



**Planning Commission
September 10, 2013 @ 6:00 P.M.
Town Lake Center
721 Barton Springs Road, Assembly Room 130
Austin, TX 78704**

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 27, 2013.

C. PUBLIC HEARING

- 1. Briefing and Possible Action:** **Imagine Austin: The Way Forward 2013 Annual Report**
Location: City and ETJ
Owner/Applicant: City of Austin
Request: Briefing and possible discussion and action on the Planning Commission's endorsement of Imagine Austin: The Way Forward 2013 Annual Report
Staff Rec.: **Recommended**
Staff: Cristin Kenyon, 512-974-2976, cristin.kenyon@austintexas.gov; Planning and Development Review Department
- 2. Comprehensive Plan Amendment:** **CPA-2013-0001 - Corrections and minor additions to Imagine Austin**
Owner/Applicant: City of Austin
Request: Review and possible discussion and action on corrections and minor additions to Imagine Austin (Ordinance # 20120614-058)
Staff Rec.: **Recommended**
Staff: Cristin Kenyon, 512-974-2976, cristin.kenyon@austintexas.gov; Planning and Development Review Department
- 3. 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.: **To withdraw the proposed amendment**
Staff: Stevie Greathouse, 512-974-7226, stevie.greathouse@austintexas.gov; Planning and Development Review Department
- 4. 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

- 5. Water District: C12M-2013-0004 - Annexation into WCID No. 10**
 Location: 5210 Fossil Rim Road, Lake Austin Watershed
 Owner/Applicant: CAAMR Investments, LLC
 Agent: Ronald Rodriguez
 Request: City Consent to annexation of a 3.75 acre tract into Travis County WCID No. 10
 Staff Rec.: **Recommended**
 Staff: Virginia Collier, 512-974-2022, virginia.collier@austintexas.gov; Planning and Development Review Department
- 6. Tree Permit: # 10949349 - 1015 E. 12th Street**
 Location: 1015 E. 12th Street, Waller Creek Watershed, Central East Austin NPA
 Owner/Applicant: Keep Investment Group, LLC (Austin Stowell)
 Agent: Keep Investment Group, LLC (Austin Stowell)
 Request: The applicant is requesting to remove a heritage tree with a stem greater than 30" in diameter.
 Staff Rec.: **Recommended**
 Staff: Keith Mars, 512-974-2755, keith.mars@austintexas.gov; Planning and Development Review Department
- 7. Plan Amendment: NPA-2013-0025.01 - Harper Park Residential**
 Location: 5816 Harper Park Drive, Barton Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA (East Oak Hill)
 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
- 8. Restrictive Covenant Amendment: C14R-86-077(RCA) - Harper Park Residential Restrictive Covenant Amendment**
 Location: 5816 Harper Park Drive, Barton Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA (East Oak Hill)
 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

- 9. Rezoning: C14-2013-0006 - Harper Park Residential**
 Location: 5816 Harper Park Drive, Barton Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA (East Oak Hill)
 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
- 10. Plan Amendment: NPA-2013-0022.01 - Congress Avenue Baptist Church**
 Location: 1511 South Congress Ave., East Bouldin Watershed, Greater South River City NPA (South River City)
 Owner/Applicant: Congress Avenue Baptist Church (Tut Hill)
 Agent: Thrower Design (A. Ron Thrower)
 Request: Civic to Mixed Use land use; Postponement Request by SRCC & Applicant to 10/08/2013
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
- 11. Rezoning: C14-2013-0022 - Congress Avenue Baptist Church**
 Location: 1511 South Congress Ave., East Bouldin Watershed, Greater South River City NPA (South River City)
 Owner/Applicant: Congress Avenue Baptist Church (Tut Hill)
 Agent: Thrower Design (A. Ron Thrower)
 Request: SF-3-CO-NCCD-NP to GR-CO-NCCD-NP; Postponement Request by SRCC & Applicant to 10/08/2013
 Staff Rec.: **GO-CO-NCCD-NP or Amend NCCD; Grant Postponement Request**
 Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov; Planning and Development Review Department

- 12. Plan Amendment: NPA-2013-0019.01 - Commodore Perry Estate**
Location: 710 E. 41st Street, Waller Creek Watershed, Central Austin Combined NPA (Hancock)
Owner/Applicant: Perry Estates, LLC (Clark Lyda)
Agent: Smith, Robertson, Elliott, Glen, Klein & Douglas, LLP. (David Hartman)
Request: Civic to Higher Density Single Family and Mixed Use land use
Staff Rec.: **Postponement request by Staff to 9-24-2013**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
- 13. Rezoning: C14-2013-0040 - Commodore Perry Estate**
Location: 710 E. 41st Street, Waller Creek Watershed, Central Austin Combined NPA (Hancock)
Owner/Applicant: Perry Estates, LLC (Clark Lyda)
Agent: Smith, Robertson, Elliott, Glen, Klein & Douglas, LLP. (David Hartman)
Request: SF-3-CO-NP to GR-MU-CO-NP for Tract 1, SF-3-CO-NP to GR-MU-CO-NP for Tract 2, SF-3-CO-NP to GR-MU-CO-H-NP for Tract 1A
Staff Rec.: **Postponement request by Staff to 9-24-2013**
Staff: Clark Patterson, 512-974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department
- 14. Plan Amendment: NPA-2013-0009.01 - 1311 East 12th Street**
Location: 1311 East 12th Street, Boggy Creek Watershed, Central East Austin NPA
Owner/Applicant: Four Springs Investments, LLC (Darrell Pierce)
Agent: City of Austin – Planning and Development Review Department (Jerry Rusthoven)
Request: Single Family to Neighborhood Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department

- 15. Urban Renewal Plan Amendent:** **1311 East 12th Street**
Location: 1311 East 12th Street, Boggy Creek Watershed, Central East Austin NPA
Owner/Applicant: Four Springs Investments, LLC (Darrell Pierce)
Agent: City of Austin – Planning and Development Review Department (Jerry Rusthoven)
Request: Add “commercial and mixed-use” use to permitted uses for 1311 East 12th Street.
Staff Rec.: **Recommended**
Staff: Sandra Harkins, 512-974-3128, sandra.harkins@austintexas.gov; Neighborhood Housing and Community Development
Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
- 16. Rezoning:** **C14-2013-0066 - 1311 East 12th Street**
Location: 1311 East 12th Street, Boggy Creek Watershed, Central East Austin NPA
Owner/Applicant: Four Springs Investments, LLC (Darrell Pierce)
Agent: City of Austin – Planning and Development Review Department (Jerry Rusthoven)
Request: SF-3-NCCD-NP to LR-MU-NCCD-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
- 17. Rezoning:** **C14-2013-0081 - Apostolic 1.5**
Location: 517 East Oltorf Street, Blunn Creek Watershed, Greater South River City NPA (St. Edward's)
Owner/Applicant: Apostolic Assembly of the Faith in Christ Jesus, Inc. (Frank Balboa)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: SF-3-NP to GR-NP
Staff Rec.: **Recommendation of GO-CO-NP with conditions**
Staff: Lee Heckman, 512-974-2695, lee.heckman@austintexas.gov; Planning and Development Review Department
- 18. Rezoning:** **C14-2013-0088 - 1300 Plaza II**
Location: 1300 South Lamar Boulevard, West Bouldin Creek Watershed, Zilker NPA
Owner/Applicant: Lantzsch Family Trust (Thomas P. Lantzsch)
Agent: UTE Consultants, Inc. (Joan Ternus)
Request: CS-V to CS-1-V
Staff Rec.: **Recommended**
Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov; Planning and Development Review Department

- 19. Rezoning:** **C14-2013-0056 - 2505 & 2507 Bluebonnet Lane**
Location: 2505 & 2507 Bluebonnet Lane, West Bouldin Creek Watershed, South Lamar NPA
Owner/Applicant: 2505 Bluebonnet, LLC (Scott Turner)
Agent: Thrower Design (Ron Thrower)
Request: SF-3 to MF-2
Staff Rec.: **Recommended**
Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov; Planning and Development Review Department
- 20. Site Plan Waiver Only:** **SP-2012-0284C - Lightsey Condominiums**
Location: 3001 Del Curto, West Bouldin Creek Watershed, South Lamar NPA
Owner/Applicant: PSW Lightsey (Ryan Diepenbrock)
Agent: KBGE (Brian Estes P.E.)
Request: To allow the construction of a structure within 25 feet or less from property in an urban family residence (SF-5) or more restrictive zoning district [LDC Section 25-2-1063(B)(1)].
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov; Planning and Development Review Department
- 21. Variance Request:** **GF-2013-0001(LUR) - 1211 Holly Street**
Location: 1211 Holly Street, Lady Bird Lake Watershed, East Cesar Chavez NPA
Owner/Applicant: James Wilsford
Agent: James Wilsford
Request: The applicant is requesting to exceed the maximum allowable impervious cover of 40% on a single-family lot located within the Festival Beach Subdistrict of the Waterfront Overlay Combining District.
Staff Rec.: **Recommended**
Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov; Planning and Development Review Department

- 22. 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; Planning and Development Review Department
- 23. Final Plat; Resubdivision:** **C8-2013-0143.0A - Ridgetop Addition, Portion of Lot 1 Block M Amended Resubdivision; Resubdivision**
Location: 1003 East 52nd Street, Tannehill Branch Watershed, North Loop NPA
Owner/Applicant: Wagwater Partners, LLC
Agent: Thrower Design (Ron Thrower)
Request: Approval of the Ridgetop Addition, Portion of Lot 1 Block M Amended Resubdivision; Resubdivision composed of 2 lots on 0.401 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.