



**Planning Commission
November 27, 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 November 13, 2012.

C. PUBLIC HEARING

- 1. Restrictive Covenant Termination:** **C14-74-145(RCT) - 500 South Third**
Location: 500 South 3rd Street; Town Lake Watershed, Bouldin NPA
Agent: Vaughn & Associates (Rick Vaughn)
Request: To terminate the Restrictive Covenant to Allow Access to South 3rd Street, Permit Full (MF-3) Land Uses, and remove Fence Requirement
Staff Rec.: **Postponement request by the Staff to 12/11/2012**
Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov
Planning and Development Review Department
- 2. 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
- 3. 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
- 4. 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

- 5. 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
- 6. Urban Renewal Plan Modification: Ordinance # 20120426-125 - The Paloma**
 Location: 1123 E.11th Street, Waller Creek Watershed, Central East Austin NPA
 Owner/Applicant: 1123 Partners (Mark Vornberg)
 Agent: 1123 Partners (Mark Vornberg)
 Request: To amend the Urban Renewal Plan to allow Hotel-Motel land use on the property.
 Staff Rec.: **Recommended with conditions**
 Staff: Sandra Harkins, 974-3128, sandra.harkins@austintexas.gov
 Neighborhood Housing and Community Development
- 7. Rezoning: C14-2012-0123 - The Paloma**
 Location: 1123 E.11th Street, Waller Creek Watershed, Central East Austin NPA
 Owner/Applicant: 1123 Partners (Mark Vornberg)
 Agent: 1123 Partners (Mark Vornberg)
 Request: CS-1-NCCD-NP to CS-1-NCCD-NP, to change a condition of zoning
 Staff Rec.: **Recommend with conditions**
 Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov
 Planning and Development Review Department
- 8. 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

- 9. Final Plat/
Amended Plat:** **C8-2012-0162.0A - Christian Life Austin**
 Location: 4700 West Gate Boulevard, Williamson Creek Watershed, South Austin
 Combined (Westgate) NPA
 Owner/Applicant: Josh Reynolds
 Agent: Enabler Design Group (DeVon Wood)
 Request: Approval of Christian Life Austin composed of 1 lot on 4.71 acres
 Staff Rec.: **Disapproval**
 Staff: Planning & Development Review Department
- 10. Final
Plat/Resubdivision:** **C8-2012-0173.0A - Bockhorn Lot 1 Resubdivision**
 Location: 703 East 49th Street, Boggy Creek Watershed, Hyde Park NPA
 Owner/Applicant: JNJ Holdings, LP (Ty Ashford)
 Agent: Perales Engineering LLC (Jerry Perales, P.E.)
 Request: Approval of Bockhorn Lot 1 Resubdivision composed of 2 lots on 0.43
 acres
 Staff Rec.: **Disapproval**
 Staff: Planning & Development Review Department
- 11. Preliminary Plan:** **C8-2012-0164 - Highland**
 Location: Airport Boulevard, Tannehill Branch Watershed, Highland NPA
 Owner/Applicant: Austin Community College District (William (Bill) Mallane)
 Agent: Bury + Partners, Inc (Jonathan McKee)
 Request: Approval of Highland composed of 11 lots on 76.60 acres
 Staff Rec.: **Disapproval**
 Staff: Planning & Development Review Department
- 12. Final Plat/
Resubdivision:** **C8-2012-0171.0A - Fiskville Subdivision**
 Location: 10401 North IH 35 Service Road Northbound, Little Walnut Creek
 Watershed, Windsor Hills NPA
 Owner/Applicant: Saleem Memon
 Agent: PSCE, Inc. (Diane Bernal)
 Request: Approval of the Fiskville Subdivision composed of 3 lots on 0.262 acres
 Staff Rec.: **Disapproval**
 Staff: Planning & Development Review Department
- 13. Final Plat w/o
Preliminary:** **C8-2012-0165.0A - Moon Units Two Subdivision**
 Location: 2906 South 1st Street, East Bouldin Creek Watershed, Galindo NPA
 Owner/Applicant: Joseph Companies, LLC (Carter Joseph)
 Agent: Jim Bennett Consulting (Hector Avila)
 Request: Approval of the Moon Units Two Subdivision composed of 1 lot on 0.401
 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 14. Final Plat/ Resubdivision: C8-2012-0163.0A - Riverside II**
Location: East Riverside Drive, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: Bradsher Family Trust (Jack Bradsher)
Agent: Milestone Community Builders (Garrett Martin)
Request: Approval of Riverside II composed of 4 lots on 17.54 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. 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.