



**Planning Commission  
January 22, 2013 @ 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 January 8, 2013.

## C. PUBLIC HEARING

### 1. Briefing and

#### Possible Action:

Request: Update on resources and initiatives to address affordable housing.  
Staff: Rebecca Giello, 974-3045, rebecca.giello@austintexas.gov  
Assistant Director, Neighborhood Housing and Community Development

### 2. Code Amendment: **C20-2012-013 - Downtown Parking Requirements**

Owner/Applicant: City of Austin

Agent: Planning and Development Review Department (George Zapalac)

Request: Amend Chapter 25 of the City Code pertaining to downtown parking and loading requirements.

Staff Rec.: **Recommended**

Staff: George Zapalac, 974-2725, george.zapalac@austintexas.gov  
Planning and Development Review Department

### 3. Code Amendment: **C20-2011-023 - Bicycle Parking**

Owner/Applicant: City of Austin

Agent: Public Works Department (Annick Beaudet)

Request: Amend Chapter 25 of the City Code to clarify definitions, standards, and regulations, as related to bicycle parking.

Staff Rec.: **Recommended**

Staff: Annick Beaudet, 974-6505, annick.beaudet@austintexas.gov  
Public Works Department

### 4. Code Amendment: **C20-2012-017 - Rainey Street Historic District Density and Height**

Owner/Applicant: City of Austin

Agent: Planning and Development Review Department (Alyson McGee)

Request: Amend Chapter 25-2-739 of the City Code, to encourage relocating historically significant buildings to appropriate locations outside of the Subdistrict in lieu of demolishing them.

Staff Rec.: **Recommended**

Staff: Alyson McGee, 974-7801, alyson.mcgee@austintexas.gov  
Planning and Development Review Department

5. **Code Amendment:** **C20-2012-023 - Water and Wastewater Reimbursement and Cost**  
Owner/Applicant: City of Austin  
Agent: Austin Water Utility (Bart Jennings)  
Request: Amend Chapter 25-9 of the City Code with regard to the City's cost reimbursement and cost participation of certain water and wastewater infrastructure that is oversized at the request of the City.  
  
Staff Rec.: **Recommended**  
Staff: Bart Jennings, 972-0118, bart.jennings@austintexas.gov  
Austin Water Utility
6. **Code Amendment:** **C20-2011-032 - Land Uses in DMU Zoning**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (Greg Dutton)  
Request: Amend Chapter 25-2-491 of the City Code relating to permitted, conditional, and prohibited uses in the downtown mixed use (DMU) zoning district designation, to make electronic prototype assembly and electronic testing conditional uses.  
  
Staff Rec.: **Recommended**  
Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov  
Planning and Development Review Department
7. **Code Amendment:** **C20-2012-016 - Temporary Outdoor Public Assembly**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (Greg Dutton)  
Request: Amend Chapter 25-2-921 of the City Code relating to temporary outdoor public assembly, to allow religious and educational institutions to hold temporary outdoor public assemblies.  
  
Staff Rec.: **Recommended**  
Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov  
Planning and Development Review Department
8. **Code Amendment:** **C20-2012-003 - Cocktail Lounges in the Rainey Street Waterfront Overlay Subdistrict**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (Greg Dutton)  
Request: Amend Chapter 25-2-692 of the City Code relating to uses in the Rainey Street Waterfront Overlay Subdistrict, to make cocktail lounge a conditional use for properties zoned CBD that are within the Rainey Street Waterfront Overlay Subdistrict.  
  
Staff Rec.: **Recommended**  
Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov  
Planning and Development Review Department

- 9. Code Amendment: C20-2012-010 - Amphitheater**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (Greg Dutton)  
Request: Amend Chapter 25 of the City Code, to make amphitheater structures a conditional structure in all zoning districts.  
Staff Rec.: **Recommended**  
Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov  
Planning and Development Review Department
- 10. Plan Amendment: NPA-2012-0022.01 - 518 E Oltorf Street**  
Location: 518 East Oltorf Street, Blunn Creek Watershed, Greater South River City Combined (South River City) NPA  
Owner/Applicant: Jimmy Nassour/Howard A. Ramey and Michael R. McWatters  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: Office to Commercial land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
Planning and Development Review Department
- 11. Rezoning: C14-2012-0116 - 518 E Oltorf Street**  
Location: 518 East Oltorf Street, Blunn Creek Watershed, Greater South River City Combined (South River City) NPA  
Owner/Applicant: Jimmy Nassour/Howard A. Ramey and Michael R. McWatters  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: GO-NP to GR-NP  
Staff Rec.: **Recommendation of LR-CO-NP, with conditions**  
Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov  
Planning and Development Review Department

- 12. Plan Amendment: NPA-2012-0015.01 - Street and Bridge Operations Central District Office**  
 Location: 3511 Manor Road, Tannehill Branch Watershed, East MLK Jr. Combined NPA  
 Owner/Applicant: City of Austin.  
 Agent: Public Works Department (Peter Davis)  
 Request: Mixed Use to Civic land use  
 Staff Rec.: **Recommended. (Staff requests postponement to 2/12/2013)**  
 Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
 Planning and Development Review Department
- 13. Rezoning: C14-2012-0140 - Street and Bridge District Office**  
 Location: 3511 Manor Road, Tannehill Branch Watershed, East MLK Combined NPA  
 Owner/Applicant: City of Austin  
 Agent: Public Works Department (Peter Davis)  
 Request: GR-NP, GR-V-NP to CS-MU-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov  
 Planning and Development Review Department
- 14. Plan Amendment: NPA-2012-0021.01 - 1100 Manlove St. NPA**  
 Location: 1100 Manlove Street, Harper's Branch Watershed, East Riverside/Oltorf Combined NPA  
 Owner/Applicant: John Schuler c/o Schuler Family Trust of 1998  
 Agent: Thrower Design (A. Ron Thrower)  
 Request: Single Family to Neighborhood Mixed Use land use  
 Staff Rec.: **Not Recommended. (Applicant requests postponement to 4/23/2013 to work with neighborhood and to file rezoning on the property)**  
 Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
 Planning and Development Review Department
- 15. Plan Amendment: NPA-2012-0023.01 - Promiseland**  
 Location: 1504 East 51<sup>st</sup> Street, Tannehill Branch Watershed, University Hills/Windsor Park NPA  
 Owner/Applicant: The World of Pentecost, Inc./HCM, LLC (Shules Hersh)  
 Agent: Hughes Capital Management, Inc. (Trac Bledsoe)  
 Request: Civic to Mixed Use land use  
 Staff Rec.: **Recommended. (Applicant requests postponement to 2/26/2013, because out of town on 1/22/2013)**  
 Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
 Planning and Development Review Department

- 16. Restrictive Covenant Amendment:** **C14-85-288.45(RCA2) - Covered Bridge Planned Unit Development**
- Location: 6714 Covered Bridge Drive, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA
- Owner/Applicant: PPF AMLI Covered Bridge Drive, LLC; CBAL Whitecrowe LLC; Covered Bridge Section 8, LLC
- Agent: Thrower Design (Ron Thrower)
- Request: To Amend the Public Restrictive Covenant
- Staff Rec.: **Recommended**
- Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov  
Planning and Development Review Department
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- 17. Rezoning:** **C814-2012-0055 - Covered Bridge Planned Unit Development**
- Location: 6714 Covered Bridge Drive, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA
- Owner/Applicant: PPF AMLI Covered Bridge Drive, LLC; CBAL Whitecrowe LLC; Covered Bridge Section 8, LLC
- Agent: Thrower Design (Ron Thrower)
- Request: GR-NP, GR-CO-NP, MF-1-NP, SF-6-NP, and RR-NP to PUD-NP
- Staff Rec.: **Recommended with conditions by the Environmental Board**
- Staff: **Recommended with conditions**  
Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov  
Planning and Development Review Department
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- 18. Restrictive Covenant Termination:** **C14-74-145(RCT) - 500 South Third**
- Location: 500 South 3<sup>rd</sup> Street, Town Lake Watershed, Bouldin Creek NPA
- Owner/Applicant: Michael Martin
- Agent: Vaughn & Associates (Rick Vaughn)
- Request: To terminate the Public Restrictive Covenant
- Staff Rec.: **Recommended**
- Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov  
Planning and Development Review Department

- 19. Rezoning:** **C14-2012-0083 - Cirrus Rezoning**  
 Location: 800 West 6<sup>th</sup> Street & 602-702 West Avenue, Shoal Creek Watershed, Downtown NPA  
 Owner/Applicant: Cirrus Logic, Inc. (Thurman Case)  
 Agent: Armbrust & Brown, PLLC (Amanda Morrow)  
 Request: DMU-CO-CURE to DMU-CURE for Tract 1, and LO & GO to DMU for Tract 2  
 Staff Rec.: **Recommendation of DMU-CURE for Tract 1 & DMU-CO for Tract 2**  
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
 Planning and Development Review Department
- 20. Rezoning:** **C14-2012-0146.SH - 1044 Norwood Park Blvd.**  
 Location: 1044 Norwood Park Boulevard, Little Walnut Creek Watershed, Heritage Hills/Windsor Hills NPA  
 Owner/Applicant: DBSI Village at Norwood, LLC (Congrad Myers)  
 Agent: Conley Engineering (Carl Conley)  
 Request: GR-CO-NP to CH-NP  
 Staff Rec.: **Recommendation of CH-CO-NP, with conditions**  
 Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov  
 Planning and Development Review Department
- 21. Rezoning:** **C14-2012-0147 - 2025 E. 7th Street**  
 Location: 2025 E. 7<sup>th</sup> Street, Lady Bird Lake Watershed, Holly NPA  
 Owner/Applicant: American Bank of Texas (Art Carpenter)  
 Agent: Gibson Lamar Partners, LP (Art Carpenter)  
 Request: CS-MU-CO-NP to CS-MU-CO-V-NP  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov  
 Planning and Development Review Department
- 22. Rezoning:** **C14H-2012-0005 - Webb-Shaw Building**  
 Location: 214 E. 6<sup>th</sup> Street, Waller Creek Watershed, Downtown NPA  
 Owner/Applicant: Doug Guller, applicant  
 Request: CBD to CBD-H  
 Staff Rec.: **Recommended**  
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@austintexas.gov  
 Planning and Development Review Department

- 23. Rezoning:** **C14-2012-0141 - North Loop Pub**  
 Location: 100 E. North Loop Boulevard, Waller Creek Watershed, North Loop NPA  
 Owner/Applicant: Timmerman Properties (Terrell Timmerman)  
 Agent: Bleyl Interests, Inc. (Vince Huebinger)  
 Request: GR-CO-NP to CS-1-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
 Planning and Development Review Department
- 24. Partial Plat Vacation:** **C8-07-0043.01.3A(VAC) - Avery Station Section 1A, Phase 1**  
 Location: Lakeline Boulevard and Lyndhurst Street, Lake Creek Watershed, Lakeline (Northwest Park and Ride) TOD  
 Owner/Applicant: Northwoods Avery Ranch LLC (Gary Newman)  
 Agent: Bury & Partners (Johnathan Fleming)  
 Request: To vacate Lots 1 and 2 of Block 1 Avery Station Section 1A, Phase 1  
 Staff Rec.: **Recommended**  
 Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov  
 Planning and Development Review Department
- 25. Preliminary Plan:** **C8J-2012-0110 - The Preserve at Thomas Springs Road**  
 Location: 6701 Thomas Springs Road, Williamson Creek/Barton Creek Watersheds-Barton Springs Zone, West Oak Hill NPA  
 Owner/Applicant: GSLS, LP (Richard Furtado)  
 Agent: Civil Land Group (Gregory Ulcak)  
 Request: Approval of The Perserve at Thomas Springs Road composed of 33 lots for single-famly use on 38.465 acres.  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov  
 Planning and Development Review Department
- 26. Resubdivision:** **C8-2012-0099.0A - Resubdivision of Lot 3, Block 2, Henry Ulit's Subdivision of Outlots 29 & 30, Division B**  
 Location: 2700 E. 12<sup>th</sup> Street, Boggy Creek Watershed, Chestnut NPA  
 Owner/Applicant: Therese & Ray McQuary  
 Agent: Texas Design Interests, LLC (Jeff Shindler)  
 Request: Approve the resubdivision of one lot into 3 lots on 0.298 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov  
 Planning and Development Review Department



- 27. Final Plat w/Preliminary:** **C8-04-0043.06.1A.SH - Mueller Section II-C Phase 1 Final Plat**  
 Location: 3600 Manor Road, Tannehill Branch/Boggy Creek Watersheds, RMMA  
 Owner/Applicant: COA-Redevelopment Services Office (Pam Hefner)  
 Agent: Bury & Partners (Jonathan Fleming)  
 Request: Approval of the Mueller Section II-C Phase 1 Final Plat composed of 5 lots on 5.513 acres.  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov  
 Planning and Development Department
- 28. Final Plat/Resubdivision:** **C8-2012-0136.0A - Crest Haven Addition Lot 23; Resubdivision**  
 Location: 1912 E M Franklin Avenue, Tannehill Branch Watershed, East MLK NPA  
 Owner/Applicant: Urban Ventures (Ross Cole)  
 Agent: Hector Avila  
 Request: Approval of the Crest Haven Addition Lot 23; Resubdivision, a resubdivision of 2 lots into 4 lots on 1.0 acre. **VARIANCE:** A variance to Section 25-4-175 is being requested to allow the use of a flag lot in an existing residential subdivision.  
 Staff Rec.: **Recommended**  
 Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov  
 Planning and Development Review Department
- 29. Final Plat:** **C8-2013-0002.0A - Bockhorn Lot 1; Resubdivision**  
 Location: 703 E. 49<sup>th</sup> 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 the Bockhorn Lot 1; Resubdivision composed of 2 lots on 0.43 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 30. Final Plat:** **C8-2012-0191.0A - Banister Acres Subdivision; Resubdivision of Lot 16, Block 5**  
 Location: 4402 Banister Lane, West Bouldin Creek Watershed, South Austin Combined NPA (South Manchaca)  
 Owner/Applicant: Leighton & Michael Moore  
 Agent: Genesis 1 Engineering Co. (George Gonzalez)  
 Request: Approval of the Banister Acres Subdivision; Resubdivision of Lot 16 Block 5, composed of 3 lots on 0.5 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 31. Final Plat w/Preliminary:** **C8-2013-0004.0A - South Shore Retail Replat & Subdivision Plat**  
 Location: 1900 E. Riverside Drive, Town Lake Watershed, Riverside NPA  
 Owner/Applicant: GRAYCO SS LAND 2011 LP. (John J. Gray)  
 Agent: Pape-Dawson Engineers (James R. McCann, P.E.)  
 Request: Approval of the South Shore Retail Replat & Subdivision Plat composed of 1 lot on 4.948 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 32. Final Plat; Previously Unplatted:** **C8-2012-0189.0A - 4515 S. 3rd Street Subdivision**  
 Location: 4515 South 3<sup>rd</sup> Street; Williamson Creek Watershed, South Austin Combined NPA (South Manchaca)  
 Owner/Applicant: Sanda Eames  
 Agent: Austin Civil Engineering., Inc. (Hunter Shadburne)  
 Request: Approval of the 4515 S. 3rd Street Subdivision composed of 2 lots on 0.599 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 33. Final Plat; Replat:** **C8-2013-0001.0A - Tuttle Addition; Replat**  
 Location: 608 Baylor Street, Town Lake Watershed, Old West Austin NPA  
 Owner/Applicant: Marc & Janice Burckhardt; Tyson & Nicole Caspers Tuttle  
 Agent: Crocker Consultants (Sarah Crocker)  
 Request: Approval of the Tuttle Addition; Replat composed of 2 lots on 0.898 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

## **D. NEW BUSINESS**

- 1. New Business:** **Initiate a Code Amendment - Neighborhood Plan Amendment Changes**  
Owner/Applicant: City of Austin  
Request: Amend Chapter 25-1 of the City of Austin Land Development Code to change the requirements for neighborhood plan amendment procedures.  
Staff: Stevie Greathouse, 974-7226, [stevie.greathouse@austintexas.gov](mailto:stevie.greathouse@austintexas.gov)  
Planning and Development Review Department
  
- 2. New Business:**  
Request: Discussion and possible action on Planning Commission's role in the Land Development Code Revision Project. A). Should a member of the Planning Commission serve on the Advisory Group? B). Which Planning Commission Committee should be primarily responsible for reviewing proposed code revisions: 1) Codes & Ordinances Committee 2) Comprehensive Plan Committee?

## **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.