



**Planning Commission
March 26, 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 March 12, 2013.

C. PUBLIC HEARING

- 1. Presentation and possible action:**

Request: Presentation on Aligning Roadway Design Criteria with Imagine Austin.
Staff: Gary W. Schatz, Assistant Director, 512-974-7189,
gary.schatz@austintexas.gov;
Transportation Management, Austin Transportation Department
- 2. Code Amendment:** **C20-2012-020 – Waterfront Overlay Boundary**

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Greg Dutton)
Request: Amend Chapter 25-2 of the City Code to modify regulations of the Waterfront Overlay District - Auditorium Shores and Butler Shores Subdistricts.

Staff Rec.: **Recommended**
Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov;
Planning and Development Review Department
- 3. Code Amendment:** **C20-2011-027 – Subchapter E Changes**

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (George Adams)
Request: Amend Chapter 25-2 of the City Code to make clarifications, revisions, updates and additions to Subchapter E.

Staff Rec.: **Recommended**
Staff: George Adams, 974-2146, george.adams@austintexas.gov;
Planning and Development Review Department
- 4. 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

5. **Code Amendment:** **C20-2013-004 – Plaza Saltillo**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Christine Freundl)
Request: Amend Chapter 25-2 of the City Code to allow indoor entertainment as a conditional use in the TOD Mixed Use zoning category.

Staff Rec.: **Recommended**
Staff: Christine Freundl, 974-2868, christine.freundl@austintexas.gov;
Planning and Development Review Department
6. **Code Amendment:** **C20-2012-005 – North Burnet Gateway; Two-story minimum**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Christine Freundl)
Request: Amend Chapter 25-2 of the City Code to provide clarification to the definition of "two-story minimum" within the North Burnet Gateway Zoning District.

Staff Rec.: **Recommended**
Staff: Christine Freundl, 974-2868, christine.freundl@austintexas.gov;
Planning and Development Review Department
7. **Code Amendment:** **C20-2012-006 – North Burnet Gateway; Sign Regulations**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Christine Freundl)
Request: Amend Chapter 25-2 of the City Code, regarding provisions of the North Burnet Gateway District sign regulations.

Staff Rec.: **Recommended**
Staff: Christine Freundl, 974-2868, christine.freundl@austintexas.gov;
Planning and Development Review Department
8. **Code Amendment:** **C20-2012-007 – North Burnet Gateway; Subdistrict Map**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Christine Freundl)
Request: Amend City Code Chapter 25 to clarify the boundaries of the North Burnet Gateway subdistricts and to provide a mechanism that allows the Subdistrict Map to be updated within the Regulating Plan when a zoning change takes place, without requiring a code amendment.

Staff Rec.: **Recommended**
Staff: Christine Freundl, 974-2868, christine.freundl@austintexas.gov;
Planning and Development Review Department

- 9. Code Amendment: C20-2012-008 – North Burnet Gateway; Water Quality Control**
 Owner/Applicant: City of Austin
 Agent: Planning and Development Review Department (Christine Freundl)
 Request: Amend Chapter 25-2 of the City Code regarding water quality in the North Burnet Gateway Regulating Plan, such that Section 4.11.3 (A) references Section 25-8-92 (E) of the Land Development Code instead of Section 25-8-92 (C).
 Staff Rec.: **Recommended**
 Staff: Christine Freundl, 974-2868, christine.freundl@austintexas.gov; Planning and Development Review Department
- 10. MUD Consent Agreement Amendment: C12M-2013-0002 – Senna Hills MUD Consent Agreement Amendment**
 Location: Approximately 323 acres located at FM Road 2244 and Senna Hills Drive, Barton Creek Watershed-Barton Springs Zone; Lake Austin Watershed
 Owner/Applicant: Senna Hills Limited
 Agent: Axiom Engineers Inc. (Alan Rhames)
 Request: Amend the Senna Hills MUD consent agreement and land plan to: (1) change the land use designation for an 11.73 acre tract from School and Irrigation to Office, (2) reduce the maximum residential density, and (3) reduce the maximum Living Unit Equivalents (LUEs) of water and wastewater demand.
 Staff Rec.: **Denial of the request to amend the consent agreement**
 Staff: Jackie Chuter, 974-2613, jackie.chuter@austintexas.gov; Planning and Development Review Department
- 11. Plan Amendment: NPA-2012-0023.01 - Promiseland**
 Location: 1504 East 51st 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
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department

- 12. Restrictive Covenant Amendment:** **C14-2009-0151(RCA) – Shoal Creek Walk**
Location: 835 West 6th Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Schlosser Development, LP (Bradley Schlosser)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: To amend the Restrictive Covenant as it relates to Open Space and Shoal Creek Improvements
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department
- 13. Rezoning:** **C14-2012-0083 – Cirrus Rezoning**
Location: 800 West 6th 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
- 14. Rezoning:** **C814S-86-030.03 – 1601 W. Stassney**
Location: 1601 West Stassney Lane, Williamson Creek Watershed, South Austin Combined (Garrison Park) NPA
Owner/Applicant: Capital Soccer Club, Inc. (Brian W. Bishop)
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: PUD to PUD, to amend the approved land use and development standards for Lot 2
Staff Rec.: **Recommended, with conditions**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 15. 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

- 16. 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
- 17. 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
- 18. 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
- 19. 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.: **Recommendation of SF-6-CO**
Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov;
Planning and Development Review Department

- 20. Rezoning:** **C14-2013-0003 – West Campus Partners, LP**
Location: 2700 Nueces Street, Waller Creek Watershed, West University NPA
Owner/Applicant: West Campus Partners, LP (Marty Timmerman)
Agent: Bury & Partners, Inc. (Melissa Nesland)
Request: MF-4-NP to CS-1-NP
Staff Rec.: **Recommendation of CS-1-CO-NP**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department
- 21. Conditional Use Permit & Waiver:** **SPC-2012-0329A – Truck Leasing & Transportation Terminal**
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 transportation terminal within the CS, General Commercial Services zoning district. Waiver - Request to allow 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
- 22. Final Plat; Resubdivision:** **C8-2013-0039.0A – Blue Bonnet Hills**
Location: 1201 Robert E. Lee Road; Resubdivision, Town Lake Watershed, Zilker NPA
Owner/Applicant: Joe Joseph
Agent: Perales Engineering LLC (Jerry Perales)
Request: Approval of Blue Bonnet Hills composed of 9 lots on 3.13 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 23. Final Plat; Resubdivision: C8-2013-0036.0A – Lot 24 Block C Bellaire; Resubdivision**
Location: 1901 Payne Avenue, Shoal Creek Watershed
Owner/Applicant: Grayland LLC (Lisa Gray)
Agent: Lisa Gray
Request: Approval of the Lot 24 Block C Bellaire; Resubdivision composed of 2 lots on 0.294 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 24. Final Plat: C8-2013-0041.0A – Walnut Acres**
Location: 6121 FM 969 Road, Walnut Creek Watershed, East MLK Combined NPA
Owner/Applicant: Arami Masoud/Majid Kamalipour (Majid Kamalipour)
Agent: Jacobs Engineering (Brandy Waters)
Request: Approval of Walnut Acres composed of 1 lot on 6.1 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 25. Final Plat/Resubdivision: C8-2013-0034.0A – Baker Buyer Subdivision, a Resubdivision of a portion of Lot 8 G.K. Beckett Estates**
Location: 5500 Reynolds Road, Williamson Creek-Barton Springs Zone Watershed, Oak Hill Combined (East Oak Hill) NPA
Owner/Applicant: T.E. & Regina F. Anderson
Agent: RPS Espey (Dale W. Gray, P.E.)
Request: Approval of the Baker Buyer Subdivision, a Resubdivision of a portion of Lot 8 G.K. Beckett Estates composed of 1 lot on 1.197 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 26. Final Plat w/Preliminary: C8-2013-0019.1A – Airport Gateway**
Location: 7119 East Ben White Boulevard Eastbound, Carson Creek Watershed, Southeast NPA
Owner/Applicant: Airport Gateway, LP (Kenneth Satterlee)
Agent: Bury & Partners (Jonah Mankovsky, P.E.)
Request: Approval of Airport Gateway composed of 9 lots on 60.261 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 27. Final Plat Resubdivision:** **C8-2013-0038.0A – Rountree Addition**
Location: 3706 East 12th Street, Boggy Creek Watershed, MLK NPA
Owner/Applicant: Dorothy Anne Rountree
Agent: Hector Avila
Request: Approval of the Rountree Addition composed of 2 lots on 0.393 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 28. Final Plat Resubdivision:** **C8-2013-0035.0A – Lot 4 Block Y Resubdivision, a portion of Crestview Addition Section 4**
Location: 1900 Morrow Street, Shoal Creek Watershed, Crestview NPA
Owner/Applicant: Grayland LLC (Lisa Gray)
Agent: Grayland LLC (Lisa Gray)
Request: Approval of the Lot 4 Block Y Resubdivision, a portion of Crestview Addition Section 4 composed of 2 lots on 0.283 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 29. Final Plat Resubdivision:** **C8-2013-0043.0A – Jaylee Subdivision**
Location: Burleson Road, Williamson Creek/Carson Creek Watersheds, Southeast NPA
Owner/Applicant: Jaylee Ltd. (Steve Cutler)
Agent: Carlson, Brigrance & Deoring, Inc. (Geoff Guerrero)
Request: Approval of the Jaylee Subdivision composed of 4 lots on 14.9 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 30. Final Plat/Amended Plat:** **C8-2013-0040.0A – Delano Subdivision an Amended Plat of Lot 6 & Lot 7, Block 3**
Location: 1316 Delano Street, Fort Branch Watershed, MLK-183 NPA
Owner/Applicant: Bay Street Ventures LLC (PJ Cruickshank)
Agent: Live Oak Surveying (Phyllis Marucci Woodley)
Request: Approval of Delano Subdivision, an Amended Plat of Lot 6 & Lot 7, Block 3 composed of 2 lots on 0.323 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

**31. Final Plat
w/Replat:**

C8-2013-0046.0A – Preserve at Thomas Springs Road

Location: 6517 Thomas Springs Road, Barton Creek/Williamson Creek Watersheds-
Barton Springs Zone, West Oak Hill NPA
Owner/Applicant: Richard E. Furtado
Agent: Civil Land Group, LLC (Gregory Ulcak)
Request: Approval of the Preserve at Thomas Springs Road composed of 34 lots on
38.465 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

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.