



**Planning Commission  
August 28, 2012 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX. 78701**

Dave Anderson - Chair  
Danette Chimenti – Vice-Chair  
Richard Hatfield  
Alfonso Hernandez - Parliamentarian  
Jeff Jack – Ex-Officio

Howard Lazarus – Ex-Officio  
James Nortey  
Stephen Oliver  
Brian Roark  
Myron Smith  
Jean Stevens – Secretary

**EXECUTIVE SESSION (No public discussion)**

The Planning 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 for July 24, 2012.
2. Approval of minutes for August 16, 2012 Special Called Meeting.

## C. PUBLIC HEARING

- 1. Plan Amendment: NPA-2011-0025.02 - Landscape Resources**  
Location: 7401 Old Bee Caves Rd., Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA  
Owner/Applicant: WEAPSA, L.L.C.  
Agent: Thrower Design (A. Ron Thrower)  
Request: Mixed Residential to Mixed Use  
Staff Rec.: **Not Recommended**  
Staff: Maureen Meredith, 974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department
- 2. Plan Amendment: NPA-2012-0005.01 - La Estancia Del Rio**  
Location: 1700 ½ Frontier Valley Drive, Carson Creek Watershed, Montopolis NPA  
Owner/Applicant: Equity Secured Capital  
Agent: MWM Design Group (Frank Del Castillo, Jr.)  
Request: Commercial to Mixed Use  
Staff Rec.: **Recommended**  
Staff: Justin Golbabai, 974-6439, [justin.golbabai@austintexas.gov](mailto:justin.golbabai@austintexas.gov); Planning and Development Review Department
- 3. Rezoning: C14-2012-0067 - La Estancia Del Rio**  
Location: 1700 ½ Frontier Valley Drive, Carson Creek Watershed, Montopolis NPA  
Owner/Applicant: Equity Secured Capital  
Agent: MWM Design Group (Frank Del Castillo, Jr.)  
Request: CS-NP to CS-MU-NP  
Staff Rec.: **Recommended for CS-MU-CO-NP**  
Staff: Lee Heckman, 974-7604, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department
- 4. Plan Amendment: NPA-2012-0005.02 - Mixed Use - State Inspections**  
Location: 6606 Felix Avenue, Carson Creek Watershed, Montopolis NPA  
Owner/Applicant: Carolina Mandujano  
Agent: Carolina Mandujano  
Request: Single Family to Neighborhood Mixed Use  
Staff Rec.: **Not Recommended**  
Staff: Justin Golbabai, 974-6439, [justin.golbabai@austintexas.gov](mailto:justin.golbabai@austintexas.gov); Planning and Development Review Department

5. **Rezoning:** **C14-2012-0069 - Mixed Use - State Inspections**  
Location: 6606 Felix Avenue, Carson Creek Watershed, Montopolis NPA  
Owner/Applicant: Carolina Mandujano  
Agent: Carolina Mandujano  
Request: SF-3-NP to LR-MU-NP  
Staff Rec.: **Not Recommended**  
Staff: Lee Heckman, 974-7604, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov);  
Planning and Development Review Department
6. **Plan Amendment:** **NPA-2012-0019.03 - 2814 San Pedro St.**  
Location: 2814 San Pedro Street, Shoal Creek Watershed, Central Austin Combined (West University) NPA  
Owner/Applicant: Cater Joseph  
Agent: Jim Bennett Consulting (Jim Bennett)  
Request: Single Family to Multifamily  
Staff Rec.: **Not recommended. Staff requests postponement to Sept. 25, 2012 hearing.**  
Staff: Maureen Meredith, 974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov);  
Planning & Development Review Department
7. **Plan Amendment:** **NPA-2012-0018.05 - Burnet Pointe Residential**  
Location: 1307 W. 49<sup>th</sup> Street, Shoal Creek Watershed, Brentwood/Highland Combined NPA  
Owner/Applicant: Michael R. & Patricia Johnson  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: Mixed Use/Office to Mixed Use  
Staff Rec.: **Recommended. Applicant requests postponement to Sept. 25, 2012.**  
Staff: Maureen Meredith, 974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov);  
Planning and Development Review Department
8. **Plan Amendment:** **NPA-2012-0018.07 - Burnet Pointe Residential**  
Location: 4804 Grover Avenue, Shoal Creek Watershed, Brentwood/Highland Combined NPA  
Owner/Applicant: 4804 Grover, Ltd.  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: Mixed Use/Office to Mixed Use  
Staff Rec.: **Recommended. Applicant request postponement to Sept. 25, 2012.**  
Staff: Maureen Meredith, 974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov);  
Planning and Development Review Department

- 9. Plan Amendment: NPA-2012-0018.09 - Burnet Pointe Residential**  
 Location: 4802 Grover Avenue, Shoal Creek Watershed, Brentwood/Highland Combined NPA  
 Owner/Applicant: Jimmy Nassour/Ronner Meyer  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: Mixed Use/Office to Mixed Use  
 Staff Rec.: **Recommended. Applicant request postponement to Sept. 25, 2012.**  
 Staff: Maureen Meredith, 974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department
- 10. Rezoning: C14-2012-0070 - Drink. Well. Rezone**  
 Location: 207 E. 53<sup>rd</sup> Street, Waller Creek Watershed, North Loop NPA  
 Owner/Applicant: M & J Properties, LLC (Michael Sanders)  
 Agent: Vasquez Ventures, LLC (Rick Vasquez)  
 Request: LR-CO-NP to GR-NP  
 Staff Rec.: **Recommendation of GR-CO-NP**  
 Staff: Clark Patterson, 974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov); Planning and Development Review Department
- 11. Rezoning: C14-2012-0087 - Waterloo Park Tower**  
 Location: 1209 Red River Street, Town Lake Watershed, Downtown NPA  
 Owner/Applicant: Allen W. Nalle  
 Agent: Land Answers, Inc. (Jim Wittliff)  
 Request: CS-1 to CBD  
 Staff Rec.: **Recommendation of CBD-CO**  
 Staff: Clark Patterson, 974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov); Planning and Development Review Department
- 12. Site Plan - Conditional Use Permit: SPC-2012-0099CS - South Mopac & Slaughter 20' Tower Extension**  
 Location: 4410 ½ West William Cannon Drive, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA  
 Owner/Applicant: Vincent Gerard & Associates  
 Agent: Vince Huebinger  
 Request: Approval of a conditional use permit for a 20-foot extension to an existing cell tower in LR-NP zoning  
 Staff Rec.: **Recommended**  
 Staff: Christine Barton-Holmes, 974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov); Planning and Development Review Department

- 13. Site Plan - Conditional Use Permit:** **SPC-2012-0014A - Motel**
- Location: 1902 E. Martin Luther King Jr. Blvd., Boggy Creek Watershed, Upper Boggy Creek Combined NPA
- Owner/Applicant: Hotel Motel LLC (Adam Bryan)
- Agent: Hajjar Sutherland Peters & Washmon LLC (Kareem Hajjar)
- Request: Approval of a conditional use permit for a cocktail lounge in CS-1-MU-V-CO-NP zoning and approval of a compatibility waiver for parking within 200 feet of SF-3 zoning.
- Staff Rec.: **Recommended**
- Staff: Donna Galati, 974-2733, [donna.galati@austintexas.gov](mailto:donna.galati@austintexas.gov); Planning and Development Review Department
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- 14. Site Plan - Conditional Use Permit:** **SPC-2012-0045AT - Bout Time II**
- Location: 6607 North IH-35 Service Road Northbound, Tannehill Branch Watershed, St. John NPA
- Owner/Applicant: Caye South Management Group, Inc.
- Agent: Jim Bennett Consulting (Rodney Bennett)
- Request: Approval of a conditional use permit for late hours for a cocktail lounge in CS-1-CO-NP zoning, and off-site parking approval.
- Staff Rec.: **Recommended**
- Staff: Michael Simmons-Smith, 974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov); Planning and Development Review Department
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- 15. Final out of Preliminary:** **C8-2009-0063.3A.SH - Colorado Crossing III, Section 8**
- Location: Breckenridge Drive (formerly Autumn Bay Drive) at Burleson Road, Onion Creek Watershed, Southast Combined NPA
- Owner/Applicant: Lennar Buffington Colorado Crossing, L.P. (Ryan Mattox)
- Agent: Lakeside Engineering (Chris Ruiz)
- Request: Approve the final plat out of approved preliminary plan for 47 lots on 7.196 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department

- 16. Resubdivision: C8-2011-0125.0A - Resubdivision of South 164.05 feet of Lot 20, Banister Heights**  
Location: 1400 Morgan Lane, West Bouldin Creek Watershed, South Lamar NPA  
Owner/Applicant: Banister Morgan LLC  
Agent: Simon Studd  
Request: Approve the resubdivision of part of one lot into 3 lots on 0.499 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov);  
Planning and Development Review Department
- 17. Resubdivision: C8-2012-0034.0A - Resubdivision of Lot 2, Block 2, Henry Ulit's Subdivision of Outlots 29 & 30, Division B**  
Location: 2704 East 12<sup>th</sup> Street, Boggy Creek Watershed, Chestnut NPA  
Owner/Applicant: Smith Capital Group LLC (Kevin Smith)  
Agent: Hector Avila  
Request: Approve the resubdivision of one lot into 4 lots on 0.298 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov);  
Planning and Development Review Department
- 18. Resubdivision: C8-2012-0080.0A - Resubdivision of Lot 2 and a portion of Lot 1, Monte Vista No. 2**  
Location: 2501 McCullough Street, Taylor Slough South Watershed, Central West Austin NPA  
Owner/Applicant: John and Annie McKinnerney  
Agent: Hector Avila  
Request: Approval of the Resubdivision of Lot 2 and a portion of Lot 1, Monte Vista No. 2 composed of 1 lot on 0.69 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
Planning and Development Review Department
- 19. Final Plat: C8-2012-0123.0A - 2421 South 5th Street Subdivision**  
Location: 2421 South 5<sup>th</sup> Street, West Bouldin Creek Watershed, Galindo NPA  
Owner/Applicant: Patrick Y. Young  
Agent: Big Red Dog Engineering (Ricardo De Camps)  
Request: Approval of the 2421 South 5th Street Resubdivision composed of 2 lots on 0.4649 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 20. Final Plat:** **C8-2012-0122.0A - Paggi House Subdivision**  
Location: 221 South Lamar Boulevard, Town Lake Watershed, Zilker NPA  
Owner/Applicant: Post Paggi LLC (Jason Post)  
Agent: Bury & Partners, Inc. (Chris Randazzo)  
Request: Approval of the Paggi House Subdivision composed of 1 lot on 1.155 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 21. Final Plat:** **C8-2012-0121.0A - Lot 1 & Lot 3 of the Resubdivision of Lot 1A, The Domain Shopping Center Section 1**  
Location: 3310 West Braker Lane, Walnut Creek/Shoal Creek Watersheds, North Burnet/Gateway Combined NPA  
Owner/Applicant: LPF Villages Domain, LLC (c/o Lasalle Investment Mangement)  
Agent: Bury + Partners, Inc. (Kristi English)  
Request: Approval of Lot 1 & Lot 3 of the Resubdivision of Lot 1A, The Domain Shopping Center Section 1 composed of 2 lots on 31.53 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 22. Final Plat-Resubdivision:** **C8-2012-0124.0A - Sellstrom-Spear Addition, Lot A; Resubdivision**  
Location: 2617 Pecos Street, Taylor Slough South Watershed  
Owner/Applicant: Kit Carson, Ltd (Ashley Amini)  
Agent: Big Red Dog Engineering & Consulting (Will Schnier)  
Request: Approval of the Sellstrom-Spear Addition, Lot A; Resubdivision composed of 2 lots on 1.06 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 23. Final Plat/Resubdivision:** **C8-2012-0126.0A - Hoffman Resubdivision**  
Location: 1210 East 7<sup>th</sup> Street, Waller Creek Watershed, Central East Austin NPA  
Owner/Applicant: Peter Hoffman  
Agent: Big Red Dog Inc. (Robert Brown)  
Request: Approval of the Hoffman Resubdivision composed of 2 lots on 0.1520 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

## **D. NEW BUSINESS**

### **1. New Business:**

Request: Discussion and Action on appointing a Planning Commission member to the Downtown Commission.

## **E. SUBCOMMITTEE REPORTS**

## **F. 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.