



**Planning Commission  
July 9, 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 25, 2013.

## C. PUBLIC HEARING

- 1. Briefing/Update and Possible Discussion and Action:**

Request: Briefing/Update and possible discussion and action on Austin Water Utility presentation and update on new Drinking Water Protection Zone (DWPZ) Capital Improvement Projects (CIP).

Staff: Kristi Fenton, 512-972-0178; [Kristi.Fenton@austintexas.gov](mailto:Kristi.Fenton@austintexas.gov); Brian Long, 512-972-0177; [Brian.Long@austintexas.gov](mailto:Brian.Long@austintexas.gov); Austin Water Utility Department
- 2. Code Amendment:**

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. Rezoning:**

Location: C14-2012-0100 – Woodland Commercial Park  
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.: **Recommended**

Staff: Lee Heckman, 512-974-7604; [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

4. **Site Plan Extension:** **SP-2008-0291C(XT2) – Country Inn**  
Location: 1705 Airport Commerce Drive, Carson Creek Watershed, East Riverside Corridor NPA  
Owner/Applicant: Waterloo Lodging (Amit Patel)  
Agent: Prossner and Associates (Hector Avila)  
Request: Approve a 3 year extension to a previously approved site plan.  
Staff Rec.: **Recommended**  
Staff: Donna Galati, 512-974-2733; [donna.galati@austintexas.gov](mailto:donna.galati@austintexas.gov); Planning and Development Review Department
5. **Resubdivision:** **C8-2012-0188.0A – Second Resubdivision of a Portion of Block 33 Theodore Low Heights**  
Location: 4006 Valley View Drive, West Bouldin Creek Watershed, South Lamar NPA  
Owner/Applicant: LPK Investments, LLC (Aaron M. Levy)  
Agent: Genesis I Engineering Co. (George Gonzalez)  
Request: Approve a VARIANCE to 25-4-175 (LDC) for flag lot in a subdivision. Approve the resubdivision of part of a lot into 4 lots on 0.981 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767; [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department
6. **Final Plat Resubdivision:** **C8-2013-0002.0A – Bockhorn Lot 1; Resubdivision**  
Location: 703 E. 49<sup>th</sup> Street, 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

7. **Final Plat Resubdivision:** **C8-2013-0035.0A – Lot 4 Block Y Resubdivision, a portion of Crestview Addition Section 4**  
Location: 1900 Morrow Street, Shoal Creek Watershed, Crestview NPA  
Owner/Applicant: Grayland LLC (Lisa Gray)  
Agent: Grayland LLC (Lisa Gray)  
Request: Approval of the Lot 4 Block Y Resubdivision, a portion of Crestview Addition Section 4 composed of 2 lots on 0.283 acres  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786; [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department
8. **Final Plat Resubdivision:** **C8-2013-0113.0A – Hillview Oak portions of Lot 12 and 13**  
Location: 2000 Exposition Boulevard, Johnson Creek Watershed, West Austin NPA  
Owner/Applicant: Sandy Garcia  
Agent: Hector Avila  
Request: Approval of Hillview Oak portions of Lot 12 & 13, composed of 2 lots on 0.322 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
9. **Final Plat:** **C8-2013-0115.0A.SH – Jacob Henniger Subdivision**  
Location: 3303 Goodwin Avenue, Boggy Creek Watershed, Govalle NPA  
Owner/Applicant: Austin Housing Finance Corporation (Javier Delgado)  
Agent: Tre & Assoc. Inc. (Marc Dickey)  
Request: Approval of the Jacob Henniger Subdivision composed of 3 lots on 0.4780 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
10. **Final Plat Resubdivision:** **C8-2013-0109.0A – Resub of Lot 2 Subdivision of a portion of the Santiago Del Valle 10 League Grant**  
Location: 5117 Maufrais Lane, Williamson Creek Watershed, Franklin Park NPA  
Owner/Applicant: Nelfredo Inc. DBA Alfred Painting and Carpet Cleaning  
Agent: Austin Civil Engineering (Keith Parkan)  
Request: Approval of the Resubdivision of Lot 2 Subdivision of a portion of the Santiago Del Valle 10 League Grant composed of 3 lots on 0.4943 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 11. Preliminary Plan:** **C8-2013-0112 – Bouldin Court**  
Location: 900 South 2<sup>nd</sup> Street, East Bouldin Creek Watershed, Bouldin NPA  
Owner/Applicant: 1st. Street Highlands, LP (Ryan Diepenbrock)  
Agent: PSW HOMES LLC (Jarred Corbell)  
Request: Approval of Bouldin Court composed of 15 lots on 5.1 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 12. Final Plat Resubdivision:** **C8-2013-0117.0A – Springdale at 51<sup>st</sup> Street; Resubdivision**  
Location: 4500 East 51<sup>st</sup> Street, Fort Branch Watershed, Pecan Springs - Springdale NPA  
Owner/Applicant: Benjamin Enterprises (Ben Rosas)  
Agent: Genesis 1 Engineering Co. (George Gonzalez)  
Request: Approval of the Springdale at 51st Street; Resubdivision composed of 1 lot on 1.491 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 13. Final Plat Amended Plat:** **C8-2013-0110.0A – BK.T Crestview Addition Section 8 Lots 34 and 36; Amended Plat**  
Location: 7600 Woodrow Avenue, Shoal Creek Watershed, Crestview NPA  
Owner/Applicant: Todd Watkin, Kelly Lao and Mark Hagen  
Agent: Lenworth Consulting (Nash Gonzalez)  
Request: Approval of the BK.T Crestview Addition Section 8 Lots 34 and 36; Amended Plat composed of 2 lots on 0.36 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.