



**Planning Commission
January 8, 2013 @ 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 December 11, 2012.

C. PUBLIC HEARING

- 1. Plan Amendment:** **NPA-2011-0002.01 – Jaylee, Ltd.**
Location: 1601 & 1645 E. 6th Street, Lady Bird Lake Watershed, East Cesar Chavez NPA & Plaza Saltillo Station Area Plan
Owner/Applicant: Jaylee Ltd. (Jim Arnold)
Agent: Winstead PC (Amanda Swor)
Request: Specific Regulating District to Specific Regulating District
Staff Rec.: **Pending**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
- 2. Rezoning:** **C14-2011-0091 – Jaylee, Ltd.**
Location: 1601 & 1645 E. 6th Street, Lady Bird Lake Watershed, East Cesar Chavez NPA
Owner/Applicant: Jaylee, Ltd. (Jim Arnold)
Agent: Winstead PC (Amanda Swor)
Request: TOP-NP to TOD-NP-CURE
Staff Rec.: **Pending**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
- 3. Rezoning:** **C14-2012-0130 – 4TH & Guadalupe Rezoning**
Location: 401 Guadalupe Street, Town Lake Watershed, Downtown NPA
Owner/Applicant: LG Guadalupe, L.P. (Ben Pisklak), Austin Trust Company (Ann Graham & Susan Harris)
Agent: Armbrust & Brown, PLLC (Lynn Ann Carley)
Request: CBD to CBD-CURE
Staff Rec.: **RECOMMENDED**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department
- 4. 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

5. **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
6. **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 for Tract 1 & DMU-H-CO for Tract 2**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department
7. **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
8. **Site Plan Waiver:** **SP-2012-0212C – Tarrytown Place**
Location: 2314 Enfield Road, Johnson Creek Watershed, Central West Austin NPA
Owner/Applicant: Mehdi Asgharzadeh
Agent: Ghaddar & Associates (A.J. Ghaddar, P.E.)
Request: Approval of a waiver request from LDC Compatibility Standards section 25-2-1062(C) to encroach into the 15.5 foot side yard setback to 7.5 feet.
Staff Rec.: **Recommended**
Staff: Michelle Casillas, 974-2024, michelle.casillas@austin.texas.gov;
Planning and Development Review Department

- 9. Street Vacation: F#9132-1210**
 Owner/Applicant: UP-32nd Street Hospitality, LLC
 Agent: Jones & Carter, Inc. (Gemsong Perry)
 Request: Vacation of Right-of-Way adjacent to 921 Luther Lane
 Staff Rec.: **Recommended**
 Staff: Jennifer Grant, 974-7991, jennifer.grant@austintexas.gov;
 Office of Real Estate Services
- 10. Final Plat w/Preliminary: C8-2012-0164.1A – Highland-Phase A**
 Location: Airport Blvd., Tannehill Branch Watershed, Highland NPA
 Owner/Applicant: Austin Community College District (William (Bill) Mullane)
 Agent: Bury & Partners Inc. (Jonathan McKee)
 Request: Approval of the Highland-Phase A composed of 0 lots (right-of-way) on 7.45 acres.
 Staff Rec.: **DISAPPROVAL**
 Staff: Planning and Development Review Department
- 11. Final Plat/Amended Plat: C8-2012-0186.0A – 1512 Forest Trail Apartments**
 Location: 1512 Forest Trail, Johnson Creek Watershed, West Austin Neighborhood Group NPA
 Owner/Applicant: 1512 Forest Trail LLC (Bryan Cumby)
 Agent: Noble Surveying & Engineering Works (Tres Howlan, III, P.E.)
 Request: Approval of the 1512 Forest Trail Apartments composed of 2 lots on 0.79 acres.
 Staff Rec.: **DISAPPROVAL**
 Staff: Planning and Development Review Department
- 12. Final Plat/Resubdivision: C8-2012-0182.0A – Graham’s Subdivision; Resubdivision of a portion of Lot 4**
 Location: 2814 San Pedro Street, Shoal Creek Watershed, West University NPA
 Owner/Applicant: Joseph Cater
 Agent: Jim Bennett Consulting (Hector Avila)
 Request: Approval of the Graham's Subdivision; Resubdivision of a portion of Lot 4 composed of 3 lots on 0.525 acres.
 Staff Rec.: **DISAPPROVAL**
 Staff: Planning and Development Review Department

- 13. Final** **C8-2012-0184.0A – Chandler and Carleton Subdivision**
Plat/Resubdivision:
Location: 1012 E. 15th Street, Waller Creek Watershed, Central East Austin NPA
Owner/Applicant: Calavan Family Partnership (Brooks Calavan)
Agent: Perales Engineering LLC (Jerry Perales, P.E.)
Request: Approval of the Chandler and Carleton Subdivision composed of 2 lots on 0.195 acres.

Staff Rec.: **DISAPPROVAL**
Staff: Planning and Development Review Department
- 14. Final** **C8-2012-0188.0A – Theodore Low Heights Second Resubdivision of a**
Plat/Resubdivision: portion of Block 33
Location: 4012 Valley View Road, West Bouldin Creek Watershed, South Lamar NPA
Owner/Applicant: Townbridge Homes, LLC (Aaron M. Levy)
Agent: Genesis 1 Engineering Co. (George Gonzalez)
Request: Approval of Theodore Low Heights Second Resubdivision of a portion of Block 33 composed of 4 lots on 0.97 acres.

Staff Rec.: **DISAPPROVAL**
Staff: Planning and Development Review Department
- 15. Final** **C8-2012-0180.0A – Enfield E Lots 47 & 48; Resubdivision**
Plat/Resubdivision:
Location: 1715 Enfield Road, Town Lake Watershed, Old West Austin NPA
Owner/Applicant: JEAE Family Limited Partnership (Jeff Blatt)
Agent: Thrower Design (Ron Thrower)
Request: Approval of the Enfield E Lots 47 & 48; Resubdivision composed of 2 lots on 0.383 acres.

Staff Rec.: **DISAPPROVAL**
Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. Code Amendment: Initiate a Code Amendment – Barton Springs Pool, General Grounds Improvements**
Owner/Applicant: City of Austin
Request: Discussion and possible action to initiate an ordinance to allow site specific amendments and variances, as related to Barton Springs Pool general grounds improvements

Staff: Liz Johnston, 974-1218, liz.johnston@austintexas.gov;
Planning and Development Review Department

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.