



**Planning Commission  
June 25, 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 June 11, 2013.

## C. PUBLIC HEARING

- 1. Code Amendment: C20-2013-013 - Special Exceptions Extension**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (John McDonald)  
Request: Amend Chapter 25 of the City Code to extend the time period for three years during which special exceptions may be sought and granted. In addition, the amendment would shorten the years of non-compliance established in 25-2-476(B)(3)(a)(ii) from 15 years to 10 years.  
  
Staff Rec.: **Recommended**  
Staff: John McDonald, 512-974-2728, [john.mcdonald@austintexas.gov](mailto:john.mcdonald@austintexas.gov); Planning and Development Review Department
- 2. Capital Improvements Program Plan:**  
Request: Briefing on the Fiscal Year 2013-14 Capital Improvements Program (CIP) Plan  
  
Staff Rec.: **Recommended**  
Staff: Molly Scarbrough, Kimberly Springer, 512-974-7629, 512-974-2924, [molly.scarbrough@austintexas.gov](mailto:molly.scarbrough@austintexas.gov); [kimberly.springer@austintexas.gov](mailto:kimberly.springer@austintexas.gov); Capital Planning Office, Budget Office
- 3. Capital Improvements Program Plan:**  
Request: Discussion and possible action on the Fiscal Year 2013-14 Capital Improvements Program (CIP) Plan  
  
Staff Rec.: **Recommended**  
Staff: Molly Scarbrough, Kimberly Springer, 512-974-7629, 512-974-2924, [molly.scarbrough@austintexas.gov](mailto:molly.scarbrough@austintexas.gov); [kimberly.springer@austintexas.gov](mailto:kimberly.springer@austintexas.gov); Capital Planning Office, Budget Office

4. **Plan Amendment:** **NPA-2011-0002.01 - Jaylee Ltd.**  
Location: 1601 & 1645 E. 6<sup>th</sup> Street, Lady Bird Lake Watershed, East Cesar Chavez Neighborhood Plan & Plaza Saltillo Station Area Plan NPA  
Owner/Applicant: Jaylee Ltd. (Jim Arnold)  
Agent: Winstead PC (Amanda Swor)  
Request: Specific Regulating District to Specific Regulating District  
Staff Rec.: **Pending; Postponement request by Staff until July 23, 2013**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department
5. **Rezoning:** **C14-2011-0091 - Jaylee Ltd.**  
Location: 1601 & 1645 E. 6<sup>th</sup> Street, Lady Bird Lake Watershed, East Cesar Chavez Neighborhood Plan & Plaza Saltillo Station Area Plan NPA  
Owner/Applicant: Jaylee Ltd. (Jim Arnold)  
Agent: Winstead PC (Amanda Swor)  
Request: TOD-NP to TOD-NP-CURE  
Staff Rec.: **Pending; Postponement request by Staff until July 23, 2013**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department
6. **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 SF-5  
Staff Rec.: **Recommended with Conditions**  
Staff: Lee Heckman, 512-974-7605, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department
7. **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 MF-1  
Staff Rec.: **Recommended with Conditions**  
Staff: Lee Heckman, 512-974-7606, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

8. **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  
Agent: Brown McCarroll LLP (Nikelle Meade)  
Request: GR-CO-NP to CS-CO-NP  
Staff Rec.: **CS-CO-NP with conditions**  
Staff: Lee Heckman, 512-974-7604, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department
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 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**  
Staff: Heather Chaffin, 974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department
10. **Rezoning:** **C14H-2013-0003 - Seaholm Power Plant**  
Location: 800 W. Cesar Chavez Street, Lady Bird Lake Watershed, Downtown NPA  
Owner/Applicant: Southwest Strategies Group, Inc. (John Rosato)  
Agent: None  
Request: DMU-CURE-CO to DMU-CURE-CO-H  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 512-974-6454, [steve.sadowsky@austintexas.gov](mailto:steve.sadowsky@austintexas.gov); Planning and Development Review Department
11. **Conditional Use Permit (CUP):** **SP-2013-0001A - Two Steps Ahead Day Care**  
Location: 3028 Rogge Lane, Fort Branch Creek Watershed, Pecan Springs NPA  
Owner/Applicant: Weiss Architecture (Richard Weiss)  
Request: Approval of a Conditional Use Permit to allow for more children at an existing daycare and approval to encroach into a compatibility set back.  
Staff Rec.: **Recommended**  
Staff: Amanda Couch, 512-974-2881, [amanda.couch@austintexas.gov](mailto:amanda.couch@austintexas.gov); Planning and Development Review Department

- 12. Conditional Use Permit (CUP):** **SPC-2013-0085A - W.O.B.**  
 Location: 3103 South Lamar Boulevard, Bouldin Creek Watershed, South Lamar Combined NPA  
 Owner/Applicant: Bury & Partners, Inc. (Melissa Neslund)  
 Request: Approval of a Conditional Use Permit to allow for a cocktail lounge.  
 Staff Rec.: **Recommended**  
 Staff: Amanda Couch, 512-974-2881, [amanda.couch@austintexas.gov](mailto:amanda.couch@austintexas.gov); Planning and Development Review Department
- 13. HCRO Site Plan:** **SPC-2013-0122D - St. Andrew's School -Miller Driveway**  
 Location: 6009 Southwest Parkway, Barton Creek-Barton Springs Zone Watershed, Oak Hill Combined NPA  
 Owner/Applicant: St. Andrew's School  
 Agent: Bury & Partners (Kristi English)  
 Request: To approve a Hill Country Roadway site plan for the extension of a driveway  
 Staff Rec.: **Recommended**  
 Staff: Lynda Courtney, 512-974-2810, [lynda.courtney@austintexas.gov](mailto:lynda.courtney@austintexas.gov); Planning and Development Review Department
- 14. Final Plat Resubdivision:** **C8-2013-0002.0A - Bockhorn Lot 1; Resubdivision**  
 Location: 703 E.49<sup>th</sup>, Boggy Creek Watershed, Hyde Park NPA  
 Owner/Applicant: JNJ Holdings, LP (Ty Ashford)  
 Agent: Perales Engineering, LLC (Jerry Perales, P.E.)  
 Request: Approval of the Bockhorn Lot 1; Resubdivision composed of 2 lots on 0.43 acres.  
 Staff Rec.: **Recommended**  
 Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov); Planning and Development Review Department
- 15. Final Plat w/Preliminary:** **C8-07-0043.02.2A - Avery Station, Section 1A Phase 2**  
 Location: Staked Plains Drive, South Brushy Creek Watershed, Lakeline TOD NPA  
 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

- 16. Street Vacation: F#9141-1211 -**  
Request: Vacation of a portion of an alley between Rainey Street and East Avenue and Driskill Street and Red River Street.  
Staff Rec.: **Recommended**  
Staff: Jennifer Grant, 512-974-7991, [jennifer.grant@austintexas.gov](mailto:jennifer.grant@austintexas.gov);  
Office of Real Estate Services
- 17. Final Plat; C8-2013-0104.0A - Amor Dental Care Subdivision**  
**Previously**  
**Unplatted:**  
Location: 320 East Rundberg Lane, Little Walnut Creek Watershed, North Lamar NPA  
Owner/Applicant: Junaid Khan  
Agent: Capitol Drafting & Design  
(Albert Alaniz)  
Request: Approval of the Amor Dental Care Subdivision composed of 1 lot on 1.399 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 18. Final Plat C8-2013-0107.0A - Goodland Subdivision**  
**Resubdivision:**  
Location: 1412 Harvey Street, Boggy Creek Watershed, Rosewood NPA  
Owner/Applicant: Robert McKee  
Agent: Aupperle Company (Bruce Aupperle)  
Request: Approval of the Goodland Subdivision composed of 2 lots on 0.5 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.