



**Zoning & Platting Commission  
April 19, 2011 @ 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 – Assistant Secretary  
Gregory Bourgeois – Secretary

Patricia Seeger – Vice-Chair  
Donna Tiemann

**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 April 5, 2011.

## C. PUBLIC HEARINGS

- 1. Rezoning:** **C14-2010-0199 - C G & S Corral**  
Location: 402 Corral Lane, South Boggy Creek Watershed  
Owner/Applicant: C G & S Construction, Inc. (C. Wm. "Billy" Guerrero)  
Agent: Jim Bennett Consulting (Jim Bennett)  
Request: SF-2 to CS-MU-CO  
Staff Rec.: **Not Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department
- 2. Restrictive Covenant Amendment:** **C14-91-0015(RCA) - Champion Commercial Development**  
Location: 5617 FM 2222, Bull Creek Watershed  
Owner/Applicant: Champion Assets, Ltd. (Josie Champion)  
Agent: Graves, Dougherty, Hearon & Moody, P.C. (Michael Whellan)  
Request: Restrictive Covenant Amendment in order to allow a left turn lane on FM 2222.  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
Planning and Development Review Department
- 3. Site Plan - Hill Country Roadway with Waivers:** **SPC-2010-0071C.MGA - Tarlton 360 Townhomes**  
Location: 2500-2530 Walsh Tarlton Lane, Barton Creek Watershed - Barton Springs Zone  
Owner/Applicant: CRVI LOOP 360 LP (Timothy Clark/John Burnham)  
Agent: Longaro & Clarke (Alex Clarke)  
Request: Approval of a Hill Country Roadway Site Plan with waivers. Waiver/Variance Requested: 1) LDC § 25-2-1122 Floor to Area Ratio (FAR) to allow an increase of FAR of a non-residential building in a moderate intensity zone; 2) LDC § 25-2-1123 Construction on Slopes (§ 25-8-301 & 302) to allow construction of a building, roadway, driveway or parking area on slopes between 0-35% and slopes over 35%; 3) LDC § 25-2-1124 Building Height from 40 feet to 53 feet in a moderate intensity zone.  
Staff Rec.: **Recommended with conditions**  
Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us  
Sangeeta Jain, 974-2219, sangeeta.jain@ci.austin.tx.us  
Planning and Development Review Department

- 4. Final Plat w/Preliminary:** **C8J-2010-0058.1A - Pearson Ranch, Section One Final Plat**  
Location: Avery Ranch Blvd. and Pearson Ranch Road, South Brushy Creek/Lake Creek Watersheds  
Owner/Applicant: Round Rock I.S.D. (Alan Albers)  
Agent: Cunningham-Allen (Jana Rice)  
Request: Approval of the Pearson Ranch, Section One Final Plat composed of 4 lots on 89.7 acres.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 974-6455, David.wahlgren@ci.austin.tx.us  
Planning and Development Review Department
- 5. Preliminary:** **C8J-2011-0051 - Webb Estates**  
Location: City Park Road, Turkey/West Bull Creek Watersheds  
Owner/Applicant: Letha Webb, William Webb, Betty Webb Foster, Gary Webb  
Agent: Longaro & Clarke (James McCann)  
Request: Approval of the Webb Estates Preliminary composed of 79 lots on 167.49 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 6. Resubdivision:** **C8-2011-0048.0A - Resubdivision of Lot 18, Block F, Cherry Creek Section 9-D1**  
Location: 8801 West Gate Blvd., South Boggy Creek Watershed  
Owner/Applicant: Wesley J. Peoples & William Howell  
Agent: Carlson Brigrance & Doering, Inc. (Becky Wolter)  
Request: Approval of the Resubdivision of Lot 18, Block F, Cherry Creek Section 9-D1 composed of 2 lots on 3.63 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 7. Final Plat:** **C8-2011-0049.0A - Resubdivision of Lot 1, Block B, Parkline Section II**  
Location: 9500 North Lake Creek Parkway, South Boggy Creek Watershed  
Owner/Applicant: Lakeline Corner Partners, Ltd. (Michael Barron)  
Agent: Jones & Carter, Inc. (James Schissler)  
Request: Approval of the Resubdivision of Lot 1, Block B, Parkline Section II composed of 2 lots on a 4.024 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.