



**Planning Commission  
February 26, 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 12, 2013.

## C. PUBLIC HEARING

- 1. Briefing:                      Parking Reduction Incentive Program**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (George Zapalac)  
Request: Briefing on pilot program to allow parking reductions for projects which implement motor vehicle travel reduction strategies.  
Staff: George Zapalac, 974-2724, [george.zapalac@austintexas.gov](mailto:george.zapalac@austintexas.gov); Planning and Development Review Department
- 2. 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](mailto:annick.beaudet@austintexas.gov); Public Works Department
- 3. 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](mailto:alyson.mcgee@austintexas.gov); Planning and Development Review Department
- 4. Code Amendment:        C20-2013-001 – Barton Springs Pool General Grounds Improvements**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (Liz Johnston)  
Request: Amend Chapter 25-8 to allow site specific amendments and variances, as related to Barton Springs Pool general grounds improvements.  
Staff Rec.: **RECOMMENDED**  
Staff: Liz Johnston, 974-1218, [liz.johnston@austintexas.gov](mailto:liz.johnston@austintexas.gov); Planning and Development Review Department

- 5. 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.: **RECOMMENDED**  
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
 Planning and Development Review Department
- 6. Rezoning: C14-2012-0109 - Sunflower**  
 Location: 1201 Robert E Lee Road, Lady Bird Lake Watershed, South Lamar Combined (Zilker) NPA  
 Owner/Applicant: Joe Joseph Jr.  
 Agent: Vinson Radke Investments (Steven Radke)  
 Request: SF-3 to SF-6  
 Staff Rec.: **RECOMMENDED; Applicant requests postponement to March 26, 2013.**  
 Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov  
 Planning and Development Review Department
- 7. Conditional Use Permit & Variance: SP-2012-0338CT – TPPF (Texas Public Policy Foundation)**  
 Location: 901 Congress Avenue, Lady Bird Lake Watershed, Downtown NPA  
 Owner/Applicant: Texas Public Policy Foundation  
 Agent: Big Red Dog Engineering (Bob Brown)  
 Request: (1) Approve off-site parking for an office building in the CBD zoning district, and (2) Approve a variance from providing a trash receptacle location, including space for a vehicle to empty the receptacle, and from providing an off-street loading facility.  
 Staff Rec.: **Recommended with Conditions**  
 Staff: Michael Simmons-Smith, 974-1225, michael.simmons-smith@austintexas.gov  
 Planning and Development Review Department

- 8. Conditional Use Permit & Waiver:** **SPC-2012-0329A – Truck Leasing & Transportation Terminal**  
Location: 907 East St. John’s Avenue, Buttermilk Branch Watershed, St. John NPA  
Owner/Applicant: Bright Leasing Corp. c/o Penske Truck Leasing Co. L.P.  
Agent: Abdul K. Patel/ Rey Cedillo  
Request: Approval of a conditional use permit to allow a transporation terminal within the CS, General Commercial Services zoning district. Waiver: Request to allow a a parking area and driveway within 25 feet of a lot that is in a SF-5 or more restrictive zoning district [LDC Sec. 25-2-1067(G)(1)].  
Staff Rec.: **RECOMMENDED**  
Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov  
Planning and Development Review Department
- 9. Resubdivision:** **C8-2012-0093.0A – Resubdivision of Lots 4 & 5, Zilker Hills**  
Location: 2010 Rabb Glen Street, West Bouldin Creek Watershed, South Lamar Combined (Zilker) NPA  
Owner/Applicant: 2101 Rabb Glen, LLC (Scott Turner)  
Agent: Axiom Engineers, Inc. (Alan Rhames)  
Request: Approval of the Resubdivision of Lots 4 & 5, Zilker Hills, a resubdivision of 2 lots into 4 lots on 0.796 acres. **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: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov  
Planning and Development Review Department
- 10. Preliminary Plan Revision:** **C8-07-0043.02 – Avery Station Preliminary Plan**  
Location: North Lakeline Blvd and Lyndhurst Street, South Brushy Creek Watershed, Lakeline TOD  
Owner/Applicant: Northwoods Avery Ranch LLC (Gary Newman)  
Agent: Bury & Partners, Inc. (David Miller)  
Request: Approval of the Northwoods at Lakeline Preliminary Plan revision composed of 405 lots on 187.93 acres  
Staff Rec.: **RECOMMENDED**  
Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov  
Planning and Development Review Department

- 11. Preliminary Plan: C8-2013-0019 – Airport Gateway**  
Location: 7020 ½ East Ben White Boulevard Westbound, Carson Creek Watershed, Southeast NPA  
Owner/Applicant: Airport Gateway, LP (Kenneth Satterlee)  
Agent: Bury + Partners, Inc. (Jonah Mankovsky)  
Request: Approval of Airport Gateway composed of 9 lots on 60.261 acres.  
Staff Rec.: **DISAPPROVAL**  
Staff: Planning and Development Review Department
- 12. Final Plat Resubdivision: C8-2013-0016.0A – Lot 3 & 14 of Banister Acres**  
Location: 4408 Banister Lane, Williamson Creek Watershed, South Manchaca NPA  
Owner/Applicant: Leighton Moore  
Agent: Genesis I Engineering Co. (George Gonzalez)  
Request: Approval of Lots 3 & 14 of Banister Acres composed of 4 lots on 1.02 acres  
Staff Rec.: **DISAPPROVAL**  
Staff: Planning and Development Review Department
- 13. Final Plat Resubdivision: C8-2013-0014.0A – Chandler and Carleton Subdivision**  
Location: 1012 East 15<sup>th</sup> 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 Plat: C8-2013-0017.0A.SH – Walton Place**  
Location: 1123 Walton Lane, Boggy Creek Watershed, Johnston Terrace NPA  
Owner/Applicant: Christopher Ruiz  
Agent: Christopher Ruiz  
Request: Approval of Walton Place composed of 4 lots on 0.800 acres.  
Staff Rec.: **DISAPPROVAL**  
Staff: Planning and Development Review Department

- 15. Final Plat Resubdivision: C8-2012-0013.0A – Sidon Harris Resubdivision**  
Location: 201 East 34<sup>th</sup> Street, Waller Creek Watershed, North University NPA  
Owner/Applicant: Valerie Bauhofer; Farzad Bozorgmehr  
Agent: Farzad Bozorgmehr  
Request: Approval of the Sidon Harris Resubdivision composed of 2 lots on 0.2020 acres  
Staff Rec.: **DISAPPROVAL**  
Staff: Planning and Development Review Department
- 16. Final Plat Resubdivision: C8-2013-0018.0A – Marlo Heights Section 2, Block 3, Lot 5; Resubdivision**  
Location: 4624 Marlo Drive, Tannehill Branch Watershed, East MLK Combined (Pecan Springs-Springdale) NPA  
Owner/Applicant: Judith Gordon Frost  
Agent: Tre & Assoc, Inc (Marc Dickey)  
Request: Approval of Marlo Heights Section 2, Block 3, Lot 5; Resubdivision composed of 2 lots on 0.405 acres  
Staff Rec.: **DISAPPROVAL**  
Staff: Planning and Development Review Department

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

- 1. New Business: Initiate a Code Amendment – Urban Farms**  
Owner/Applicant: City of Austin  
Request: Amend Chapter 25-2 of the City of Austin Land Development Code to clarify, update, and revise regulations related to urban farms, livestock, size of farm, employees and dwelling.  
Staff: Greg Dutton, 974-3509, [greg.dutton@austintexas.gov](mailto:greg.dutton@austintexas.gov); Planning and Development Review Department
- 2. New Business: Initiate a Code Amendment – Temporary Signs**  
Owner/Applicant: City of Austin  
Request: Amend Chapter 25-10 of the City of Austin Land Development Code to allow temporary signs downtown for special events.  
Staff: Greg Dutton, 974-3509, [greg.dutton@austintexas.gov](mailto:greg.dutton@austintexas.gov); Planning and Development Review Department

- 3. New Business:**                    **Working Group – Definition of a Bedroom**  
Request:                                Discussion and possible action on formation of a working group to address issues around how a bedroom is defined in the City Code.

## **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.