



**Planning Commission
March 12, 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

Executive Session:

Request: Discuss legal issues related to development regulations applicable to City Code Chapter 25-1 relating to project duration and project dormancy (private consultation with legal counsel pursuant to Section 551.071 of the Government Code).

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 February 26, 2013.

C. PUBLIC HEARING

1. Code Amendment:

Request: Conduct a public hearing and consider an ordinance amending City Code Chapter 25-1 relating to project duration and project dormancy, initiating code amendments to Chapter 25-1 relating to vested rights applications, and declaring an emergency.

Staff: Greg Guernsey, 512-974-2387; greg.guernsey@austintexas.gov;
Director of Planning and Development Review Department

2. Briefing:

Owner/Applicant: City of Austin

Agent: Planning and Development Review Department (Greg Dutton)

Request: Briefing on proposed recommendations to amend Chapter 13 and Chapter 25 of the City Code, as related to heli-facilities.

Staff: Greg Dutton, 512-974-3509; greg.dutton@austintexas.gov;
Planning and Development Review Department

3. 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, 512- 974-3509; greg.dutton@austintexas.gov;
Planning and Development Review Department

4. Code Amendment: **C20-2013-0003 – Conservation Single Family Residential**

Owner/Applicant: City of Austin

Agent: Planning and Development Review Department (Greg Dutton)

Request: Amend Chapter 25-2 of the City Code to re-insert a section of code pertaining to conservation single family residential use that was inadvertently removed.

Staff Rec.: **Recommended**

Staff: Greg Dutton, 512- 974-3509; greg.dutton@austintexas.gov;
Planning and Development Review Department

5. **Code Amendment: C20-2011-031 – Subchapter F Ceiling Height**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Greg Dutton)
Request: Amend Chapter 25-2 of the City Code to re-insert a section of code pertaining to a provision in Subchapter F regarding 15 foot ceiling heights, which was inadvertently removed.

Staff Rec.: **Recommended**
Staff: Greg Dutton, 512-974-3509; greg.dutton@austintexas.gov; Planning and Development Review Department
6. **Variance: Tree 507 W. 23rd**
Permit ROW ID: 10884861
Location; 507 W. 23rd Street, Shoal Creek Watershed, Central Austin Combined (West University) NPA

Owner/Applicant: Mike McHone
Agent: Mike McHone
Request: Variance from LDC 25-8-641 to allow removal of a heritage tree
Staff Rec.: **Recommended under conditions**
Staff: Keith Mars, 512-974-2755; Keith.Mars@austintexas.gov; Planning and Development Review Department
7. **Variance: Tree 2818 Rio Grande**
Permit ROW ID: 10827869
Location; 2818 Rio Grande, Shoal Creek Watershed, Central Austin Combined (West University) NPA

Owner/Applicant: Mike McHone
Agent: Mike McHone
Request: Variance from LDC 25-8-641 to allow removal of a heritage tree
Staff Rec.: **Recommended**
Staff: Keith Mars, 512-974-2755; keith.mars@austintexas.gov; Planning and Development Review Department

8. **Rezoning:** **C814-2012-0160 – 211 S. Lamar**
Location: 211 S. Lamar Boulevard, Lady Bird Lake Watershed, South Lamar
Combined NPA
Owner/Applicant: Post Paggi, LLC
Agent: Winstead PC (Amanda Swor)
Request: CS & CS-V to PUD
Staff Rec.: **Recommended; Staff requests a postponement until March 26, 2013.**
Staff: Lee Heckman, 512-974-7604; lee.heckman@austintexas.gov;
Planning and Development Review Department
9. **Rezoning:** **C14-2012-0100 – Woodland Commercial Park**
Location: 1640 South IH-35 Service Road, Harper's Branch Watershed, South River
City Combined NPA
Owner/Applicant: Woodland I-35 LP
Agent: Brown McCarroll LLP (Nikelle Meade)
Request: GR-CO-NP to CS-CO-NP
Staff Rec.: **Recommended with Conditions. Applicant requests postponement
until April 9, 2013.**
Staff: Lee Heckman, 512-974-7604; lee.heckman@austintexas.gov;
Planning and Development Review Department
10. **Conditional Use Permit:** **SPC-2012-0441A – 7th & Rio Grande**
Location: 615 West 7th Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Behringer Harvard Rio Project Owner LP (Brett Rhode)
Agent: Winstead, P.C. (John Donisi)
Request: Approve on-site commercial parking for a building in the CBD-CO-
CURE/CBD-CO zoning districts
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788; Christine.Barton-Holmes@austintexas.gov; Planning and Development Review Department

- 11. Conditional Use Permit & Variance:**
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 a conditional use permit for off-site parking for an office building in the CBD zoning district, and (2) approve a variance from providing a loading space for a vehicle to empty a trash receptable, and from providing an off-street loading facility.

Staff Rec.: **Recommended**
Staff: Michael Simmons-Smith, 512-974-1225; Michael.Simmons-Smith@austintexas.gov; Planning and Development Review Department
- 12. Conditional Use Permit & Waiver:**
Location: 907 East St. John's Avenue, Buttermilk Branch Watershed, St. John's 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 zonining district [LDC Sec. 25-2-1067(G)(1)].

Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 512-974-2863; nikki.hoelter@austintexas.gov; Planning and Development Review Department
- 13. Resubdivision:**
Location: 8833 Georgian Drive, Little Walnut Creek Watershed, Georgian Acres NPA
Owner/Applicant: Luis Calderon Jaimes & Maria Felix Jaimes
Agent: Hector Avila
Request: Approval of the Georgian Acres, Lot 2, Block D; Resubdivision composed of 4 lots on 0.765 acres.

Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404; cesar.zavala@austintexas.gov; Planning and Development Review Department

- 14. Final Plat/with Prelim:** **C8-07-0043.02.1A – Avery Station Section II B**
Location: 10239 Lakeline Boulevard, South Brushy Creek Watershed, Lakeline TOD
Owner/Applicant: Northwoods Avery Ranch LLC (Gary L. Newman)
Agent: Bury + Partners (Jonathan Fleming)
Request: Approval of Avery Station Section II B composed of 97 single family lots and 4 open space/drainage lots on 21.827 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 512-974-6455; David.Wahlgren@austintexas.gov; Planning and Development Review Department
- 15. Final Plat w/Preliminary:** **C8-06-0133.01.1A.SH – Goodnight Ranch Section Two**
Location: East Slaughter Lane, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch GP (David Mahn)
Agent: Travis County (Tom Nuckols)
Request: Approval of the Goodnight Ranch Section Two composed of 1 lot on 30.935 acres.
Staff Rec.: **DISAPPROVAL**
Staff: Planning and Development Review Department
- 16. Final Plat:** **C8-2013-0028.0A – 4515 S. 3rd Street Subdivision**
Location: 4515 S. 3rd Street, Williamson Creek Watershed, South Manchaca NPA
Owner/Applicant: Sanda Eames
Agent: Austin Civil Engineering (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
- 17. Preliminary Plan:** **C8-2013-0022 – Circle C Ranch Tract 8A**
Location: SH 45 Eastbound, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Standard Pacific Homes (Jay Byler)
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
Request: Approval of the Circle C Ranch Tract 8A composed of 38 lots on 18.3325 acres.
Staff Rec.: **DISAPPROVAL**
Staff: Planning and Development Review Department

18. Final Plat; Resubdivision: **C8-2013-0024.0A – Lot 1 Block 6 Banister Acres; Resubdivision of**
Location: 4400 Gillis Street, Williamson Creek Watershed, South Manchaca NPA
Owner/Applicant: Dan Day Homes (Dan Day)
Agent: Real Estate (Michael McHone)
Request: Approval of Lot 1 Block 6 Banister Acres; Resubdivision composed of 3 lots on 0.4999 acres.
Staff Rec.: **DISAPPROVAL**
Staff: Planning and Development Review Department

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on directing Staff to initiate a rezoning case for property located at 1311 East 12th Street.

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.