



**Planning Commission
September 25, 2012 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd 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 September 11, 2012.

C. PUBLIC HEARING

1. Code Amendment: **C20-2012-014 - Old Enfield**

Location: Old Enfield Neighborhood Planning Area, generally bounded by Windsor Road to the north, Lamar Boulevard to the east, Enfield Road to the south and MoPac Expressway to the west

Owner/Applicant: City of Austin

Agent: Planning and Development Review Department (Greg Dutton)

Request: Conduct a public hearing and consider an ordinance amending the City Land Development Code addressing Planning Commission as the reviewing entity for the Old Enfield neighborhood planning area.

Staff Rec.: **Recommended**

Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov
Planning and Development Review Department

2. Code Amendment: **C20-2012-015 - Special Exceptions**

Location: Citywide

Owner/Applicant: City of Austin

Agent: Planning and Development Review Department (Greg Dutton)

Request: Conduct a public hearing and consider an ordinance amending the City Land Development Code addressing special exceptions as granted by the Board of Adjustment

Staff Rec.: **Recommended**

Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov
Planning and Development Review Department

3. Plan Amendment: **NPA-2012-0028.01 - Villeda Family**

Location: 10625 Dessau Road, Walnut Creek Watershed, Windsor Hills NPA

Owner/Applicant: Roberto Villeda

Agent: Alai Villeda

Request: Single Family land use to Multifamily land use

Staff Rec.: **High Density Single Family land use**

Staff: Kathleen Fox, 974-7877, kathleen.fox@austintexas.gov
Planning and Development Review Department

4. **Rezoning:** **C14-2012-0064 - Villeda Family**
Location: 10625 Dessau Road, Walnut Creek Watershed, Windsor Hills NPA
Owner/Applicant: Roberto Villeda
Agent: Alai Villeda
Request: SF-2-NP to MF-2-NP
Staff Rec.: **Recommendation of SF-6-CO-NP**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov
Planning and Development Review Department
5. **Rezoning:** **C14-2012-0032 - Del Curto Homes**
Location: 1814 Lightsey Road & 2905 Del Curto Road, West Bouldin Watershed, South Lamar NPA
Owner/Applicant: PSW Lightsey, LP (Ryan Diepenbrock)
Agent: PSW Homes, LLC (J. Ryan Diepenbrock)
Request: SF-3 to SF-6-CO
Staff Rec.: **Recommendation of SF-6-CO with conditions**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov
Planning and Development Review Department
6. **Plan Amendment:** **NPA-2012-0018.01 - Texas State Troopers Zoning**
Location: 826 Houston Street and 5536-5540 N. Lamar Blvd., Waller Creek Watershed, Brentwood NPA
Owner/Applicant: Texas State Troopers Association (Claude Hart)
Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
Request: Mixed Use land use to Multifamily land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department
7. **Rezoning:** **C14-2012-0053 - Texas State Troopers Rezoning**
Location: 826 Houston Street and 5536-5540 N. Lamar Blvd., Waller Creek Watershed, Brentwood NPA
Owner/Applicant: Texas State Troopers Association (Claude Hart)
Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
Request: CS-1-MU-V-CO-NP & CS-MU-V-CO-NP to CS-1-MU-V-CO-NP & CS-MU-V-CO-NP, to change a condition of zoning.
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

- 8. Plan Amendment: NPA-2012-0018.02 - George Shia**
 Location: 828, 836, 900 & 902 Houston Street & 5527 Sunshine Drive, Waller Creek Watershed, Brentwood NPA
 Owner/Applicant: George Shia
 Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
 Request: Higher Density Single Family and Mixed Use/Office land use to Multifamily land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
 Planning and Development Review Department
- 9. Rezoning: C14-2012-0054 - George Shia Zoning**
 Location: 828, 836, 900 & 902 Houston Street & 5527 Sunshine Drive, Waller Creek Watershed, Brentwood NPA
 Owner/Applicant: George Shia
 Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
 Request: SF-6-NP & LO-MU to MF-5-NP
 Staff Rec.: **Pending**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department
- 10. Plan Amendment: NPA-2012-0011.01 - Programs Annex**
 Location: 4915 Harmon Avenue, Waller Creek Watershed, North Loop NPA
 Owner/Applicant: Manos de Cristos, Inc.
 Agent: Milton Hime
 Request: Single Family land use to Civic land use
 Staff Rec.: **Pending. Staff recommends an indefinite postponement.**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
 Planning & Development Review Department
- 11. Rezoning: C14-2012-0022 - Programs Annex**
 Location: 4915 Harmon Avenue, Waller Creek Watershed, North Loop NPA
 Owner/Applicant: Manos de Christo, Inc. (Julie Ballesteros)
 Agent: Studio 8 Architects (Milton Hime)
 Request: SF-3-NP to LO-CO-NP
 Staff Rec.: **Pending; Staff recommends an indefinite postponement.**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning & Development Review Department

- 12. 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 land use to Multifamily land use
Staff Rec.: **Not recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning & Development Review Department
- 13. Plan Amendment: NPA-2012-0018.05 - Burnet Pointe Residential**
Location: 1307 West 49th Street, Shoal Creek Watershed, Brentwood/Highland Combined NPA
Owner/Applicant: Michael R. & Patricia Johnson
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Mixed Use/Office land use to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department
- 14. 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 land use to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department
- 15. Plan Amendment: NPA-2012-0018.09 - Burnet Pointe Residential**
Location: 4802 Grover Avenue, Shoal Creek Watershed, Brentwood/Highland Combined NPA
Owner/Applicant: Jimmy Nassour/Ronnie Meyer
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Mixed Use/Office land use to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

- 16. Rezoning:** **C14-2012-0079 - ACC Rio Grande Campus #1**
Location: 1218 West Avenue, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Austin Community College (William Mullane)
Agent: MWM DesignGroup, Inc. (Frank Del Castillo, Jr.)
Request: SF-3; P to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department
- 17. Rezoning:** **C14-2012-0080 - ACC Rio Grande Campus #2**
Location: 1204 West Avenue, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Austin Community College (William Mullane)
Agent: MWM DesignGroup, Inc. (Frank Del Castillo, Jr.)
Request: LO; MF-4; CS to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department
- 18. Rezoning:** **C14-2012-0081 - ACC Rio Grande Campus #3**
Location: 1212 Rio Grande Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Austin Community College (William Mullane)
Agent: MWM DesignGroup, Inc. (Frank Del Castillo, Jr.)
Request: UNZ; UNZ-H to DMU & DMU-H
Staff Rec.: **Recommendation of DMU-CO & DMU-H-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department
- 19. Rezoning:** **C14-2012-0082 - ACC Rio Grande Campus #4**
Location: 1209 Rio Grande Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Austin Community College (William Mullane)
Agent: MWM DesignGroup, Inc. (Frank Del Castillo, Jr.)
Request: GO; LR-CO to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

20. Site Plan- Waivers Only: **SP-2012-0102C - Sun Moon and Stars Addition**
 Location: 3810 South 1st Street, West Bouldin Creek Watershed, Galindo NPA
 Owner/Applicant: Rahul Singh
 Agent: Advanced Consulting Engineers (Ash Tariq)
 Request: Waiver Requests: 1) Request a waiver to permit a building to encroach into the 25 foot compatibility setback {LDC Section 25-2-1063(B)(1)}; 2. Request a waiver to allow an intensive recreational use (playground) within 50 feet of a property in an SF-5 or more restrictive district
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 974-2863, Nikki.Hoelter@austintexas.gov
 Planning and Development Review Department

21. Final Plat/Resubdivision: **C8-2012-0143.0A - AHC Addition, Resubdivision of Lots 1 & 2, Travis 51 Addition No. 2 & Lot 1**
 Location: 7016 East Ben White Boulevard Westbound, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: CSK Partners, LLC (Chris Whitt)
 Agent: Gice, INC/DBA Garrett-Ihnen (Steve Ihnen)
 Request: Approval of the AHC Addition, Resubdivision of Lots 1 & 2, Travis 51 Addition No. 2 & Lot 1 composed of 4 lots on 31.42 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

D. NEW BUSINESS

1. New Business: **Initiate a Code Amendment - Rainey Street Subdistrict Density and Height Regulations**
 Request: Discussion and possible action to initiate an ordinance related to Rainey Street Subdistrict density and height regulations.
 Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov
 Planning and Development Review Department

2. New Business: **Initiate a Code Amendment - Public Assembly Temporary Use**
 Request: Discussion and possible action to initiate an ordinance related to how temporary use permits are issued for public assembly/events in residentially zoned districts.
 Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov
 Planning and Development Review Department

3. **New Business:** **Initiate a Code Amendment - Unfinished Space Exemption**
Request: Discussion and possible action to initiate an ordinance related to how unfinished space is calculated and exempted from gross floor area calculations.
Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov
Planning and Development Review Department
4. **New Business:** **Initiate a Code Amendment - Definition of Bedroom**
Request: Discussion and possible action to initiate an ordinance clarifying the definition of a bedroom in City Code.
Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov
Planning and Development Review Department
5. **New Business:** **Initiate a Code Amendment - McMansion**
Request: Discussion and possible action to initiate an ordinance related to Subchapter F: Residential Design and Compatibility Standards (McMansion) and regulations within the City's zoning jurisdiction.
Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov
Planning and Development Review Department
6. **New Business:**
Request: Discussion and action on directing city staff to initiate a change to the Hyde Park NCCD and North Hyde Park NCCD, relating to short-term rentals.

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.