



**Planning Commission
May 28, 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 from a Special-Called Work Session/Retreat on April 27, 2013.
2. Approval of minutes for May 14, 2013.

C. PUBLIC HEARING

1. Briefing:

Location: City-wide
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Briefing on downtown density bonus program codification and Central Urban Redevelopment (CURE) zoning amendments initiated per Council direction.

Staff: Jim Robertson, 974-3564, jim.robertson@austintexas.gov
Planning and Development Review Department

1A. Briefing:

Location: City-wide
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Fiscal Year 2013 -14 Financial Forecast

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

2. Code Amendment: C20-2012-011 - UNO Affordability

Location: City-wide
Owner/Applicant: City of Austin
Agent: Neighborhood Housing and Community Development
Request: Amend City Code Chapter 25 (University Neighborhood Overlay District Requirements), relating to affordable housing regulations in the University Neighborhood Overlay District.

Staff Rec.: **Recommended**

Staff: Javier Delgado, 974-3154, javier.delgado@austintexas.gov
Neighborhood Housing and Community Development

3. Code Amendment: C20-2013-002 - Neighborhood Plan Amendment Procedures

Location: City-wide
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Stevie Greathouse)
Request: Amend Chapter 25-1 of the City of Austin Land Development Code to change the requirements for neighborhood plan amendment procedures.

Staff Rec.: **Recommended**

Staff: Stevie Greathouse, 974-7226, stevie.greathouse@austintexas.gov
Planning and Development Review Department

- 4. Code Amendment: C20-2011-032 - Electronic Testing and Electronic Prototype Assembly in DMU and CBD**
- Location: City-wide
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Greg Dutton)
Request: Amend Chapter 25-2-491 of the City Code relating to permitted, conditional, and prohibited uses in downtown mixed use (DMU) and central business district (CBD) designation, to make electronic prototype assembly and electronic testing permitted in the DMU and CBD base zoning districts.
- Staff Rec.: **Recommended**
Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov
Planning and Development Review Department
- 5. 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 Feed & Pets, Inc.
Agent: Thrower Design (Ron Thrower)
Request: Single Family to Mixed Use land use
Staff Rec.: **Recommendation of Mixed/Use Office land use**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department
- 6. Rezoning: C14-2013-0021 - Tomlinson's Feed & Pets Rezoning**
- Location: 4914 Bennett Avenue, Boggy Creek Watershed, North Loop NPA
Owner/Applicant: Tomlinson's Feed & Pets, Inc. (Scott Click)
Agent: Thrower Design (Ron Thrower)
Request: SF-3-NP to GR-MU-NP
Staff Rec.: **Recommendation of GO-MU-CO-NP**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department
- 7. Plan Amendment: NPA-2012-0016.01.SH - thinkEAST Austin**
- Location: 1141 Shady Lane and 5300 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.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

- 8. Rezoning: C814-2012-0128.SH - thinkEAST Austin**
- Location: 1141 Shady Lane and 5300 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.: **Recommendation of PUD-NP, with Conditions**
- Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Development Review Department
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- 9. 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 Department
- 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 Neighborhood Association**
- Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov
Planning and Development Review Department
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- 10. 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.: **Recommended**
- Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov
Planning and Development Review Department
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- 11. 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.: **Pending**
- Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov
Planning and Development Review Department

12. Rezoning: C14-2013-0031 - Clawson Patio Homes

Location: 3907 Clawson Road, West Bouldin Creek Watershed, South Lamar
Combined NPA
Owner/Applicant: Dean Chen
Agent: Bleyl Interests, Inc. (Vincent G. Huebinger)
Request: SF-3 to MF-1
Staff Rec.: **Recommended with Conditions**
Staff: Lee Heckman, 974-7605, lee.heckman@austintexas.gov
Planning and Development Review Department

13. Rezoning: C14-2013-0032 - Clawson Patio Homes II

Location: 3903 Clawson Road, West Bouldin Creek Watershed, South Lamar
Combined NPA
Owner/Applicant: Roy G. Crouse
Agent: Bleyl Interests, Inc. (Vincent G. Huebinger)
Request: SF-3 to SF-5
Staff Rec.: **Recommended with Conditions**
Staff: Lee Heckman, 974-7606, lee.heckman@austintexas.gov
Planning and Development Review Department

14. Site Plan - SPC-2012-0303C - New Central Library

Conditional Use Permit:

Location: 704 West Cesar Chavez Street, Lady Bird Lake Watershed, Downtown
NPA
Owner/Applicant: City of Austin, Public Works Department (Cynthia Jordan)
Agent: Urban Design Group (J. Segura P.E.)
Request: Approval of a conditional use site plan because the site is zoned P, Public
and over 1 acre in size [LDC Section 25-2-625].
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov
Planning and Development Review Department

- 15. Site Plan - Conditional Use Permit:** **SPC-2013-0028A - North Loop Pub**
- Location: 100 West North Loop Boulevard, Waller Creek Watershed, North Loop NPA
- Owner/Applicant: Terrell Timmermann
- Agent: Bleyl Interests, Inc. (Vincent G. Huebinger)
- Request: Approval of a conditional use permit to expand an existing cocktail lounge.
- Staff Rec.: **Recommended**
- Staff: Donna Galati, 512-974-2733, donna.galati@austintexas.gov
Planning and Development Review Department
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- 16. Resubdivision:** **C8-2012-0146.0A - Resubdivision of Lot 4, Block D, Met Center II Section 3**
- Location: 7101 Metropolis Drive, Onion Creek Watershed, Southeast NPA
- Owner/Applicant: Met Center II Nytex Phase II, Ltd. (Howard Yancy)
- Agent: Thrower Design (Ron Thrower)
- Request: Approve the resubdivision of one lot into 5 lots on 50.212 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Planning and Development Review Department
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- 17. Final Plat; Previously Unplatted:** **C8-2013-0086.0A - Ulit Church Subdivision (Resubmittal of C8-2012-0156.0A)**
- Location: East Martin Luther King Jr. Boulevard; Fort Branch/Boggy Creek Watersheds, MLK 183 NPA
- Owner/Applicant: Ulit Avenue Missionary Baptist Church (Benjamin Wright)
- Agent: Rivera Engineering (Michael A. Rivera)
- Request: Approval of the Ulit Church Subdivision composed of 1 lot on 2 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department
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- 18. Preliminary Plan:** **C8-2013-0081 - Colorado Crossing IV**
- Location: Autumn Bay Drive, Onion Creek Watershed, Southeast NPA
- Owner/Applicant: Lennar Buffington Colo Crossing (Ryan Mattox)
- Agent: Lakeside Engineers (Christopher M. Ruiz)
- Request: Approval of the Colorado Crossing IV preliminary plan composed of 466 lots on 106.01 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

19. Final Plat: C8-2013-0083.0A - RREEF Domain Block Z Subdivision

Location: Domain Drive, Walnut Creek Watershed, North Burnet NPA
Owner/Applicant: RREEF Domain LP (Ben Bufkin)
Agent: Burty & Partners, Inc. (Lauren Beavers)
Request: Approval of the RREEF Domain Block Z Subdivision composed of 2 lots on 118.666 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

20. Final Plat: C8-2013-0088.0A - 1418 Frontier Valley Drive RV Park

Location: 1418 Frontier Valley Drive, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: FVMHP, LP (Randy G Allen)
Agent: Austin Civil Engineering (Keith Parkan)
Request: Approval of the 1418 Frontier Valley Drive RV Park final plat composed of 1 lot on 1.68 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

1. Discussion and possible initiation of a code amendment to Chapter 25 of the City Code to extend the time period during which special exceptions may be sought and granted.

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

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.