



**Planning Commission  
August 27, 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 August 13, 2013.

## C. PUBLIC HEARING

- 1. Municipal Utility District:** **C12M-2013-0001 – Cascades MUD No. 1**  
Location: 11601 South 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](mailto:virginia.collier@austintexas.gov);  
Planning and Development Review Department
- 2. Discussion and Action:** **Holly Shores/Edward Rendon Sr. at Festival Beach Park Master Plan**  
  
Discussion and action on providing a recommendation to the City Council on the draft Holly Shores/Edward Rendon Sr. at Festival Beach Park Master Plan.  
  
City Staff: Chris Yanez, 512-974-9455; [chris.yanez@austintexas.gov](mailto:chris.yanez@austintexas.gov);  
Parks and Recreation Department
- 3. 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](mailto:matt.hollon@austintexas.gov);  
Watershed Protection Department
- 4. Plan Amendment:** **NPA-2013-0025.02 – Lantana Tract 32**  
Location: 6401 Rialto Boulevard, Barton Springs Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA  
  
Owner/Applicant: Lantana Tract 32, LP  
Agent: Smith Robertson Elliott Glen Klein & Douglas, LLP (David Hartman)  
Request: Office to Multifamily land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695; [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov);  
Planning and Development Review Department

- 5. Rezoning: C14-2013-0044 – Lantana Tract 32**  
 Location: 6401 Rialto Boulevard, Barton Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA  
 Owner/Applicant: Lantana Tract 32, LP  
 Agent: Smith Robertson Elliott Glen Klein & Douglas, LLP (David Hartman) David Hartman  
 Request: GO-NP to MF-4-CO-NP  
 Staff Rec.: **Recommended with conditions**  
 Staff: Lee Heckman, 512-974-2695; [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department
- 6. Restrictive Covenant Amendment: C14-85-288.8(RCA) Lantana Tract 32 Restrictive Covenant Amendment**  
 Location: 6401 Rialto Boulevard, Barton Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA  
 Owner/Applicant: Lantana Tract 32, LP  
 Agent: Smith Robertson Elliott Glen Klein & Douglas, LLP (David Hartman)  
 Request: Delete reference to net leasable square feet and add additional restrictions.  
 Staff Rec.: **Recommended**  
 Staff: Lee Heckman, 512-974-2695; [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department
- 7. Plan Amendment: NPA- 2011-0002.01 – Jaylee Ltd.**  
 Location: 1601 & 1645 E. 6<sup>th</sup> Street, Lady Bird Lake Watershed, East Cesar Chavez NPA & Plaza Saltillo Station Area Plan  
 Owner/Applicant: Jaylee Ltd. (Jim Arnold)  
 Agent: Winstead PC (Amanda Swor)  
 Request: Specific Regulating District to Specific Regulating District  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695; [Maureen.meredith@austintexas.gov](mailto:Maureen.meredith@austintexas.gov); Planning and Development Review Department

**8. Rezoning: C14-2011-0091 – Jaylee Ltd.**

Location: 1601 & 1645 E. 6<sup>th</sup> Street, Lady Bird Lake Watershed, East Cesar Chavez NPA & Plaza Saltillo Station Area Plan  
Owner/Applicant: Jaylee Ltd. (Jim Arnold)  
Agent: Winstead PC (Amanda Swor)  
Request: TOD-NP to TOD-NP-CURE  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122; [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

**9. Urban Renewal Plan Amendment: Franklin BBQ Kitchen**

Location: 901 Juniper Street, Waller Creek Watershed, Central East Austin Combined NPA  
Owner/Applicant: Ben's Long Branch Bar-B-Q, Inc. (Perry Lorenz)  
Agent: LS Johnston Architects (Linda Johnston)  
Request: Modify permitted land use categories of the East 11th and 12th Streets Urban Renewal Plan (URP) for the property located at 901 Juniper Street. FROM: Mixed use/office/residential and civic land uses TO: Mixed use/office/commercial/residential and civic land uses.  
Staff Rec.: **Recommended**  
Staff: Sandra Harkins, 512-974-3128; [sandra.harkins@austintexas.gov](mailto:sandra.harkins@austintexas.gov); Neighborhood Housing and Community Development Department  
Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

**10. Rezoning: C14-2013-0084 – Franklin BBQ Kitchen**

Location: 901 Juniper Street, Waller Creek Watershed, Central East Austin Combined NPA  
Owner/Applicant: Ben's Long Branch Bar-B-Q, Inc. (Perry Lorenz)  
Agent: LS Johnston Architects (Linda Johnston)  
Request: MF-3-NCCD-NP to GR-CO-NCCD-NP  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122; [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

- 11. Neighborhood Conservation Combining District Amendment:** **C14-2013-0085 – Franklin BBQ Kitchen (NCCD Amendment)**
- Location: 901 Juniper Street, Waller Creek Watershed, Central East Austin Combined NPA
- Owner/Applicant: Ben's Long Branch Bar-B-Q, Inc. (Perry Lorenz)
- Agent: LS Johnston Architects (Linda Johnston)
- Request: Add Food Preparation as a conditional land use to the East 11th Street Neighborhood Conservation Combining District (NCCD) for the property located at 901 Juniper Street.
- Staff Rec.: **Recommended**
- Staff: Heather Chaffin, 512-974-2122; [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department
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- 12. Rezoning:** **C814-06-0106.01 – Hyatt PUD Amendment**
- Location: 208 Barton Springs Road, Lady Bird Lake Watershed, Bouldin Creek NPA
- Owner/Applicant: Tantallon Austin Hotel, LLC (Terry M. Shaikh)
- Agent: Graves, Dougherty, Hearon & Moody, P.C. (Michael J. Whellan)
- Request: PUD-NP to PUD –NP, to change a condition of zoning
- Staff Rec.: **Recommended**
- Staff: Lee Heckman, 512-974-7604; [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department
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- 13. Conditional Use Permit:** **SPC-2013-0181A – Taco Cabana**
- Location: 5242 N. Lamar Blvd., Waller Creek Watershed, Brentwood/Highland Combined NPA
- Owner/Applicant: Equity Trust Company (Jeffrey S. Brown)
- Agent: Bury & Partners, Inc. (Joe Farias)
- Request: Conditional Use Permit for a late hours permit.
- Staff Rec.: **Recommended**
- Staff: Amanda Couch, 512-974-2881; [amanda.couch@austintexas.gov](mailto:amanda.couch@austintexas.gov); Planning and Development Review Department

- 14. 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.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767; [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department
- 15. Final Plat:** **C8-2013-0141.0A – The Velasquez Subdivision**  
Location: 2109 Thrasher Lane, Carson Creek Watershed, Montopolis NPA  
Owner/Applicant: Gilbert & Doris R. Velasquez  
Agent: Candy Moreno  
Request: Approval of The Velasquez Subdivision composed of 3 lots on 0.99 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 16. Final Plat:** **C8-2013-0139.0A – Crestview Station**  
Location: 1001 Banyon Street, Waller Creek Watershed, Crestview NPA  
Owner/Applicant: Crestview Station (James Matoushek); Gray Engineering, Inc. (Brian Williams)  
Request: Approval of the Crestview Station LLR Land composed of 75 lots on 4.58 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 17. Final Plat- Amended Plat:** **C8-2013-0135.0A – Crestview Addition, Section 8 Lots 34 & 36; Block T Amended Plat**  
Location: 7600 Woodrow Avenue, Shoal Creek Watershed, Crestview NPA  
Owner/Applicant: Todd Watkin, Kelly Lao & Mark Hagen  
Agent: Lenworth Consulting (Nash Gonzalez)  
Request: Approval of Crestview Addition, Section 8, Lots 34 & 36, Block T; Amended Plat composed of 2 lots on 0.36 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

## **D. NEW BUSINESS**

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

Request: Discussion and action on referring downtown cases being considered before the Planning Commission to the Downtown Commission.

## **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.