



**Planning Commission  
June 11, 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 from May 28, 2013.

## C. PUBLIC HEARING

- 1. Code Amendment:** **C20-2013-008 – Downtown Austin Density Bonus Program and CURE Amendments**

Owner/Applicant: City of Austin

Agent: Planning and Development Review Department (Jim Robertson)

Request: Amend Chapter 25, related to downtown density bonus program codification and Central Urban Redevelopment (CURE) zoning amendments initiated per Council direction.

Staff Rec.: **Recommended**

Staff: Jim Robertson, 512-974-3564, [jim.robertson@austintexas.gov](mailto:jim.robertson@austintexas.gov); Planning and Development Review Department
  
- 2. Code Amendment:** **C20-2013-002 – Neighborhood Plan Amendment Procedures**

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, 512-974-7226, [stevie.greathouse@austintexas.gov](mailto:stevie.greathouse@austintexas.gov); Planning and Development Review Department
  
- 3. Code Amendment:** **C20-2011-032 – Electronic Testing and Electronic Prototype Assembly in DMU and CBD**

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 district.

Staff Rec.: **Pending**

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

4. **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 (Billy Reagan II)  
Agent: Brown McCarroll, LLP (Nikelle Meade)  
Request: GR-CO-NP to CS-CO-NP  
Staff Rec.: **Recommended**  
Staff: Lee Heckman, 512-974-7604, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department
5. **Zoning:** **C814-2012-0163 – Sun Chase PUD**  
Location: 15201, 15810 and 16070 Pearce Lane; 7910 Wolf Lane, Dry Creek East Watershed, Southeast Travis County MUD #1-4  
Owner/Applicant: Qualico CR LP (Vera Massaro)  
Agent: Carlson, Brigrance & Doering, Inc. (Charles Brigrance, Jr.)  
Request: I-SF-2; I-SF-4A to PUD  
Staff Rec.: **Pending; Indefinite Postponement request by the Applicant and Staff**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department
6. **Zoning:** **C814-2012-0152 – Pilot Knob Planned Unit Development**  
Location: East and southeast of the intersection of William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highways 183 and FM 1625; Cottonmouth Creek, North Fork Dry Creek, South Fork Dry Creek Watersheds, Pilot Knob MUD #1-5  
Owner/Applicant: Carma Easton, Inc. (Scott Rogers)  
Agent: McCann Adams Studio (Jana McCann, A.I.A.)  
Request: I-RR; I-SF-4A to PUD  
Staff Rec.: **Pending; Indefinite Postponement request by the Staff**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department

7. **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 (Jason Post)  
Agent: Winstead PC (Amanda Swor)  
Request: CS & CS-V to PUD  
Staff Rec.: **Recommended**  
Staff: Lee Heckman, 512-974-7604, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department
8. **Rezoning:** **C14-2013-0059 – Cedars Montessori School (West)**  
Location: 9704 Circle Drive, Williamson Creek/Slaughter Creek Watersheds-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA  
Owner/Applicant: Brown McCarroll, LLP (Kell C. Mercer)  
Agent: Stansberry Engineering Co, Inc. (Blayne Stansberry)  
Request: RR-NP to LO-NP  
Staff Rec.: **Recommendation of LO-MU-NP**  
Staff: Lee Heckman, 512-974-7604, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department
9. **Rezoning:** **C14-2013-0058 – Cedars Montessori School (East)**  
Location: 9528 & 9600 Circle Drive, Williamson Creek/Slaughter Creek Watersheds -Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA  
Owner/Applicant: Brown McCarroll, LLP (Kell C. Mercer)  
Agent: Stansberry Engineering Co, Inc. (Blayne Stansberry)  
Request: RR-NP to LO-NP  
Staff Rec.: **Recommendation of LO-MU-NP**  
Staff: Lee Heckman, 512-974-7604, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

- 10. Site Plan - 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].  
Waivers: **1.** To permit a structure to encroach into the 70 degree building envelope [LDC Section 25-2-738(E)];  
**2.** To allow a curb cut to exceed 30 feet in width for an off-street loading facility or trash receptacle. [LDC Section 25-6-592(D)(1)]  
**3.** To allow a vehicle to use a public right-of-way to back into or out of an off-street loading facility or trash receptacle. [LDC Section 25-6-592(D)(2)]  
Staff Rec.: **Recommended**  
Staff: Nikki Hoelter, 512-974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov); Planning and Development Review Department
- 11. Final Plat w/Preliminary:**  
Location: Staked Plains Drive, South Brushy Creek Watershed, Lakeline TOD  
Owner/Applicant: Northwoods Avery Ranch LLC (Gary L. Newman)  
Agent: Bury + Partners (David Miller)  
Request: Approval of Avery Station, Section 1A Phase 2 composed of 61 lots on 21.208 acres  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov); Planning and Development Review Department
- 12. Final Plat; Resubdivision:**  
Location: 600 East 32<sup>nd</sup> Street; Resubdivision, Waller Creek Watershed, Hancock NPA  
Owner/Applicant: Rainbow Bend Properties, LLC (Martin Diea)  
Agent: Hector L. Avila  
Request: Approval of the Liberty Street Addition composed of 3 lots on 0.583 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 13. Final Plat; Amended Plat:** **C8-2013-0090.0A – Covered Bridge Whitecrowe Subdivision**  
Location: 8739 West SH 71; Williamson Creek-Barton Springs Zone Watershed, West Oak Hill NPA  
Owner/Applicant: White Dudley Estate, CBAL Whitecrowe LLC, PPF Amli Covered Bridge Drive LLC (Taylor Bowen)  
Agent: Thrower Design (A. Ron Thrower)  
Request: Approval of the Covered Bridge Whitecrowe Subdivision composed of 41 lots on 24.909 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Final Plat w/Replat:** **C8-2013-0098.0A – Pleasant Valley Section 3 Replat**  
Location: 2915 Webberville Road, Boggy Creek Watershed, Govalle NPA  
Owner/Applicant: MX3 Investment (Sal Martinez)  
Agent: Hector L. Avila  
Request: Approval of the Pleasant Valley Section 3 Replat composed of 1 lot on 2.289 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 15. Final Plat Resubdivision:** **C8-2013-0094.0A – Chernosky No. 7; Resubdivision of Lot 16 Blk 20**  
Location: 4601 ½ Santa Anna Street, Boggy Creek Watershed, MLK-183 NPA  
Owner/Applicant: Nuria Zaragoza  
Agent: Hector L. Avila  
Request: Approval of the Chernosky No 7; Resubdivision of Lot 16 Block 20 composed of 2 lots on 0.303 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 16. Final Plat Resubdivision:** **C8-2013-0093.0A – Chevy Chase South Phase 4 Section 4, Block A Lot 1; Resubdivision**  
Location: 2101 Wickersham Lane, Country Club West Watershed, Pleasant Valley NPA  
Owner/Applicant: Riverside Village LP (Tung T. Tran)  
Agent: Moncada Consulting (Phil Moncada)  
Request: Approval of the Chevy Chase South Phase 4 Section 4 Block A Lot 1; Resubdivision composed of 2 lots on 5.024 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

## **D. NEW BUSINESS**

### **1. New Business:**

Request: Discussion and possible direction to Staff to initiate a rezoning case to the update the maximum square feet of building coverage on Tracts 2 and 4 for Covered Bridge Planned Unit Development, located at 6714 Covered Bridge Drive

Staff: Jerry Rusthoven, 512-974-3207, [jerry.rusthoven@austintexas.gov](mailto:jerry.rusthoven@austintexas.gov); Planning and Development Review Department

## **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.