



**Planning Commission
April 23, 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 April 9, 2013.

C. PUBLIC HEARING

- 1. Briefing::** **Waller Creek Conservancy Update**
Request: Briefing on the Waller Creek Conservancy Update.
Staff: Stephanie Lee McDonald, 512-541-3514, slmcdonald@wallercreek.org;
Waller Creek Conservancy
- 2. Code Amendment: C20-2012-021 - Heli-Facilities**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Jerry Rusthoven)
Request: Amend Chapter 25-2 of the City Code related to heli-facilities.
Staff Rec.: **Recommended**
Staff: Jerry Rusthoven, 974-3207, jerry.rusthoven@austintexas.gov;
Planning and Development Review Department
- 3. Code Amendment: C20-2013-007 - Short-Term Rentals**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Jerry Rusthoven)
Request: Amend Chapter 25-2 of the City Code to improve compliance,
notification, enforcement, and efficiency of short-term rental regulations.
Staff Rec.: **Recommended**
Staff: Jerry Rusthoven, 974-3207, jerry.rusthoven@austintexas.gov;
Planning and Development Review Department
- 4. 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**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department

5. **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, Public Works Dept.
Agent: City of Austin, Public Works Department (Peter Davis)
Request: Mixed Use to Civic land use
Staff Rec.: **Recommended. The application was withdrawn by applicant on 4/2/2013 because revised zoning change request does not need FLUM change.**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
6. **Rezoning:** **C14-2012-0140 - Street and Bridge Operations Central District Office**
Location: 3511 Manor Road, Tannehill Branch Watershed, East MLK Combined NPA
Owner/Applicant: City of Austin, Public Works Dept.
Agent: City of Austin, Public Works Department (Peter Davis)
Request: LO-V-NP; GR-NP; GR-V-NP to CS-MU-CO-NP, as amended
Staff Rec.: **Recommendation of CS-MU-CO-NP, with conditions; Postponement request by Staff until June 25, 2013**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
7. **Rezoning:** **C814-2012-0160 - 211 S Lamar**
Location: 211 South 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.: **Postponement Request by Staff to May 14, 2013**
Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov; Planning and Development Review Department

- 8. Rezoning: C14-2013-0028 – USPS**
Location: 805 Neches Street, Town Lake Watershed, Downtown NPA
Owner/Applicant: United States Postal Service (Jane Bjork)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: CS-1 & MF-4 to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department
- 9. Site Plan - Conditional Use Permit: SPC-2012-0104D - Barton Springs Pool General Grounds Improvements**
Location: 2201 Barton Springs Road, Barton Creek Watershed-Barton Springs Zone;
Town Lake Watershed, Zilker NPA
Owner/Applicant: City of Austin - PARD (Gary Gregson)
Agent: Stansberry Engineering (Blayne Stansberry, P.E.)
Request: Approval of a conditional use permit because the site is over 1 acre and zoned P, Public [LDC Section 25-2-625(D)(2)]
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov;
Planning and Development Review Department
- 10. Site Plan- Compatability Waiver: SP-2012-0440C - Austin Chinese Church, New Sanctuary Building**
Location: 11118 Dessau Road, Walnut Creek Watershed, Windsor Hills NPA
Owner/Applicant: KA Leung Lee (Austin Chinese Church)
Agent: Thuan Nguyen (Chan & Partners Engineering, LLC)
Request: Request for a variance to encroach into a 25' compatibility setback.
Staff Rec.: **Recommended**
Staff: Amanda Couch, 974-2881, amanda.couch@austintexas.gov;
Planning and Development Review Department

- 11. Resubdivision:** **C8-2012-0157.0A - RREEF Domain Block U Subdivision**
Location: 3100 Esperanza Crossing, Walnut Creek Watershed, North Burnet NPA
Owner/Applicant: RREEF Domain, LP (Chad Marsh)
Agent: Bury & Partners, Inc. (Nick Brown)
Request: Approval of the RREEF Domain Block U Subdivision composed of 4 lots on 126.763 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austin.texas.gov; Planning and Development Review Department
- 12. Final Plat - Resubdivision:** **C8-2012-0120.0A - Lot 7, Phase 2, Crestview Station; Resubdivision of**
Location: 905 Banyon Street, Waller Creek Watershed, Crestview NPA
Owner/Applicant: Trammel Crow Central Texas (James Matoushek)
Agent: Gray & Associates, Inc. (Brian A. Williams)
Request: Approval of the Lot 7, Phase 2, Crestview Station composed of 77 lots on 7.035 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department
- 13. Final Plat with Preliminary:** **C8J-2010-0062.4A - Village @ Northtown Section 2 Phase 2 Final Plat**
Location: North Heatherwilde Boulevard, Harris Branch Watershed
Owner/Applicant: Village @ Northtown, Ltd. (Clifton Lind)
Agent: Cunningham-Allen Inc. (Jana Rice)
Request: Approval of the Village @ Northtown Section 2 Phase 2 Final Plat composed of 64 lots on 6.008 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Final Plat; Amended Plat:** **C8-2013-0061.0A - Lots 5, 6, 7, Block A Barstow; Amended Plat**
Location: 6705 Melava Court; Slaughter Creek Watershed
Owner/Applicant: Barstow Village, LLC (Bruce Mills)
Agent: Hector Avila
Request: Approval of Lots 5, 6, 7, Block A Barstow; Amended Plat composed of 3 lots on 0.69 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 15. Final Plat; Amended Plat:** **C8-2013-0070.0A - Pleasant Grove Addition Lots 3 & 4 Block 2; Amended Plat**
Location: 1307 West 39th ½ Street; Shoal Creek Watershed, Rosedale NPA
Owner/Applicant: Robert, Aaron & Brandy Mueller
Agent: Steve Wenzel
Request: Approval of the Pleasant Grove Addition Lots 3 & 4 Block 2; Amended Plat composed of 2 lots on 0.629 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 16. Resubdivision:** **C8-2013-0057.0A - Rainey and Driskill**
Location: 95 Rainey Street, Town Lake/Waller Creek Watersheds, Downtown NPA
Owner/Applicant: Austin Rainey St D/E/P, LLC (Curtis Burnett)
Agent: Bury & Partners, Inc. (Jonathan McKee, P.E.)
Request: Approval of the Rainey and Driskill composed of 1 lot on 2.213 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 17. Resubdivision:** **C8-2013-0067.0A - Oscar Snowden Subdivision; Resubdivision of Lot 1**
Location: 4812 North IH 35 Service Road Southbound, Boggy Creek Watershed, North Loop NPA
Owner/Applicant: Mackey Adams Properties, Inc (Harry L Mackey)
Agent: MFH Engineering (Martha Mangum)
Request: Approval of the Oscar Snowden Subdivision; Resubdivision of Lot 1 composed of 4 lots on 1.993 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 18. Final Plat; Amended Plat:** **C8-2013-0066.0A - South Shore Retail; Amended Plat**
Location: 1920 East Riverside Drive; Town Lake Watershed, Riverside NPA
Owner/Applicant: Grayco SS Land 2011, LP (John J Gray III) Grayco SS Phase I 2011, LP (John J Gray III)
Agent: Pape-Dawson Engineers (James McCann, P.E.)
Request: Approval of the South Shore Retail; Amended Plat composed of 2 lots on 8.751 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 19. Final Plat:** **C8J-2010-0062.3A - Village at Northtown Section 2, Phase 1-Final Plat**
Location: North Heatherwilde Boulevard, Harris Branch/Walnut Creek Watersheds
Owner/Applicant: Village @ Northtown, Ltd. (Clifton Lind)
Agent: Cunningham-Allen Inc. (Jana Rice)
Request: Approval of the Village at Northtown Section 2, Phase 1-Final Plat composed of 46 lots on 12.746 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 20. Preliminary Plan/Revised:** **C8J-03-0159.03 - Village at Northtown Preliminary Plan Revision No. 3**
Location: North Heatherwilde Boulevard, Harris Branch/Walnut Creek Watersheds
Owner/Applicant: Village @ Northtown, Ltd. (Clifton Lind)
Agent: Cunningham-Allen Inc. (Jana Rice)
Request: Approval of the Village at Northtown Preliminary Plan Revision No. 3 composed of 37 lots on 326.71 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. New Business:** **Initiate a Code Amendment - Historic Landmark Commission Public Hearing Deadlines**
Request: Amend Chapter 25-11-213 (F) of the City Code to allow the Historic Landmark Commission up to 60 days to hold a public hearing on an application in order to meet code requirements for public notice.
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@austintexas.gov; Planning and Development Review Department
- 2. New Business:**
Request: Discussion and action on approving the 2012 Annual Report and Work Plan for 2013.

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.