



**Planning Commission
September 24, 2013 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd 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 September 10, 2013.

C. PUBLIC HEARING

- 1. Code Amendment:** **C20-2013-011 - Vested Development Rights**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend City Code Chapters 25-1 and 25-5 relating to vested development rights under Chapter 245 and Section 43.002 of the Texas Local Government Code.

Staff Rec.: **Recommended**
Staff: Greg Guernsey, 512-974-2387, greg.guernsey@austintexas.gov; Planning and Development Review Department
- 2. Code Amendment:** **C20-2013-015 - Limited Office (LO) Off-Site Accessory Parking**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Title 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: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov; Planning and Development Review Department
- 3. Code Amendment:** **C20-2013-016 - Lake Austin Approvals**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Title 25 of the City Code to make the Land Use Commission the review body for granting approvals related to Lake Austin.

Staff Rec.: **Recommended**
Staff: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov; Planning and Development Review Department
- 4. Code Amendment:** **C20-2013-014 - Planned Unit Development Affordability**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Title 25 of the City Code to clarify that the affordable housing requirement for Planned Unit Developments, and fee in lieu of, are calculated using the amount of building square footage in the proposed PUD that exceeds the baseline height or floor to area ratio.

Staff Rec.: **Recommended**
Staff: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov; Planning and Development Review Department

5. **Code Amendment:** **C20-2013-005 - Urban Farms**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Chapters 25-2, 3-2, 10-3, and 14-7 of the City Code to amend the definition, requirements, and regulations of the use “Urban Farm,” and to create new uses and definitions related to urban farms.

Staff Rec.: **Recommended**
Staff: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov; Planning and Development Review Department
6. **Code Amendment:** **C20-2013-006 - Temporary Signs**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Title 25 of the City Code to allow commercial images to be temporarily projected on to building facades in the downtown area during certain special events and establish permitting requirements.

Staff Rec.: **Recommended**
Staff: Viktor Auzenne, 512-974-2941, viktor.auzenne@austintexas.gov; Planning and Development Review Department
7. **Code Amendment:** **C20-2013-023 - Accessible Ramps**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Title 25 of the City Code to allow placement of accessible ramps in required yard setbacks.

Staff Rec.: **Recommended**
Staff: John McDonald, 512-974-2728, john.mcdonald@austintexas.gov; Planning and Development Review Department
8. **Plan Amendment:** **NPA-2013-0025.01 - Harper Park Residential**
Location: 5816 Harper Park Drive, Barton Creek Watershed-Barton Springs Zone, 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

- 9. Rezoning: C14-2013-0006 - Harper Park Residential**
 Location: 5816 Harper Park Drive, Barton Creek Watershed-Barton Springs Zone, 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
- 10. 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 (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
- 11. 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
- 12. Plan Amendment: NPA-2013-0010.01 - 2416 East Sixth Street**
 Location: 2416 E. 6th Street, Lady Bird Lake Watershed, Holly NPA
 Owner/Applicant: 2416 East Sixth Street (M. Timothy Clark)
 Agent: Big Red Dog Engineering - Austin, LLC (Bob Brown)
 Request: Industry to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department

- 13. Rezoning:** **C14-2013-0083 - 2416 East 6th Street**
Location: 2416 E. 6th Street, Lady Bird Lake Watershed, Holly NPA
Owner/Applicant: 2416 East 6th Street LP (M. Timothy Clark)
Agent: Big Red Dog -Austin, LLC (Bob Brown)
Request: LI-CO-NP to MF-6-CO-NP
Staff Rec.: **Staff recommends CS-V-CO-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department
- 14. Plan Amendment:** **NPA-2013-0019.01 - Commodore Perry Estate**
Location: 710 E. 41st Street, Waller Creek Watershed, Central Austin Combined (Hancock) NPA
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 the Staff to October 8, 2013**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department
- 15. Rezoning:** **C14-2013-0040 - Commodore Perry Estate**
Location: 710 E. 41st Street, Waller Creek Watershed, Central Austin Combined (Hancock) NPA
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 the Staff to October 8, 2013**
Staff: Clark Patterson, 512-974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department
- 16. Rezoning:** **C14-2013-0069 - 5107 & 5109 Manchaca Road**
Location: 5107 and 5109 Manchaca Road, Williamson Creek Watershed, South Austin Combined (South Manchaca) NPA
Owner/Applicant: Urban Design Group (John Noell)
Request: SF-3 to SF-6-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

- 17. Planned Unit Development Amendment:**
- C814-2012-0055.01 - Covered Bridge Planned Unit Development Amendment #1**
- Location: 6714 Covered Bridge Drive, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA
- Owner/Applicant: PPF AMLI Covered Bridge Drive, LLC; CBAL Whitecrowe LLC; Covered Bridge Section 8, LLC (Ron Thrower)
- Agent: City of Austin, Planning and Development Review Department (Jerry Rusthoven)
- Request: To correct and replace Exhibit C, the Land Use Plan attached to Zoning Ordinance No. 20130307-056.
- Staff Rec.: **Recommended**
- Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
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- 18. 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
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- 19. Conditional Use Permit:**
- SPC-2013-0218A - Joe's Crab Shack**
- Location: 600 E. Riverside Dr., Lady Bird Lake Watershed, South River City NPA
- Owner/Applicant: Garwald Company Inc. (Rogan Giles)
- Agent: Big Red Dog Engineering (Jerrett Daw)
- Request: Conditional Use Permit for a change of use.
- Staff Rec.: **Recommended**
- Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov; Planning and Development Review Department

- 20. Resubdivision:** **C8-2013-0077.0A - Resubdivision of Lot 1, Block 12, Crestview Addition Section One**
Location: 1500 Justin Lane, 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 0.333 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department
- 21. Subdivision Plat Vacation:** **C8S-74-162(VAC) - Pleasant Valley Sec. 3**
Location: 2915 Webberville Rd. at N. Pleasant Valley Rd., Boggy Creek Watershed, Govalle NPA
Owner/Applicant: Mx3Webb LLC (Sal Martinez)
Agent: Hector Consulting (Hector Avila)
Request: Approve the total plat vacation of Pleasant Valley Sec. 3 Subdivision.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department
- 22. Final Plat with Preliminary:** **C8-2013-0046.0A - Preserve at Thomas Springs Road**
Location: 6517 Thomas Springs Road, Barton Creek/Williamson Creek Watersheds- Barton Springs Zone, West Oak Hill NPA
Owner/Applicant: Richard E. Furtado
Agent: Civil Land Group, LLC (Gregory Ulcak)
Request: Approval of the Preserve at Thomas Springs Road composed of 34 lots on 38.465 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov;
Planning and Development Review Department

- 23. Total Plat Vacation:** **C8J-2008-0042.0A(VAC) - Crooked Cedar Ranch Final Plat**
Location: 6517 Thomas Springs Road, Barton Creek/Williamson Creek Watersheds - Barton Springs Zone, West Oak Hill NPA
Owner/Applicant: Richard E. Furtado
Agent: Civil Land Group, LLC (Gregory Ulcak)
Request: Approval of the total vacation of Crooked Cedar Ranch consisting of 7 lots on 9.9 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 24. Total Plat Vacation:** **C8s-77-214(VAC) - Live Oak Acres**
Location: 6517 Thomas Springs Road, Barton Creek/Williamson Creek Watersheds - Barton Springs Zone, West Oak Hill NPA
Owner/Applicant: Richard E. Furtado
Agent: Civil Land Group, LLC (Gregory Ulcak)
Request: Approval of the total vacation of Live Oak Acres consisting of 3 lots on 3.4 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 25. Resubdivision:** **C8-2012-0163.0A - Riverside II**
Location: 7003 E. Riverside Dr., Carson Creek Watershed, Montopolis NPA
Owner/Applicant: Bradsher Family Trust (Jack Bradsher); Marabella Development (Mitchell Kalogridis)
Agent: Milestone Community Builders (Garrett Martin)
Request: Approve the resubdivision of part of one lot and some unplatted land into 10 lots on 17.544 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department

- 26. Preliminary Plan: C8-2013-0154 - Park Place at Riverside**
Location: 7000 E. Riverside Dr. Carson Creek Watershed, Montopolis NPA
Owner/Applicant: Equity Secured Capital, LP (Vince Dimare)
Agent: Big Red Dog Engineering (Kaitlin Redmon)
Request: Approval of the Park Place at Riverside composed of 2 lots on 22.23 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 27. Final Plat: C8-2013-0151.0A - Tina Pina**
Location: 2400 Thrasher Lane, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: Roman F. J. & Christina Pena de Onofre
Agent: LOC Consultants, LLP (Sergio Lozano)
Request: Approval of the Tina Pina composed of 1 lot on 0.4650 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 28. Final Plat: C8-2013-0150.0A - Tillery Corner**
Location: 1110 Tillery Street, Boggy Creek Watershed, Govalle NPA
Owner/Applicant: Arnold Alvin
Agent: Perales Engineering (Jerry Perales)
Request: Approval of the Tillery Corner composed of 3 lots on 0.497 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 29. Final Plat-Resubdivision: C8-2013-0146.0A - RREEF Domain Block K Subdivision**
Location: 11824 Burnet Road, Walnut Creek Watershed
Owner/Applicant: RREEF Domain, LP (Chad Marsh)
Agent: Bury & Partners, Inc (Nick Brown)
Request: Approval of the RREEF Domain Block K Subdivision composed of 2 lots on 120.172 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.