



**Planning Commission  
November 13, 2012 @ 6:00 P.M.  
City Hall – Board & Commissions Room  
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 October 23, 2012.

## C. PUBLIC HEARING

- 1. Restrictive Covenant Amendment:** **C14-04-0181.SH(RCA) - Shire's Court**  
Location: 1910 ½ Wickshire Lane, Country Club East Watershed, East Riverside/Oltorf Combined NPA (Parker Lane)  
Owner/Applicant: Shire's Court G.P., Inc. and the Owners of Edgewick (David Mahn)  
Agent: Benchmark Land Development, Inc. (Myra Goepp)  
Request: To amend the Restrictive Covenant and make Carlson Drive a private access roadway.  
Staff Rec.: **Not Recommended**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department
- 2. Rezoning:** **C14-2012-0113 - 7003 E Riverside**  
Location: 7003 E. Riverside Dr., Carson Creek Watershed, Montopolis NPA  
Owner/Applicant: Bradsher Family Trust (Jack Bradsher)  
Agent: Thrower Design (Ron Thrower)  
Request: SF-3-NP to SF-6-NP  
Staff Rec.: **SF-6-CO-NP**  
Staff: Lee Heckman, 974-7604, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department
- 3. Rezoning:** **C14-2012-0117 - Harlan Rezoning**  
Location: 4200 Manchaca Road, West Bouldin Watershed, Galindo NPA (South Lamar Combined)  
Owner/Applicant: Orlena Harlan Estate (Don Herron and Jon Terron)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: SF-3 to LO-MU  
Staff Rec.: **LO-MU**  
Staff: Lee Heckman, 974-7604, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department
- 4. Rezoning:** **C14H-2012-0011 - Cabaniss-Tate-Chunn House**  
Location: 612 West Monroe Street, Bouldin Creek Watershed, Bouldin Creek NPA  
Owner/Applicant: Sue Long  
Request: SF-3-NP to SF-3-H-NP  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 974-6454, [steve.sadowsky@austintexas.gov](mailto:steve.sadowsky@austintexas.gov); Planning and Development Review Department

5. **Rezoning:** **C14H-2012-0089 - Westgate Tower**  
 Location: 1122 Colorado Street, Lady Bird Lake Watershed, Downtown NPA  
 Owner/Applicant: Ann Dolce, president, Westgate Condominium Association  
 Agent: Phoebe Allen  
 Request: CBD to CBD-H  
 Staff Rec.: **Recommended**  
 Staff: Steve Sadowsky, 974-6454, [steve.sadowsky@austintexas.gov](mailto:steve.sadowsky@austintexas.gov);  
 Planning and Development Review Department
6. **Final Plat w/Preliminary:** **C8-84-102(88).1A - Lantana Lot 1, Block B**  
 Location: Vega Avenue, Barton Creek Watershed-Barton Springs Zone, East Oak Hill NPA  
 Owner/Applicant: Stratus Properties Operating Co. (Steve Hay)  
 Agent: LJA Engineering & Surveying, Inc. (Paul J. Viktorin, P.E.)  
 Request: Approval of Lantana Lot 1, Block B composed of 1 lot on 18.383 acres.  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 974-2786, [don.perryman@austin.texas.gov](mailto:don.perryman@austin.texas.gov);  
 Planning and Development Review Department
7. **Final Plat/ Amended Plat:** **C8-2012-0158.0A - Amended Plat of the Resubdivision of Lot 6 and a portion of Lot 7 Block 1 Crow Subdivision**  
 Location: 1910 E. 18<sup>th</sup> Street, Boggy Creek Watershed, Chestnut NPA  
 Owner/Applicant: MX3 Investment (Sal Martinez)  
 Agent: Hector Avila  
 Request: Approval of the Amended Plat of the Resubdivision of Lot 6 and a portion of Lot 7 Block 1 Crow Subdivision composed of 3 lots on 0.307 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
8. **Final Plat:** **C8-2012-0156.0A - ULIT Church Subdivision**  
 Location: E. Martin Luther King Jr. Blvd., Fort Branch, Boggy Creek Watersheds, MLK- 183 NPA  
 Owner/Applicant: Ulit Avenue Missionary Baptist Church (Benjamin Wright)  
 Agent: Rivera Engineering (Michael A. Rivera)  
 Request: Approval of the ULIT Church Subdivision composed of 1 lot on 2 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

9. **Final Plat/Resubdivision:** **C8-2012-0152.0A - Shoalmont Addition, Block 3, Lot 12; Resubdivision**  
Location: 5409 Shoalwood Ave., Shoal Creek Watershed, Allandale NPA  
Owner/Applicant: David Iannelli  
Agent: Mark Alan Canada Investments, Inc. (Mark A. Canada)  
Request: Approval of the Shoalmont Addition, Block 3, Lot 12; Resubdivision composed of 2 lot on 0.45 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
10. **Final Plat w/Preliminary:** **C8-04-0043.06.3A.SH - Mueller Section VII-C Phase 1 Final Plat**  
Location: 3600 Manor Road, Tannehill Branch/Boggy Creek Watersheds, RMMA  
Owner/Applicant: City of Austin (Pam Hefner)  
Agent: Bury & Partners, Inc. (David Miller)  
Request: Approval of the Mueller Section VII-C Phase 1 Final Plat composed of 286 lots on 74.652 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
11. **Final Plat Resubdivision:** **C8-2012-0153.0A - Resubdivision of Lots 3, 14 and 16 of Block 5 Banister Acres Subdivision**  
Location: 4408 Banister Lane, Williamson Creek Watershed, South Manchaca NPA  
Owner/Applicant: Leighton Moore  
Agent: Genesis 1 Engineering Co. (George Gonzalez)  
Request: Approval of the Resubdivision of Lots 3, 14 and 16 of Block 5, Banister Acres Subdivision, composed of 7 lots on 1.48 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
12. **Final Plat Resubdivision:** **C8-2012-0154.0A - Red Bird Subdivision**  
Location: 710 Cardinal Lane, West Bouldin Creek Watershed, Galindo NPA  
Owner/Applicant: Moore Tate Projects & Design (Dawn Moore)  
Agent: McClendon & Associates Development Consulting LLC (Carl McClendon)  
Request: Approval of the Red Bird Subdivision composed of 4 lots on 0.9496 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**13. Final Plat/Amended Plat:** **C8-2012-0150.0A.SH - Guadalupe-Saldana Netzero Subdivision**  
Location: 1126 Tillery Street, Boggy Creek Watershed, Govalle NPA  
Owner/Applicant: Guadalupe Neighborhood Development Corporation (Mark Rogers)  
Agent: Jones & Carter, Inc. (James Schissler)  
Request: Approval of the Guadalupe-Saldana Netzero Subdivision composed of 1 lot on 0.232 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**14. Final Plat Resubdivision:** **C8-2012-0157.0A - RREEF Domain Block U Subdivision**  
Location: 3100 Esperanza Crossing, Walnut Creek Watershed, North Burnet NPA  
Owner/Applicant: RREEF Domain, LP (Chad Marsh)  
Agent: Bury & Partners, Inc. (Nick Brown)  
Request: Approval of the RREEF Domain Block U Subdivision composed of 4 lots on 126.763 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

#### **D. NEW BUSINESS**

- 1. Code Amendment:** **New Business - Initiate a Code Amendment - Subdivision Revisions**  
Request: Discussion and possible action to initiate a code amendment amending Chapter 25 of the City Code to modify subdivision regulations.  
Staff: Carol Haywood, 974-7685, carol.haywood@austintexas.gov  
Planning and Development Review Department
- 2. New Business:**  
Request: Discussion and action on approving the Planning Commission's 2013 meeting schedule.

## **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.