



Planning Commission
July 23, 2013 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701

CANCELED

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 July 9, 2013.

C. PUBLIC HEARING

- 1. Code Amendment: C20-2013-015 – Limited Office Off-Site Accessory Parking**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Greg Dutton)
Request: Amend Chapter 25 of the City Code to make off-site accessory parking a permitted or conditional use in the LO zoning district.
Staff Rec.: **Recommended**
Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov;
Planning and Development Review Department
- 2. Code Amendment: C20-2013-017 – Watershed Protection Amendments**
Owner/Applicant: City of Austin
Agent: Watershed Protection Department (Matt Hollon)
Request: Amend Chapters 25-7, 25-8, 30-4, and 30-5 relating to drainage and water quality; amend various sections of Titles 25 and 30 relating to environmental protection, and establish a water supply mitigation fund and riparian zone fund.
Staff Rec.: **Recommended**
Staff: Matt Hollon, 512-974-2212, matt.hollon@austintexas.gov;
Watershed Protection Department
- 3. Plan Amendment: NPA-2013-0025.01 – Harper Park Residential**
Location: 5816 Harper Park Drive, Barton Creek-Barton Springs Zone Watershed, Oak Hill Combined (East Oak Hill) NPA
Owner/Applicant: Harper Park Two LP (Gail M. Whitfield)
Agent: The Whitfield Company (Marcus Whitfield)
Request: Office to Mixed Use/Office land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department

- 4. Restrictive Covenant Amendment:** **C14R-86-077(RCA) – Harper Park Residential Restrictive Covenant Amendment**

Location: 5816 Harper Park Drive, Barton Creek-Barton Springs Zone Watershed, Oak Hill Combined (East Oak Hill) NPA

Owner/Applicant: Harper Park Two LP (Gail M. Whitfield)

Agent: The Whitfield Company (Marcus Whitfield)

Request: No amendment proposed; application to amend should restrictions be required as part of associated zoning case only.

Staff Rec.: **Recommended to Amend Only as Necessary**

Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov; Planning and Development Review Department
- 5. Rezoning:** **C14-2013-0006 – Harper Park Residential**

Location: 5816 Harper Park Drive, Barton Creek-Barton Springs Zone Watershed, Oak Hill Combined (East Oak Hill) NPA

Owner/Applicant: Harper Park Two LP (Gail M. Whitfield)

Agent: The Whitfield Company (Marcus Whitfield)

Request: LO-CO-NP to LO-MU-CO-NP

Staff Rec.: **Recommended**

Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov; Planning and Development Review Department
- 6. Plan Amendment:** **NPA-2011-0002.01 – Jaylee Ltd.**

Location: 1601 & 1645 E. 6th 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 August 27, 2013**

Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
- 7. Rezoning:** **C14-2011-0091 – Jaylee, Ltd**

Location: 1601 & 1645 E. 6th 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 August 27, 2013**

Staff: Heather Chaffin, 512-974-2i22, heather.chaffin@austintexas.gov; Planning and Development Review Department

- 8. Briefing:** **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: GR-NP; GR-V-NP to CS-MU-CO-NP, as amended
 Staff Rec.: **Update Briefing as requested by the Commission; NO ACTION is required.**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
- 9. Municipal Utility District:** **C12M-2013-0001 – Cascades MUD No.1**
 Location: 11601 S. IH 35, Onion Creek Watershed
 Owner/Applicant: T. Marc Knutsen
 Agent: Armbrust & Brown
 (Sue Brooks Littlefield)
 Request: Consent to Create a Municipal Utility District (MUD)
 Staff: Virginia Collier, 512-974-2022, virginia.collier@austintexas.gov; Planning and Development Review Department
- 10. Conditional Use Permit & Variance:** **SP-2012-0257C – Town Lake Park Auditorium Shores Trailhead**
 Location: 700 W. Riverside Drive, Lady Bird Lake Watershed, Bouldin Creek NPA
 Owner/Applicant: City of Austin
 Agent: Axiom Engineers (Nicole Folta Findeisen)
 Request: Approve a conditional use permit for a "P"-zoned site larger than one acre, as required by LDC Sec. 25-2-625(D)(2), and approve a variance to construct parking and a structure within the primary setback of the Auditorium Shores Subdistrict of the Waterfront Overlay, as LDC Sec. 25-2-721(B)(1) prohibits such construction.
 Staff Rec.: **Recommended**
 Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov; Planning and Development Review Department

- 11. Site Plan Waiver: SPC-2012-0358C – Casa Columbia**
Location: 2409 E. 7th Street, Town Lake Watershed, Holly NPA
Owner/Applicant: J & J Nunez Investments, LLC (Jose Nunez)
Agent: Brushy Creek Engineering (Aaron Pesek, PE)
Request: Waiver - Request to allow a parking area and driveway within 25 feet of a use that is permitted in a SF-5 or more restrictive zoning district [LDC Sec. 25-2-1067(G)(2).

Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
Planning and Development Review Department
- 12. Site Plan Waiver: SP-2012-0409C.SH – Chicon Corridor – Southwest Site**
Location: 1212 Chicon Street, Boggy Creek Watershed, Chestnut NPA
Owner/Applicant: Chestnut Neighborhood Revitalization (Sean Garretson)
Agent: Big Red Dog Engineering (Nicholas Kehl)
Request: Waivers - 1) allow a parking area within 23 feet of adjoining property zoned SF-5 or more restrictive (LDC Sec. 25-2-1067(H); 2) allow construction of a structure within 25 feet of adjoining property zoned SF-5 or more restrictive (LDC Sec. 25-2-1063(B)(1); 3) allow placement of a dumpster less than 20 feet from adjoining property zoned SF-5 or more restrictive (LDC Sec. 1067(C)(1), and 4) allow placement of a building within the 25-foot front building line setback of a site adjoining property zoned SF-5 or more restrictive (LDC 25-2-1064).

Staff Rec.: **Recommended**
Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov;
Planning and Development Review Department

- 13. Site Plan Waiver:** **SP-2012-0407C.SH – Chicon Corridor – Northeast Site**
Location: 1309 Chicon Street, Boggy Creek Watershed, Chestnut NPA
Owner/Applicant: Chestnut Neighborhood Revitalization (Sean Garretson)
Agent: Big Red Dog Engineering (Nicholas Kehl)
Request: Waivers - 1) allow a parking area within 24 feet of adjoining property zoned SF-5 or more restrictive (LDC Sec. 25-2-1067(H); 2) allow construction of a structure within 25 feet of adjoining property zoned SF-5 or more restrictive (LDC Sec. 25-2-1063(B)(1); 3) allow placement of a dumpster less than 20 feet from adjoining property zoned SF-5 or more restrictive (LDC Sec. 1067(C)(1), and 4) allow placement of a building within the 25-foot front building line setback of a site adjoining property zoned SF-5 or more restrictive (LDC 25-2-1064).

Staff Rec.: **Recommended**
Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov;
Planning and Development Review Department
- 14. Site Plan Waiver:** **SP-2012-0406C.SH – Chicon Corridor – Southeast Site**
Location: 1301 Chicon Street, Boggy Creek Watershed, Chestnut NPA
Owner/Applicant: Chestnut Neighborhood Revitalization (Sean Garretson)
Agent: Big Red Dog Engineering (Nicholas Kehl)
Request: Waivers - 1) allow a parking area within 24 feet of adjoining property zoned SF-5 or more restrictive (LDC Sec. 25-2-1067(H); 2) allow construction of a structure within 25 feet of adjoining property zoned SF-5 or more restrictive (LDC Sec. 25-2-1063(B)(1); 3) allow placement of a dumpster less than 20 feet from adjoining property zoned SF-5 or more restrictive (LDC Sec. 1067(C)(1), and 4) allow placement of a building within the 25-foot front building line setback of a site adjoining property zoned SF-5 or more restrictive (LDC 25-2-1064).

Staff Rec.: **Recommended**
Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov;
Planning and Development Review Department
- 15. Final Plat Resubdivision:** **C8-2012-0092.0A – Lot 1 and Lot 2 Resubdivision of 37 Tarrytown Oaks**
Location: 34 Margranita Crescent, Johnson Creek Watershed, Central West Austin Combined NPA
Owner/Applicant: Lander & Nancy Lewallen (Katie Hunt)
Agent: ATS Engineers (Marc Dickey)
Request: Approval of the resubdivision of 1 lot into 2 lots on 0.3010 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov;
Planning and Development Review Department

- 16. Final Plat w/Preliminary:** **C8-04-0043.06.3A.SH – Muller Section VII-C Phase 1 Final Plat**
 Location: 3600 Manor Road, Tannehill Branch/Boggy Creek Watershed, RMMA NPA
 Owner/Applicant: City of Austin (Pam Hefner)
 Agent: Bury & Partners, Inc. (David Miller)
 Request: Approval of the Mueller Section VII-C Phase 1 Final Plat composed of 286 lots on 74.652 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 17. Resubdivision:** **C8-2012-0126.0A – Hoffman Resubdivision**
 Location: 1210 E. 7th Street, Waller Creek Watershed, Central East Austin NPA
 Owner/Applicant: Peter Hoffman & 1208 Partners LLC
 Agent: Big Red Dog Engineering (Robert Brown)
 Request: Approval of the resubdivision of two lots into a three lot subdivision on 0.4541 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Planning and Development Review Department
- 18. Resubdivision:** **C8-2012-0117.0A – Garadi Subdivision; A Resubdivision of a portion of Lot 14 of Evergreen Heights**
 Location: 1803 & 1807 S. Lamar Blvd., West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: Garadi Corporation (Viswas S. Garadi)
 Agent: Genesis 1 Engineering Co (George Gonzalez)
 Request: Approve the resubdivision of part of a lot into one lot on 0.33 acres.
 Staff Rec.: **Recommend postponement to 8/27/13 by Applicant.**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department
- 19. Resubdivision:** **C8-2013-0036.0A – Resubdivision of Lot 24, Block C, Bellaire**
 Location: 1901 Payne Avenue, Shoal Creek Watershed, Crestview NPA
 Owner/Applicant: Grayland LLC (Lisa Gray)
 Agent: Lisa Gray
 Request: Approve the resubdivision of one lot into 2 lots on 0.294 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department

- 20. 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, 512-974-7191, jennifer.grant@austintexas.gov; Office of Real Estate Services
- 21. Final Plat/Resubdivision: C8-2013-0119.0A – Keen Addition; a resubdivision of a portion of Block 6, South Heights**
Location: 1103 Bouldin Avenue, West Bouldin Creek Watershed, Bouldin Creek NPA
Owner/Applicant: (Arthur Keen)
Agent: (Hector Avila)
Request: Approval of the Keen Addition; a resubdivision of a portion of Block 6, South Heights composed of 1 lot on 0.129 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 22. Preliminary Plan: C8-2013-0118 – Lightsey 2**
Location: 1805 Lightsey Road, West Bouldin Creek Watershed, South Lamar NPA
Owner/Applicant: AJF Partners, LTD. (Annie Foss)
Agent: PSW Homes (Casey Giles)
Request: Approval of the Lightsey 2 composed of 17 lots on a 4.0 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 23. Final Plat; Previously Unplatted: C8-2013-0124.0A – Contreras Addition**
Location: 6108 Harold Ct., Boggy Creek Watershed, MLK-183 NPA
Owner/Applicant: (Jesus Contreras)
Agent: (Hector Avila)
Request: Approval of the Contreras Addition composed of 1 lot on 0.645 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

24. Final Plat; C8-2013-0127.0A – Kemp Grove

**Previously
Unplatted:**

Location: Kemp Street, Colorado River Watershed, Montopolis NPA
Owner/Applicant: Reclaimed Ridge, LLC.
(Erick Brickler)
Agent: Mike McHone Real Estate
(Michael McHone)
Request: Approval of the Kemp Grove composed of 5 lots on 3.33 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

25. Final Plat- Resub: C8-2013-0122.0A – Fiskville School Addition, Block F, Lot 2; Resub

Location: 211 Beaver Street, Little Walnut Creek Watershed
Owner/Applicant: Josue Flores
Agent: Genesis 1 Engineering Co (George Gonzalez)
Request: Approval of the Fiskville School Addition, Blk F, Lot 2; Resub composed
of 3 lots on 0.501 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.