



**Planning Commission  
May 14, 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 April 9, 2013.
2. Approval of minutes from April 23, 2013.

## C. PUBLIC HEARING

### 1. Presentation:

Location: Presentation

Request: Marya Criegler, Chief Appraiser, Travis County Appraisal District, will give a presentation on how churches are assessed property taxes if they have a commercial venture operating on their property.

Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning and Development Review Department

### 2. Code Amendment: C20-2013-009 - PARD Parking

Location: City-wide

Owner/Applicant: City of Austin

Agent: Planning and Development Review Department (George Adams)

Request: Amend Chapter 8 and 25 of the City Code to authorize parking utilization agreements on under-used City parking lots.

Staff Rec.: **Recommended**

Staff: Ricardo Soliz, 974-9452, ricardo.soliz@austintexas.gov  
Parks and Recreation Department

### 3. Plan Amendment: NPA-2012-0016.01.SH - thinkEAST Austin

Location: 1141 Shady Lane and 5600 Jain Lane (aka 1150 Shady Lane); Boggy Creek Watershed; Govalle/Johnston Terrace NPA

Owner/Applicant: thinkEAST Austin, LP

Agent: Richard deVarga, Manager of thinkEAST Austin Management, L.L.C.

Request: Single Family and Mixed Use to Major Planned Developments land use

Staff Rec.: **Pending**

Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning and Development Review Department

- 4. Rezoning: C814-2012-0128.SH - thinkEAST Austin**
- Location: 1141 Shady Lane and 5600 Jain Lane (aka 1150 Shady Lane); Boggy Creek Watershed; Govalle/Johnston Terrace NPA
- Owner/Applicant: thinkEAST Austin, LP
- Agent: Richard deVarga, Manager of thinkEAST Austin Management, L.L.C.
- Request: SF-3-NP; LO-MU-CO-NP to PUD-NP
- Staff Rec.: **Pending**
- Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Development Review Department
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- 5. 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 land use
- Staff Rec.: **Recommended**
- Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
Planning and Development Review Department
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- 6. Plan Amendment: NPA-2013-0011.01 - 4805 Harmon Avenue**
- Location: 4805 Harmon Avenue; Boggy Creek Watershed; North Loop NPA
- Owner/Applicant: Mackey-Adams Properties, Inc.
- Agent: Karen Radtke
- Request: Commercial to Single Family
- Staff Rec.: **Recommended**
- Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
Planning and Development Review Department
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- 7. Rezoning: C14-2013-0013 - 4805 Harmon Avenue**
- Location: 4805 Harmon Avenue; Boggy Creek Watershed; North Loop NPA
- Owner/Applicant: Mackey-Adams Properties, Inc. (Harry Mackey)
- Agent: Karen Radtke Interior Design (Karen Radtke)
- Request: LO-CO-NP to SF-4A
- Staff Rec.: **Recommended**
- Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
Planning and Development Review Department

**8. Plan Amendment: NPA-2013-0011.02 - Tomlinson's Feed & Pets, Inc.**

Location: 4914 Bennett Avenue; Boggy Creek Watershed; North Loop NPA  
Owner/Applicant: Tomlinson's Feeds & Pets, Inc.  
Agent: A. Ron Thrower  
Request: Single Family to Mixed Use  
Staff Rec.: **Recommendation of Mixed/Use Office land use**  
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
Planning and Development Review Department

**9. Rezoning: C14-2013-0021 - Tomlinson's Feed & Pets Rezoning**

Location: 4914 Bennett Avenue; Boggy Creek Watershed; North Loop NPA  
Owner/Applicant: Tomlinson's Feeds & Pets, Inc. (Scott Click)  
Agent: Thrower Design (Ron Thrower)  
Request: SF-3-NP to GR-NP  
Staff Rec.: **Recommendation of GO-CO-NP**  
Staff: Clark Patterson, 974-7691, maureen.meredith@austintexas.gov  
Planning and Development Review Department

**10. Plan Amendment: NPA-2013-0025.04 - Beiter-2**

Location: 6110 Hill Forest Drive; Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NPA (East Oak Hill)  
Owner/Applicant: Michael & Paulette Beiter  
Agent: Jim Bennett Consulting (Jim Bennett)  
Request: Single Family to Higher Density Single Family  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
Planning and Development Review Department

**11. Rezoning: C14-2013-0018 - Beiter-2**

Location: 6110 Hill Forest Drive Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NPA (East Oak Hill)  
Owner/Applicant: Michael & Paulette Beiter  
Agent: Jim Bennett Consulting (Jim Bennett)  
Request: SF-3-NP to SF-5-CO-NP  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov  
Planning and Development Review Department

- 12. Rezoning: C8-2012-0100 - 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; Postponement Request to June 11, 2013.
- Staff Rec.: **Recommend Postponement Request**
- Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov  
Planning and Development Review Department
- 13. 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.: **Recommend PUD**
- Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov  
Planning and Development Review Department
- 14. Rezoning: C14-2013-0020 - Oak Creek Village**
- Location: 2324 Wilson Street; East Bouldin Creek Watershed; Bouldin Creek NPA
- Owner/Applicant: 2007 Travis Heights, LP
- Agent: Winstead PC (John Donisi)
- Request: MF-3-NP to MF-6-NP
- Staff Rec.: **To grant a Postponement Request**
- Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov  
Planning and Development Review Department
- 15. Rezoning: C14-2013-0046.SH - Skyway Studios**
- Location: 2805 and 2807 Skyway Circle, and 2800 South Lamar Boulevard; Barton Creek Watershed-Barton Springs Zone; South Lamar Combined NPA
- Owner/Applicant: Goodwill Industries of Central Texas
- Agent: Foundation Communities (Walter Moreau)
- Request: MF-3, GR-V, and CS-V to GR-V
- Staff Rec.: **Recommended with Conditions**
- Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov  
Planning and Development Review Department

- 16. Site Plan-Compatibility 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
- 17. Site Plan Extension:** **SP-2007-0377C(XT2) - Palm Square Shopping Center**  
Location: 8900 FM 969; Walnut Creek Watershed; East MLK Combined NPA (MLK/183)  
Owner/Applicant: Morningstar Projects, LLC  
Agent: Moncada Consulting (Phil Moncada)  
Request: Approval of a second extension to an approved site plan  
Staff Rec.: **Recommended**  
Staff: Lynda Courtney, 974-2810, lynda.courtney@austintexas.gov  
Planning and Development Review Department
- 18. Resubdivision:** **C8-2012-0176.0A - Resubdivision of Lot 3, Block 1, Resubdivision of Block No. 1 of H. Ulit's Subdivision**  
Location: 2912 12th Street; Boggy Creek Watershed; Rosewood NPA  
Owner/Applicant: Verde Builders Group (Daniel Reeves)  
Agent: Genesis 1 Engineering Co. (George Gonzalez)  
Request: Approve the resubdivision of one lot into 2 lots on 0.298 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov  
Planning and Development Review Department

- 19. Resubdivision:** **C8-2012-0182.0A - Resubdivision of a Portion of Lot 4, Graham's Subdivision**  
Location: 2814 San Pedro Street; Shoal Creek Watershed; Govalle/Johnston Terrace NPA  
Owner/Applicant: DC & CJ Holdings, LP (Cater Joseph)  
Agent: Jim Bennett Consulting (Hector Avila)  
Request: Approve a variance to 25-4-175 (LDC) to allow a flag lot in a subdivision. Approve the resubdivision of part of one lot into 3 lots on 0.525 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov  
Planning and Development Review Department
- 20. Final Plat; Amended Plat:** **C8-2013-0073.0A - Lot 3 & Lot 5 Block A; Amended Plat of Research Interchange II**  
Location: 9402 United Drive; Walnut Creek Watershed; North Burnet NPA  
Owner/Applicant: Research Interchange One LP & Bill Gaston  
Agent: Hector Avila  
Request: Approval of the Lot 3 & Lot 5 Block A; Amended Plat of Research Interchange II composed of 2 lots on 6.004 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 21. Preliminary Plan:** **C8-2013-0074 - Enclave at Covered Bridge**  
Location: West SH 71; Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill)  
Owner/Applicant: Evelyn & Marvin Bassford  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: Approval of the Enclave at Covered Bridge composed of 92 lots on 50.918 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 22. Final Plat; Resubdivision:** **C8-2013-0077.0A - Crestview Addition Section One, Block 12, Lot 1; Resubdivision**  
Location: 1500 Justin Lane; Shoal Creek Watershed; Crestview NPA  
Owner/Applicant: Grayland LLC (Lisa Gray)  
Agent: Grayland LLC (Lisa Gray)  
Request: Approval of the Crestview Addition Section One, Block 12, Lot 1; Resubdivision composed of 2 lots on 0.333 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

<b>23. Final Plat;</b>	<b>C8-2013-0075.0A - Lot 10 Block F Violet Crown Heights;</b>
<b>Resubdivision:</b>	<b>Resubdivision</b>
Location:	1307 Brentwood Street; Shoal Creek Watershed; Brentwood NPA
Owner/Applicant:	The Muskin Company (Alan Muskin)
Agent:	Hector Avila
Request:	Approval of the Lot 10 Block F Violet Crown Heights; Resubdivision composed of 2 lots on 0.321 acres
Staff Rec.:	<b>Disapproval</b>
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.