







-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0168
Address: 8901 W STATE HWY 71

1" = 500'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



F2
2

CITY OF AUSTIN
Board of Adjustment
Decision Sheet (INTERPRETATION)

DATE: Monday, July 11, 2016

CASE NUMBER: C15-2015-0168

☒ Y Brooke Bailey
☒ Y Michael Benaglio
☒ Y William Burkhardt
☒ Y Eric Goff
☒ Y Melissa Hawthorne **Motion to approve the postponement request**
☒ Y Bryan King
☒ Y Don Leighton-Burwell **2nd the motion**
☒ Y Rahm McDaniel
☒ Y Melissa Neslund
☒ Y James Valadez
☒ Y Michael Von Ohlen
☐ - Kelly Blume (Alternate)

APPELLANT: Robert Kleeman

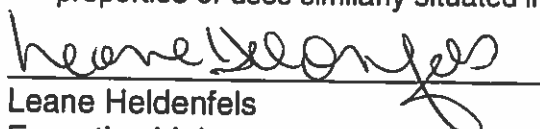
ADDRESS: 8901 SH 71

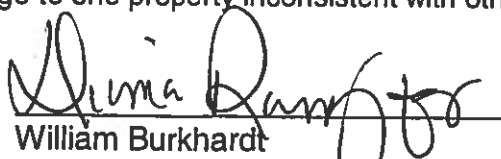
VARIANCE REQUESTED: The appellant has requested that the Board of Adjustment interpret whether staff erred in making an administrative decision to approve site plan correction number 12 to the current site plan of this property (SP-2011-185C (R1)), thereby authorizing construction of a disc golf course and outdoor dog park at this church facility in a "RR-NP", Rural Residential – Neighborhood Plan zoning district. (West Oak Hill)

BOARD'S DECISION: POSTPONED TO FEBRUARY 8, 2016 PER APPLICANT AND PROPERTY OWNER; FEB 8, 2016 POSTPONED TO APRIL 11, 2016 BY APPLICANT; APRIL 11, 2016 POSTPONED TO JUNE 13, 2016; JUNE 13, 2016 POSTPONED TO JULY 11, 2016 BY APPLICANT; JULY 11, 2016 POSTPONED TO AUGUST 8, 2016 BY APPLICANT; BOARD WILL NOT ENTERTAIN ADDITIONAL POSTPONEMENTS BEYOND AUGUST 8, 2016

FINDING:

1. There is a reasonable doubt of difference of interpretation as to the specific intent of the regulations or map in that:
2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because:
3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

C15-2015-0147
0148

Heldenfels, Leane

From: Robert Kleeman [REDACTED]
Sent: Friday, July 01, 2016 1:45 PM
To: Heldenfels, Leane; Michele Rogerson Lynch
Cc: Steve Metcalfe
Subject: RE: Life Austin Appeals - Postponement of July 11 hearing

P2
3

Leane:

This email confirms that Covered Bridge POA and Hill Country Estates HOA agree to the one month postponement of both pending appeals.

Robert Kleeman
Sneed, Vine & Perry, P.C.
900 Congress Avenue, Suite 300
Austin, Texas 78701
(512) 476-6955 – main
(512) 494-3135 - direct
(512) 476-1825 – fax

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From: Heldenfels, Leane [<mailto:Leane.Heldenfels@austintexas.gov>]
Sent: Thursday, June 30, 2016 1:18 PM
To: Michele Rogerson Lynch
Cc: Robert Kleeman; Steve Metcalfe
Subject: RE: Life Austin Appeals - Postponement of July 11 hearing

Thanks for submitting your request, I will put your request on the 7/11 agenda for the Board to vote on postponement to 8/8 hearing.

Take care –

Leane Heldenfels
Board of Adjustment Liaison
City of Austin

From: Michele Rogerson Lynch [REDACTED]
Sent: Thursday, June 30, 2016 12:40 PM

F2
4

To: Heldenfels, Leane
Cc: 'Robert Kleeman'; Steve Metcalfe
Subject: Life Austin Appeals - Postponement of July 11 hearing

Hello Leane. Both parties related to the Life Austin appeals have been working together in mediation. As of this week, there is a desire to continue working on a possible agreement and as such, we mutually agree to a postponement of both appeals to the August 8 agenda. I have copied Mr. Kleeman for reference and concurrence.

Thanks,
M

Michele Rogerson Lynch
Director of Land Use & Entitlements
Metcalf Wolff Stuart & Williams, LLP
221 W. 6th Street, Suite 1300
Austin, Texas 78701
(512) 404-2251 ofc
(512) 404-2245 fax
mlynch@mwswtexas.com

F2
1/5

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, June 13, 2016

CASE NUMBER: C15-2015-0168

☐ Y ___ Brooke Bailey
☐ Y ___ Michael Benaglio
☐ Y ___ William Burkhardt
☐ Y ___ Eric Goff
☐ Y ___ Melissa Hawthorne (2nd the Motion)
☐ Y ___ Bryan King
☐ Y ___ Don Leighton-Burwell
☐ - ___ Rahm McDaniel (OUT)
☐ Y ___ Melissa Neslund
☐ Y ___ James Valadez
☐ Y ___ Michael Von Ohlen (Motion to PP to July 11, 2016 as requested by applicant)
☐ Y ___ Kelly Blume (Alternate)

APPELLANT: Robert Kleeman

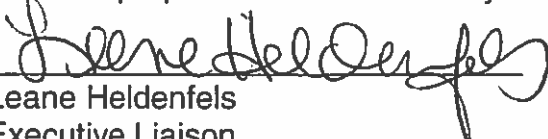
ADDRESS: 8901 SH 71


VARIANCE REQUESTED: The appellant has requested that the Board of Adjustment interpret whether staff erred in making an administrative decision to approve site plan correction number 12 to the current site plan of this property (SP-2011-185C (R1)), thereby authorizing construction of a disc golf course and outdoor dog park at this church facility in a "RR-NP", Rural Residential – Neighborhood Plan zoning district. (West Oak Hill)

BOARD'S DECISION: POSTPONED TO FEBRUARY 8, 2016 PER APPLICANT AND PROPERTY OWNER; FEB 8, 2016 POSTPONED TO APRIL 11, 2016 BY APPLICANT; APRIL 11, 2016 POSTPONED TO JUNE 13, 2016; JUNE 13, 2016 POSTPONED TO JULY 11, 2016 BY APPLICANT

FINDING:

1. There is a reasonable doubt of difference of interpretation as to the specific intent of the regulations or map in that:
2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because:
3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

Heldenfels, Leane

From: Michele Rogerson Lynch [REDACTED]
Sent: Tuesday, May 31, 2016 10:10 PM
To: Heldenfels, Leane
Cc: 'Robert Kleeman'; Steve Metcalfe
Subject: C15-2015-0147 and C15-2015-0168 - June 13 BOA Postponement

F2
6

Hello Leane. LifeAustin and the neighborhoods continue to work on possible resolution to the outstanding concerns. My understanding is that there has been a recent move towards a formal mediation. As such, we would like to request a 30 day postponement of the June 13 hearing to July 11. I have copied Robert Kleeman on behalf of the neighborhoods to verify his concurrence.

Thanks,
M

Michele Rogerson Lynch
Director of Land Use & Entitlements
Metcalfe Wolff Stuart & Williams, LLP
221 W. 6th Street, Suite 1300
Austin, Texas 78701
(512) 404-2251 o/c
(512) 404-2245 fax
[REDACTED]

C15-2015-0147

Heldenfels, Leane

To: Jim Buck
Subject: RE: Information Request

3 0168

F2/1

From: Jim Buck [REDACTED]
Sent: Tuesday, May 31, 2016 12:14 PM
To: Heldenfels, Leane
Subject: FW: Information Request

Leane,

Found a typo...

From: Jim Buck
Sent: Tuesday, May 31, 2016 12:07 PM
To: 'Heldenfels, Leane' <Leane.Heldenfels@austintexas.gov>; Leah Sewell ([REDACTED])
Subject: FW: Information Request

Leane,

I wanted to get this in before the Board of Adjustments.

I have repeatedly asked the Covered Bridge Board for documentation of how the Robert Kleeman (counsel of record) was selected and their answer was they do not have any record of to confirm the selection process. Please see the highlighted portion in the response below. CBPOA has no record available?

This is concerning in many aspects especially as I have asked repeatedly for the costs associated with retaining Mr. Kleeman and have gotten various answers while I was on the Board.

Given that the Court of Appeals ruled that Covered Bridge no longer has a case in controversy and yet Covered Bridge continues to retain and utilize Sneed & Vine (and specifically Robert Kleeman who resides in Hill Country Estates) may raise an ethical concern.

I will provide my other materials shortly, understanding they may not make it into the first package.

Thank you!

Jim Buck

From: Mike Kirk [REDACTED]
Sent: Monday, August 10, 2015 3:55 PM
To: Jim Buck <[REDACTED]>
Cc: 'Board of Directors Covered Bridge' [REDACTED]
Subject: RE: Information Request

Jim,

While I do not agree with your assessment or opinion you have the right to them and they have been noted.

Additionally we do not have the minutes you requested. We have checked all of our records and the records of the previous management company and they are not to be found.

F2
1/8

Regards,

Mike Kirk

From: Jim Buck [REDACTED]
Sent: Thursday, August 6, 2015 5:26 PM
To: Mike Kirk [REDACTED]
Subject: RE: Information Request

Thanks Mike,

I appreciate you providing me with this information. Unfortunately it creates more questions than it answers.

What this shows is that the Board moved forward with the special assessment and the lawsuit with only 77% of those within the neighborhood that actually voted (respondents) not 77% of the entire neighborhood (residents). This is an important distinction as I have heard repeatedly by more than one current (and one former Board Member have routinely stated that "77% of *the neighborhood* voted for the special assessment and fight the amphitheater...".

As you can tell from the spreadsheet that you sent this is a factually incorrect statement.

This document shows there are 344 lots, 264 lots did not support the measure (77% of 344 = 264). 159 votes supported the measure which translates to 46.25% of the total neighborhood. There were a total of 47 who voted against the measure and another 136 not in attendance for a total of 183 of our lots that either did not support the measure or that were not accounted for. This is better than 50% of the neighborhood. Yet, the Board decided to continue with something of such importance and such consequence?

- Clearly we did not have a true majority vote or representation of the neighborhood. May I please ask that we reconsider our positioning on this as it is false, inaccurate and misleading.

Thank you

Jim

From: Mike Kirk [REDACTED]
Sent: Thursday, August 06, 2015 3:13 PM
To: Jim Buck
Subject: RE: Information Request

Hi Jim,

As requested, attached is a copy of the homeowners vote tabulation from 2011.

F2
19

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, April 11, 2016

CASE NUMBER: C15-2015-0168

☒ Brooke Bailey *2nd the motion*
☒ Michael Benaglio
☒ William Burkhardt
☒ Eric Goff *late*
☐ Melissa Hawthorne *out*
☒ Don Leighton-Burwell
☒ Rahm McDaniel *late*
☒ Melissa Neslund *To Grant postponement 6-13-16*
☒ James Valadez
☒ Michael Von Ohlen
☒ Kelly Blume (Alternate)

APPELLANT: Robert Kleeman

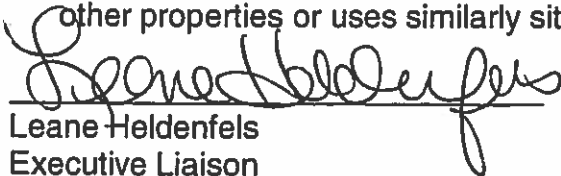
ADDRESS: 8901 SH 71

VARIANCE REQUESTED: The appellant has requested that the Board of Adjustment interpret whether staff erred in making an administrative decision to approve site plan correction number 12 to the current site plan of this property (SP-2011-185C (R1)), thereby authorizing construction of a disc golf course and outdoor dog park at this church facility in a "RR-NP", Rural Residential – Neighborhood Plan zoning district. (West Oak Hill)

BOARD'S DECISION: POSTPONED TO FEBRUARY 8, 2016 PER APPLICANT AND PROPERTY OWNER; FEB 8, 2016 POSTPONED TO APRIL 11, 2016 BY APPLICANT; APRIL 11, 2016 POSTPONED TO JUNE 13, 2016

FINDING:

1. There is a reasonable doubt of difference of interpretation as to the specific intent of the regulations or map in that:
2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because:
3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

C2
10

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, February 8, 2015

CASE NUMBER: C15-2015-0168

____ Brooke Bailey
____ Michael Benaglio
____ William Burkhardt
____ Eric Goff
____ Melissa Hawthorne
____ Don Leighton-Burwell
____ Rahm McDaniel
____ Melissa Neslund
____ James Valadez
____ Michael Von Ohlen
____ Kelly Blume (Alternate)

APPELLANT: Robert Kleeman

ADDRESS: 8901 SH 71

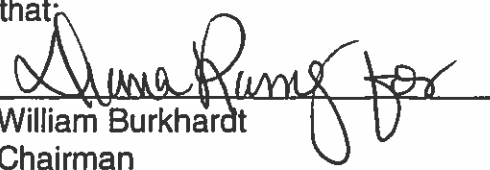
VARIANCE REQUESTED: The appellant has requested that the Board of Adjustment interpret whether staff erred in making an administrative decision to approve site plan correction number 12 to the current site plan of this property (SP-2011-185C (R1)), thereby authorizing construction of a disc golf course and outdoor dog park at this church facility in a "RR-NP", Rural Residential – Neighborhood Plan zoning district. (West Oak Hill)

BOARD'S DECISION: POSTPONED TO FEBRUARY 8, 2016 PER APPLICANT AND PROPERTY OWNER; FEB 8, 2016 POSTPONED TO APRIL 11, 2016 BY APPLICANT

FINDING:

1. There is a reasonable doubt of difference of interpretation as to the specific intent of the regulations or map in that:
2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because:
3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

Heldenfels, Leane

From: Robert Kleeman [REDACTED]
Sent: Wednesday, January 20, 2016 3:32 PM
To: Heldenfels, Leane; Steve Metcalfe (S.Metcalfe@hmsvtexas.com);
[REDACTED]
Subject: BOA Appeals of Life Austin Outdoor Amphitheater, C15-2015-0147; and Dog Park and
Disc Golf Course C15-2015-0168

F2
T1

Leane:

The appellants in the above referenced interpretation appeals and Life Austin have agreed to make a joint request to postpone the Board of Adjustment's consideration and further consideration of the above referenced appeals to the April 2016 regularly scheduled meeting of the Board of Adjustment.

Please see the email string below for confirmation that Life Austin has agreed to this joint request.

Please let me know if you have any questions.

Thanks.

Robert Kleeman
Sneed, Vine & Perry, P.C.
900 Congress Avenue, Suite 300
Austin, Texas 78701
(512) 476-6955 – main
(512) 494-3135 - direct
(512) 476-1825 – fax

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From: Michele Rogerson Lynch [mailto:M.Lynch@hmsvtexas.com]
Sent: Wednesday, January 20, 2016 3:22 PM
To: Robert Kleeman

F2
12

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, December 14, 2015

CASE NUMBER: C15-2015-0168

____ Brooke Bailey
____ Michael Benaglio
____ William Burkhardt
____ Eric Goff
____ Melissa Hawthorne
____ Don Leighton-Burwell
____ Melissa Neslund
____ James Valadez
____ Michael Von Ohlen
____ Kelly Blume (Alternate)
____ Rahm McDaniel (Alternate)

APPELLANT: Robert Kleeman

ADDRESS: 8901 SH 71

VARIANCE REQUESTED: The appellant has requested that the Board of Adjustment interpret whether staff erred in making an administrative decision to approve site plan correction number 12 to the current site plan of this property (SP-2011-185C (R1)), thereby authorizing construction of a disc golf course and outdoor dog park at this church facility in a "RR-NP", Rural Residential – Neighborhood Plan zoning district. (West Oak Hill)

BOARD'S DECISION: POSTPONED TO FEBRUARY 8, 2016 PER APPLICANT AND PROPERTY OWNER

FINDING:

1. There is a reasonable doubt of difference of interpretation as to the specific intent of the regulations or map in that:
2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because:
3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

C15-2015-0168

Heldenfels, Leane

From: Robert Kleeman [REDACTED]
Sent: Wednesday, November 18, 2015 12:43 PM
To: Heldenfels, Leane; Michele Rogerson Lynch
Cc: Lloyd, Brent; Guernsey, Greg; Johnson, Christopher [PDRD]; Adams, George
Subject: RE: Interpretation appeals to be heard at the Board of Adjustment's 12/14 regular hearing date

#2
13

Leane:

The appellants do not object to the request by Life Austin to postpone the public hearing on the appeal of the dog park and disc golf course to the January 2016 regularly scheduled BOA meeting.

Let me know if you have any questions.

Robert Kleeman
Sneed, Vine & Perry, P.C.
900 Congress Avenue, Suite 300
Austin, Texas 78701
(512) 476-6955 – main
(512) 494-3135 - direct
(512) 476-1825 – fax

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From: Heldenfels, Leane [mailto:Leane.Heldenfels@austintexas.gov]
Sent: Wednesday, November 18, 2015 11:57 AM
To: Michele Rogerson Lynch
Cc: Robert Kleeman; Lloyd, Brent; Guernsey, Greg; Johnson, Christopher [PDRD]; Adams, George
Subject: RE: Interpretation appeals to be heard at the Board of Adjustment's 12/14 regular hearing date

I will include your request for postponement for the 2nd appeal at 8901 W SH 71/LifeAustin church regarding the site plan correction permitting a disc golf course and dog park in the Board's 12/14 advance meeting packet.

C15-2015-0168

Heldenfels, Leane

From: Michele Rogerson Lynch [REDACTED]
Sent: Tuesday, November 17, 2015 4:44 PM
To: Heldenfels, Leane
Cc: Robert Kleeman; Lloyd, Brent; Guernsey, Greg; Johnson, Christopher [PDRD]; Adams, George
Subject: RE: Interpretation appeals to be heard at the Board of Adjustment's 12/14 regular hearing date

E2
14

Thank you, Leane. We were unaware a second appeal was filed and as we were not expecting another hearing in December, we have several key people that are not available on December 14. As such, we will respectfully request a postponement to the regular January 11 meeting.

Robert – if you have issues with January 11, please let us know and maybe we can work with staff and the chair on a special meeting in January if needed.

Thanks,
M

Michele Rogerson Lynch
Director of Land Use & Entitlements
Metcalf Wolff Stuart & Williams, LLP
221 W. 6th Street, Suite 1300
Austin, Texas 78701
(512) 404-2251 ofc
(512) 404-2245 fax
[REDACTED]

From: Heldenfels, Leane [mailto:Leane.Heldenfels@austintexas.gov]
Sent: Monday, November 16, 2015 5:07 PM
To: Michele Rogerson Lynch
Subject: FW: Interpretation appeals to be heard at the Board of Adjustment's 12/14 regular hearing date

Michele – see attached and below.

I have contacted the owner of the 34th street appeal in a separate communication per his request to not be cc'd on the below communication, so I'm also contacting you separately for the site plan exemption appeal regarding LifeAustin Church attached since you are owner representative on the other pending appeal at this address.

Here is what I sent him:

Here is the application for the appeal which will be heard at the Board's 12/14 hearing that starts at 5:30 at the City Hall Council Chambers.

You can provide info regarding the appeal up until end of day 11/30 for it to be included in the Board's advance packet (email to me is fine).

Or, if you don't get your info to me by 11/30, then bring 15 sets of it to the hearing.

The staff will submit an answer to the appeal showing why they believe they did not error in the decision to approve the site plan.

You can look at all the info submitted online at the Board's website agenda page (use this link below after 12/3):

http://www.austintexas.gov/cityclerk/boards_commissions/meetings/15_1.htm

SNEED, VINE & PERRY
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
ESTABLISHED 1926

900 CONGRESS AVENUE, SUITE 300
AUSTIN, TEXAS 78701

TELEPHONE (512) 476-6955

Writer's Direct Dial:
(512) 494-3135

FACSIMILE (512) 476-1825

Writer's e-mail address:
rkleeman@sneedvine.com

October 16, 2015

By Hand Delivery

Board of Adjustment
c/o Leane Heldenfelds
505 Barton Springs Road
Austin, Texas 78704

Re: Appeal of Decision to Approve Correction No. 12 to SP-2011-185C (R1) to authorize the Construction of a Disc Golf Course and an Outdoor Dog Park, 8901 West State Highway 71, Austin, Texas 78736 ("Property")

Dear Chairman Burkhardt and Members of the Austin Board of Adjustment:

This firm represents the Hill Country Estates Home Owners Association ("HCEHOA") and the Covered Bridge Property Owners Association, Inc. ("CBPOA") with respect to their appeal of the approval of Correction No 12 to site development permit SP-2011-185C (R1) ("Correction"). A copy of the Site Plan Correction Request for the Correction is enclosed.

CBPOA and HCEHOA and their members are aggrieved parties under Section 211.010(a)(1), Texas Local Government Code, because of the proximity of the Property to their respective neighborhoods and neighbors. CBPOA and HCEHOA meet the requirements of an interested party, as defined by the City Code. HCEHOA and CBPOA are registered neighborhood associations whose area of interest includes the Property. Copies of their Community Registries are enclosed. The Property is located within the boundaries designated on the Community Registry. The City does not mail notifications of the submittal of a site plan correction application. In fact, the first public notice that a site plan correction has been filed occurs after staff has decided to approve the correction. This initial public notice is placed on the City website; however, a copy of the application for a correction is not posted on the City's website until after staff has signed off on the requested correction. Therefore, it is impossible for CBPOA and HCEHOA to have communicated their interest in the Correction until after staff approved the Correction.

With respect to the Correction, the correction request was not posted on the City website until October 13, 2015. A copy of my email correspondence with Chris Johnson regarding the posting of the request for Correction No. 12 is enclosed.

C15-2015-068

ROW 11444001

ROLL 010148030

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16

To the extent they are available on the City website, the pages of the site plan that reflect the Correction are enclosed.

Mr. Mike Kirk is president of CBPOA and Paula Jones is the President of the HCEHOA. The contact information for Paula Jones is (512) 288-3827 and her mailing address is 9401 Summer Sky Drive, Austin, Texas 78736. The contact information for Mike Kirk is (512) 656-5099 and his mailing address is 8601 Foggy Mountain Drive, Austin, Texas 78736.

Please let me know if there are any questions.

Sincerely,

SNEED, VINE & PERRY, P.C.

By:



Robert Kleeman

RJK:dm
Enclosures

Robert Kleeman

From: Johnson, Christopher [PDRD] <Christopher.Johnson@austintexas.gov>
Sent: Tuesday, October 13, 2015 8:23 AM
To: Robert Kleeman
Subject: RE: 8901 SH 71 West

12
17

Good morning Robert-

Just wanted to let you know that we got the correct paperwork for correction #12 uploaded into the database this morning.

Chris

From: Robert Kleeman [<mailto:rkleeman@sneedvine.com>]
Sent: Friday, October 09, 2015 3:39 PM
To: Johnson, Christopher [PDRD]
Subject: 8901 SH 71 West

Chris:

I am monitoring correction #12 submitted on September 22, 2015 to SP2011-185C. The specific permit number is 2015-114692 SC.

When I open the attachment for correction #12, the document relates to the application for correction #10 filed April, 2015.

Can you assist me in finding the paper work on correction #12?

Thanks.

Robert Kleeman
Sneed, Vine & Perry, P.C.
900 Congress Avenue, Suite 300
Austin, Texas 78701
(512) 476-6955 – main
(512) 494-3135 - direct
(512) 476-1825 – fax

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F2
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Community Registry

Community Information

Name: Covered Bridge Property Owners Association, Inc.

Planning Id: 1318

Organization Email Address: Board@coveredbridgeaustin.org

Organization Website: <http://www.coveredbridgeaustin.org/>

Organization Zip Code(s):

Number of Households: 340

Type of Organization: Neighborhood Association

Primary Contact Information

Name: Mrs. Sabrina A. Washburn

E-mail: SWashburn@stes.com

Phone:

Secondary Phone:

Address: 14050 Summit Dr #113A Austin, TX 78728

Office Held: Property Manager

Secondary Contact Information

Name: Eli del Angel

E-mail: Not Displayed By User Request

Phone:

Secondary Phone:

Address: 7408 Covered Bridge Dr.
Austin, TX 78736

Office Held: President

Meeting Information

Annual meetings are held typically in March at the Travis County Community Center, 8656 Hwy 71 W

[Return to Community Registry](#)

12/19

Community Registry

Community Information

Name: Hill Country Estates Homeowners Assoc.

Planning Id: 639

Organization Email Address:

Organization Website: <http://None>

Organization Zip Code(s): 78736

Number of Households: 86

Type of Organization: Neighborhood Association

Primary Contact Information

Name: Mr David VanDelinder

E-mail: dovandelinder@gmail.com

Phone: 512-762-1519

Secondary Phone:

Address: 6800 Midwood Pkwy ,Austin, TX 78736

Office Held: OHAN Representative

Secondary Contact Information

Name: Mrs. Marlene Warner

E-mail: mdegailier@austin.rr.com

Phone: 512-632-9675

Secondary Phone:

Address: 7001 Midwood Pkwy
Austin, TX 78736

Office Held: Treasurer

Meeting Information

Residents homes at 7:00pm. 1/yr

[Return to Community Registry](#)

F-2
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CITY OF AUSTIN APPLICATION TO BOARD
OF ADJUSTMENT INTERPRETATIONS
PART I: APPLICANT'S STATEMENT
(Please type)

STREET ADDRESS: 8901 State Highway 71 West, Austin, Texas 78736

LEGAL DESCRIPTION: 53.11 acres as described in a Restrictive Covenant recorded in Document No. 2011146026, Official Public Records of Travis County, Texas.

Subdivision – Lot (s) _____ Block _____ Outlot _____ Division _____

ZONING DISTRICT: RR

WE, Paula Jones, as President of the Hill Country Estates Homeowners Association, and Mike Kirk, as President of the Covered Bridge Property Owners Association, Inc. affirm that on the 15th day of October, 2015, hereby apply for an interpretation hearing before the Board of Adjustment.

Development Services Department interpretation is: a disc golf course and an outdoor dog park are permitted uses in the RR zoning district. A copy of the approved Correction No. 12 to site plan (SP-2011-185C (R1)) is attached.

We feel the correct interpretation is: a disc golf course and an outdoor dog park are classified as either a community recreation use or as an outdoor sports and recreation use. A community recreation use requires a conditional use permit in the RR zoning district. The outdoor sports and recreation use is prohibited in the RR zoning district.

NOTE: The board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable findings statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

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1. There is a reasonable doubt of difference of interpretation as to the specific intent of the regulations or map in that:

According to the approved site development permit, the principal use of the property is religious assembly. Neither a disc golf course nor a dog park fall within the religious assembly use activities of religious worship or religious education in a building. Further, the definition of religious assembly in Section 25-2-6(B)(41) states that the religious assembly use does not include community recreation.

2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because:

The outdoor dog park and the disc golf course are not in character with the uses permitted in the RR zoning district, according to Section 25-2-491 of the City Code.

3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that:

The approval of Correction No. 12 to the approved site plan grants special privileges to the subject property. The outdoor sports and recreation use is prohibited in the RR zoning according to Section 25-2-491 of the City Code. To the extent that the outdoor dog park and the disc golf course are deemed community recreation, a conditional use permit is required according to Section 25-2-491 of the City Code. The principal use of the property, religious assembly, cannot authorize community recreation uses or activities.

AGGRIEVED PARTY CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Printed Paula Jones

Mailing Address: 9401 Summer Sky Drive

City, State & Zip: Austin, Texas 78736 Phone (512) 288-3827

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Printed _____

Mailing Address _____

City, State & Zip _____ Phone _____

AGGRIEVED PARTY CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Printed Mike Kirk

Mailing Address 8601 Foggy Mountain Drive

City, State & Zip Austin, Texas 78736 Phone (512) 656-5099

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Printed _____

Mailing Address _____

City, State & Zip _____ Phone _____

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Planning and Development Review Department
P.O. Box 1088, Austin, Texas 78767
One Texas Center, 505 Barton Springs Road
Telephone: (512) 974-6370 Fax: (512) 974-2423

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Site Plan Correction Request

Site Plan Case #: SP-2011-0185C (R1) Correction #: 12 Expiration Date: 10-12-2015

Site Address: 8901 W. State Highway 71, Austin, Texas

Project Name: Promiseland West Church

- ☐ Site has a City of Austin Certificate of Occupancy.
☒ Site is under construction (*provide written verification from the Environmental Inspector*).
☐ Site is in an extra-territorial jurisdiction and has a Certificate of Compliance.

Brief /General Description of Correction:

Per COA code requirements - disc golf tee boxes, baskets & the dog park are now shown on the site plan.

Attach a detailed description of the proposed correction(s) in a memorandum or letter and one redline copy of the proposed correction(s) to a copy of a City of Austin approved site plan that includes the cover sheet.

I, Hence Distel, do hereby certify that I am the

(PRINT NAME)

☐ owner ☒ owner's agent (*to act as the owner's agent, written authorization from the owner must be provided*) of this described property, and in this capacity, submit this request for a site plan correction. The change(s) are considered "administrative correction(s)" pursuant to Chapter 25-5-61 of the Austin City Code.

Furthermore, I certify and acknowledge that:

1. The approval of this site plan correction request does not constitute authorization to violate any provisions of the Austin City Code or other applicable requirements.
2. I will be responsible and required to seal or certify the correction being made. In addition, a copy of a letter notifying the original consultant of the documents (engineer, architect, landscape architect, or designer) of the proposed corrections shall be submitted and attached to this request.

Hence Distel

Signature of Requester

Date: 9-16-15

Address: 8333 Cross Park Dr. Austin, Texas 78754

Telephone: (512) 459-4734

Please indicate how you wish to receive a copy of the results of the review:

☐ FAX: _____ ☒ E-mail address: please provide e-mail address on other side of form

Departmental Use Only

Project Name:		Case Number:	Applicant Name:
		SP-2011-01852 (R1)	Hence Dstcl
<input checked="" type="checkbox"/> If Required	Reviewer	Date	Comments
<input checked="" type="checkbox"/> Site Plan		9.18.15	
<i>[Signature]</i>			
<input checked="" type="checkbox"/> Transport		9.18.15	
<i>[Signature]</i>			
<input checked="" type="checkbox"/> Engr		9-18-15	
<i>[Signature]</i>			
<input checked="" type="checkbox"/> Environ		9/22/15	
<i>[Signature]</i>			
<input checked="" type="checkbox"/> AFD	M. Lewis	9-18-15	
<i>[Signature]</i>			
<input checked="" type="checkbox"/> AWI	BS	9/18/15	
<input checked="" type="checkbox"/> Plumbing	BS	9/18/15	N/A
<input checked="" type="checkbox"/> AE		9-18-15	N/A

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<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Determined to be a <input type="radio"/> Revision <input type="radio"/> New Project
-----------------------------------	---------------------------------	--

Building permit required? ☐ Yes ☐ No ☐ N/A
 Smart Housing Project? ☐ Yes ☐ No
 Changes in Impervious Cover? ☐ Yes ☐ No
 Qualifies for exemption per Section 25-5-2(____)

Check all that apply:
☐ Review Fee(s) Not Required
☐ Site Plan Correction/ Exemption Review Fee
☐ Change of Use Review Fee
☐ Phasing Review: _____ phases
☐ Landscape Inspection: _____ acres
☐ Shared Parking Review

Hanrahan • Pritchard Engineering, Inc.
8333 Cross Park Drive
Austin, Texas 78754

HPE

Phone: 512.459-4734
Fax: 512.459.4752
E-Mail: mail@hp-ng.com
TX PE Firm Reg. #416

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September 16, 2015

City of Austin Planning and Development Review Department
One Texas Center
505 Barton Springs Road
Austin, Texas 78704

Re: Promiseland West Church - SP-2011-0185C (R1)
Correction Request No. 12

We are respectfully requesting a correction to the above-mentioned project. This correction will be Correction #12 and shall consist of the following:

1. Per City of Austin Code – all public use facilities shall be shown on the site plan. We are now showing the existing disc golf tee boxes, disc golf baskets & the dog park.

Attached are red-stamped drawings showing the proposed changes in red; please contact our office if you have any questions or concerns.

Sincerely,



Hence Distel

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Planning and Development Review Department

P.O. Box 1088, Austin, Texas 78767
One Texas Center, 505 Barton Springs Road
Telephone: (512) 974-6370 Fax: (512) 974-2423

Site Plan Correction Request Process

NOTE...

A request is reviewed the next business day after its submittal. If the request involves further research, the review will require additional time. The applicant should be informed of its results by electronic mail, fax transmittal, or telephone by the next business day. If you have not been informed within three business days of your submittal, please contact the Processing staff at (512) 974-2774 or 974-9747 for its status. **The processing staff cannot provide technical information; however, they will provide the status of the application in the review process and fee information.**

A Site Plan correction must be completed within 10 business days from its approval date. If a correction is not completed within this timeframe, a new request must be submitted and may incur additional fees.

Denied requests are available for customer pick-up in the Development Assistance Center on the 1st floor of One Texas Center, 505 Barton Springs Road.

Correction appointments must be scheduled and will be held in the Development Assistance Center on the 1st Floor of One Texas Center.

Step 1...

Provide all information requested on the attached **Site Plan Correction Request** form. An incomplete request form will not be accepted. Specific or additional information regarding the correction may be attached as a memorandum or letter.

Step 2...

All correction requests are to be shown in red, overlaid on a City of Austin approved red-stamped copy of the originally approved site plan. All sheets affected by the proposed corrections and the cover sheet must be submitted for review.

If you do not have a red-stamped copy of an original site plan, obtain a copy from the Research Assistance section of the Development Assistance Center, located on the 1st floor of One Texas Center, 505 Barton Springs Road, prior to the submittal of your request. You may contact this section at (512) 974-6370.

Step 3...

Attach the completed request form to the redlined copy along with any other support materials and submit to the Development Assistance Center. Submittal hours are between 7:45 a.m. and 4:45 p.m., Monday through Friday. Requests will not be accepted outside of these times or at any other location.

If you have any questions regarding the Site Plan Correction request process, please contact the Processing staff at (512) 974-2774 or 974-9747, Monday through Friday, 7:45 a.m. to 4:45 p.m.

E-mail address: hence@hp-eng.com



City of Austin

Development Assistance Center

One Texas Center, 505 Barton Springs Road

P.O. Box 1088, Austin, Texas 78767

Telephone: (512) 974-6370 Fax: (512) 974-2423

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Determination of a Site Plan Correction Request

Date: Tuesday, September 22, 2015

Number of pages including cover: 1

From: Sallie Correa

To: hence distel Hanrahan Pritchard Engineering, Inc.

Telephone: (512) 459-4734 FAX: (512) 459-4752

Project Name: _____

Address: Promiseland West Church SP-2011-0185C

Staff Contact: _____

Telephone: _____

Review Results	
Your request has been Approved .	
Fees Due	Cost
Site Plan Correction Review	176.80
Landscape Inspection:	
Shared Parking Review	
Phasing Review:	
Change of Use Review	
Commercial Exemption Review	
TOTAL COST:	176.80

Based on the following your request has been **Approved** (see comments):

Once the mylar set has been pulled an associate will contact you to schedule a correction appointment

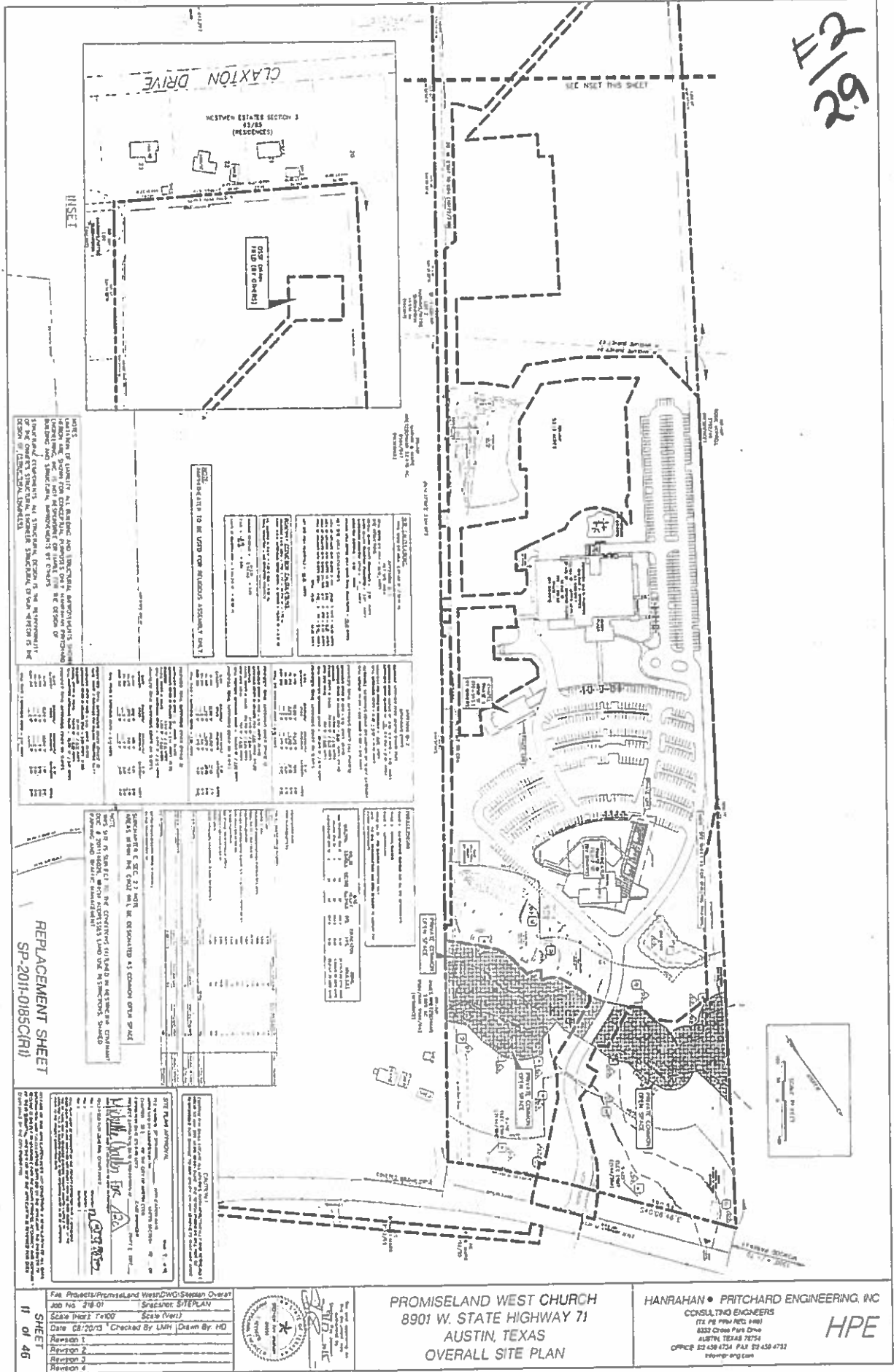
Comments:

512-328-3288

PROMISELAND WEST CHURCH
8901 W. STATE HIGHWAY 71
AUSTIN, TEXAS

PAGE.611 - CND AT 20/21
MAPSCO

2/5/2



NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD OR DRIVEWAY.
3. ALL DIMENSIONS ARE TO THE CENTER OF THE BUILDING OR STRUCTURE.
4. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT OR PARCEL.
5. ALL DIMENSIONS ARE TO THE CENTER OF THE STREET OR HIGHWAY.

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Gravel	100	CU YD	1.00	100.00
2	Asphalt	100	CU YD	2.00	200.00
3	Concrete	100	CU YD	3.00	300.00
4	Rebar	100	LB	0.10	10.00
5	Formwork	100	SQ YD	0.50	50.00

REPLACEMENT SHEET
SP-2011-0185C(R1)

PROJECT: PromiseLand West Church
SHEET: 11 of 46
DATE: 08/20/2013
DRAWN BY: HD
CHECKED BY: UMH

PROMISELAND WEST CHURCH
8901 W. STATE HIGHWAY 71
AUSTIN, TEXAS
OVERALL SITE PLAN

HANRAHAN • PRITCHARD ENGINEERING, INC.
CONSULTING ENGINEERS
1711 E. PAPER MILL ROAD
8033 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
OFFICE: 512.458.4754 FAX: 512.458.4751
info@hpe-eng.com

