 23. Preliminary Plan: C8J-2012-0114 - Avana Phase 2 Preliminary Plan**  
Location: 12131-1/2 Escarpment Boulevard, Bear Creek Watershed-Barton Springs Zone  
Owner/Applicant: Standard Pacific of Texas, Inc. (John Bohnen)  
Agent: LJA Engineering & Surveying (John A. Clark)  
Request: Approval of Avana Phase 2 Preliminary Plan composed of 20 lots on 36.94 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 24. Final Plat: C8J-2012-011.0A - Steiner Ranch MU-II Final Plat**  
Location: 4200 Steiner Ranch Boulevard, Lake Austin Watershed  
Owner/Applicant: Taylor Woodrow Communities/Steiner Ranch LTD (Adib Khoury)  
Agent: Srah Crocker Consultants (Sarah Crocker)  
Request: Approval of the Steiner Ranch MU-II Final Plat composed of 1 lot on 24.39 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 25. Amended Plat: C8J-2012-0119.0A - Westview on Lake Block A, Lot 78 and River Cove Phase A, Block A, Lot 9; Amended Plat**  
Location: 3604 Westlake Drive, Lake Austin Watershed  
Owner/Applicant: Jeff A. Townsend  
Agent: Kimbell/Bruehl (Gabe Bruehl)  
Request: Approval of the Westview on Lake Block A, Lot 78 and River Cove Phase A, Block A, Lot 9; Amended Plat composed of 2 lots on 2.361 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**26. Final Plat w/Replat:** **C8-2012-0115.0A - Parmer Park Subdivision Resubdivision of Block A Lot 1; Replat**  
Location: Parmer Lane, Harris Branch/Walnut Creek Watersheds  
Owner/Applicant: Parmer Park LP (Keith Stone)  
Agent: Carlson, Brigrance & Doering, Inc (Geoff Guerrero)  
Request: Approval of the Parmer Park Subdivision Resubdivision of Block A Lot 1;  
Replat composed of 14 lots on 41.355 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.