



**Planning Commission
January 28, 2014 @ 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 January 14, 2014.

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 PLLC (Sue Brooks Littlefield)
Request: Consent to Create a Municipal Utility District (MUD) – PUBLIC HEARING CLOSED.
Staff: Virginia Collier, 512-974-2022, Virginia.Collier@AustinTexas.gov;
Planning and Development Review Department

- 2. Code Amendment: C20-2013-027 – Downtown Density Bonus and Rainey Subdistrict Amendments**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Consider an ordinance to Title 25 of the City Code to codify the remainder of the community benefits of the Downtown Density Bonus Program, make the Rainey Street Subdistrict eligible to participate in the Downtown Density Bonus Program, and to create an affordability period and mechanism for an affordable housing land trust for affordable housing units in the Rainey Street Subdistrict.
Staff Rec.: **Recommended**
Staff: Erica Leak, 512-974-2856, Erica.Leak@AustinTexas.gov;
Planning and Development Review Department

- 3. 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

4. **Code Amendment:** **C20-2013-035 - Occupancy**
 Owner/Applicant: City of Austin
 Agent: Planning and Development Review Department
 Request: Consider an ordinance to amend Title 25 of the City Code to change the occupancy limit for the number of unrelated individuals who reside in certain types of residential uses.
 Staff Rec.: **Pending**
 Staff: Jerry Rusthoven, 512-974-3207, Jerry.Rusthoven@AustinTexas.gov; Planning and Development Review Department
5. **Code Amendment:** **C20-2013-026 - Breweries**
 Owner/Applicant: City of Austin
 Agent: Planning and Development Review Department
 Request: Consider an ordinance to amend Title 25 of the City Code to allow breweries to sell alcohol that is produced on-site for on-site consumption.
 Staff Rec.: **Recommended**
 Staff: Greg Dutton, 512-974-3509, Greg.Dutton@AustinTexas.gov; Planning and Development Review Department
6. **Appeal:** **C14H-1989-0010 – Dabney-Horne House**
 Location: 507 W. 23rd Street, Waller Creek Watershed, Central West Austin Combined (UNO) NPA
 Owner/Applicant: University Cooperative Society, Inc. (George Mitchell)
 Agent: Mike McHone
 Request: Appeal of the denial of a Certificate of Appropriateness from the Historic Landmark Commission to move the house approximately 12 feet to the northwest.
 Staff: Steve Sadowsky, 512-974-6454, Steve.Sadowsky@AustinTexas.gov; Planning and Development Review Department
7. **Restrictive Covenant Termination:** **C14-91-0031(RCT) – Dabney-Horne House**
 Location: 507 W. 23rd Street, Central West Austin Combined (UNO) Watershed, Waller Creek NPA
 Owner/Applicant: University Cooperative Society, Inc. (George Mitchell)
 Agent: Mike McHone
 Request: Request to terminate a restrictive covenant
 Staff Rec.: **Pending**
 Staff: Heather Chaffin, 512-974-2122, Heather.Chaffin@AustinTexas.gov; Planning and Development Review Department

- 8. Rezoning: C14-2013-0148 – Dabney-Horne House**
 Location: 507 W. 23rd Street, Central West Austin Combined (UNO) Watershed, Waller Creek NPA
 Owner/Applicant: University Cooperative Society, Inc. (George Mitchell)
 Agent: Mike McHone
 Request: GO-CO-NP-H to GO-NP
 Staff Rec.: **Pending**
 Staff: Heather Chaffin, 512-974-2122, Heather.Chaffin@AustinTexas.gov; Planning and Development Review Department
- 9. Rezoning: C14-2013-0136 – Austin Elm Terrace, LP**
 Location: 3215 Exposition Boulevard, Central West Austin Combined Watershed, Taylor Slough North NPA
 Owner/Applicant: Austin Elm Terrace, LP (Steve D. Beuerlein)
 Agent: Husch Blackwell, LLP (Jerry L. Harris)
 Request: SF-3 to MF-2
 Staff Rec.: **Recommendation of SF-6-CO**
 Staff: Sherri Sirwaitis, 512-974-3057, Sherri.Sirwaitis@AustinTexas.gov; Planning and Development Review Department
- 10. Rezoning: C14-2013-0152 - 4020 Airport Boulevard**
 Location: 4020 Airport Blvd., Boggy Creek Watershed, Upper Boggy Creek NPA
 Owner/Applicant: D Airport Blvd. Trust (Betty G. Terrell)
 Agent: PSW Real Estate, LLC (Glen Coleman)
 Request: LR-V-MU-CO-NP TO LR-V-MU-NP, to change a condition of zoning
 Staff Rec.: **Recommended**
 Staff: Lee Heckman, 512-974-7604, Lee.Heckman@AustinTexas.gov; Planning and Development Review Department
- 11. Rezoning: C14-2013-0147 – 707 West Avenue**
 Location: 705, 707 and 709 West Avenue, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: Cirrus Logic, Inc. (Thurman Case)
 Agent: Armbrust & Brown, P.L.L.C. (Richard Suttle)
 Request: CS-CO to DMU
 Staff Rec.: **Recommendation of DMU-CO**
 Staff: Heather Chaffin, 512-974-2122, Heather.Chaffin@AustinTexas.gov; Planning and Development Review Department

- 12. Rezoning: C14-2013-0107 - 600 Kemp Street**
 Location: 600 Kemp Street, Montopolis Watershed, Conuntry Club East NPA
 Owner/Applicant: Kemp Street Properties, LLC
 Agent: Throrer Design (Ron Throrer)
 Request: SF-3-NP to SF-6-NP
 Staff Rec.: **Recommended with Conditions**
 Staff: Lee Heckman, 512-974-7604, Lee.Heckman@AustinTexas.gov; Planning and Development Review Department
- 13. Site Plan – Waiver Only: SP-2013-0314C – 9th Red River**
 Location: 805 Neches Street, Waller Creek Watershed, Downtown NPA
 Owner/Applicant: Journeyman Austin Holdings, Inc (Bob Gallup)
 Agent: Noble Surveying & Engineering Works, LLC (Tres Howland)
 Request: The applicant is requesting a waiver from LDC 25-6-591(B)(5) and 25-2-691[C](12) concerning pedestrian uses between a parking garage and the adjacent streets in order to construct a hotel.
 Staff Rec.: **Recommended**
 Staff: Donna Galati, 512-974-2733, Donna.Galati@AustinTexas.gov; Planning and Development Review Department
- 14. Site Plan – Conditional Use Permit: SPC-2012-0104D(R1) – Improvements at Zilker Metropolitan Park**
 Location: 2201 Barton Springs Road, Lady Bird Lake, Eanes Watershed, Barton Creek Watershed-Barton Springs Zone, Zilker NPA
 Owner/Applicant: City of Austin - Parks and Recreation Department (D'Anne Williams)
 Agent: Austin Sunshine Camps
 Request: Request approval of a conditional use permit because the improvements are greater than 1 acre and the site is zoned P, Public [LDC Section 25-2-625(D)(2)].
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 512-974-2863, Nikki.Hoelter@AustinTexas.gov; Planning and Development Review Department

- 15. Site Plan – Conditional Use Permit: SPC-2013-0405A – Weather Up**
- Location: 1808 East Cesar Chavez Street, Lady Bird Lake Watershed, East Cesar Chavez NPA
- Owner/Applicant: C.O. Sam Turner, Atty.
- Agent: Hajjar, Sutherland, Peters & Washmon, LLP (Kareem Hajjar)
- Request: CUP for a late-hours permit and a variance to have parking within 200 feet of a single family residence.
- Staff Rec.: **Recommended**
- Staff: Brad Jackson, 512-974-3410, Brad.Jackson@AustinTexas.gov; Planning and Development Review Department
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- 16. Site Plan – Variance Request SP-2013-0133D – Boat Dock for 5 Humboldt Lane**
- Location: 5 Humboldt Lane, Lake Austin (Water Supply Rural), Drinking Water Protection Zone
- Owner/Applicant: Maureen Alexander
- Agent: Braun & Gresham (David Braun)
- Request: To allow construction of the proposed boat dock and access trail within a rimrock Critical Environmental Feature buffer (LDC Section 25-8-281(C)(1)(a) on the subject property.
- Staff Rec.: **Recommended with conditions**
- Staff: Michael Simmons-Smith, 512-974-1225; Michael.Simmons-Smith@AustinTexas.gov; Planning and Development Review Department
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- 17. Preliminary Plan: C8-2013-0133 – Riverside Vargas Subdivision – Idea School Preliminary**
- Location: 1701 Vargas Road, Carson Creek Watershed, Montopolis NPA
- Owner/Applicant: Vargas Properties (Marvin E. Chernovsky)
- Agent: Big Red Dog Engineering (Ricky De Camps)
- Request: Approval of the preliminary plan composed of one lot on 10.596 acres.
- Staff Rec.: **Recommended**
- Staff: Cesar Zavala, 512-974-3404, Cesar.Zavala@AustinTexas.gov; Planning and Development Review Department

- 18. Final Plat:** **C8-2013-0133.1A – Riverside Vargas**
 Location: 1701 Vargas Road, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: Vargas Properties (Marvin E. Chernovsky)
 Agent: Big Red Dog Engineering (Ricky De Camps)
 Request: Approval of the Riverside Vargas plat composed of 1 lot on 10.596 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, Cesar.Zavala@AustinTexas.gov; Planning and Development Review Department
- 19. Final Plat:** **C8-2014-0009.0A – Lincoln Place; Amended Plat of Lots 7, 8, 9 & 10, Block 2**
 Location: 716 Pedernales Street, Boggy Creek Watershed, Govalle NPA
 Owner/Applicant: MX3 Homes (Sal Martinez)
 Agent: Hector Avila
 Request: Approval of the Lincoln Place; Amended Plat of Lots 7, 8, 9 & 10, Block 2 composed of 4 lots on 0.6 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 20. Final Plat:** **C8-2014-0010.0A – Polis Addition**
 Location: 1128 Gunter Street, Boggy Creek Watershed, Govalle NPA
 Owner/Applicant: Polis Properties (Chris Peterson)
 Agent: ATS Engineers (Andrew Evans)
 Request: Approval of the Polis Addition composed of 5 lots on 1 acre.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 21. Final Plat; Resubdivision:** **C8-2014-0008.0A – Blue Bonnet Hills**
 Location: 1201 Robert E. Lee Road, Town Lake Watershed, Zilker NPA
 Owner/Applicant: Steven Radke
 Agent: Perales Engineering, LLC (Jerry Perales)
 Request: Approval of Blue Bonnet Hills composed of 10 lots on 3.13 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 22. Final Plat; Resubdivision:** **C8-2014-0015.0A – Theodore Low Heights Portion of Block 24; Resubdivision**
 Location: 3113 Clawson Road, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: Kirsten Whitworth
 Agent: Hector Avila
 Request: Approval of the Theodore Low Heights Portion of Block 24; Resubdivision composed of 4 lots on 0.983 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 23. Final Plat; Resubdivision:** **C8-2014-0004.0A – Glenwood Addition**
 Location: 1207 Maple Avenue, Boggy Creek Watershed, Rosewood NPA
 Owner/Applicant: Polis Properties (Chris Peterson)
 Agent: ATS Engineers (Andrew Evans)
 Request: Approval of the Glenwood Addition composed of 5 lots on 0.427 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 24. Final Plat:** **C8-2014-0005.0A – IDEA School at Rundberg-Showplace**
 Location: Showplace Lane, Little Walnut Creek Watershed, North Lamar Combined (North Lamar) NPA
 Owner/Applicant: Showplace Commercial Park, LLC (Behzad Behrami)
 Agent: Aaron Bourgeois
 Request: Approval of the IDEA School at Rundberg- Showplace composed of 1 lot on 21.4257 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 25. Street Vacation:** **F#9249-1309**
 Request: Vacation of: 1. Whitis Avenue between West Martin Luther King Blvd. & West 20th Street; and 2. Vacation of the alley between Whitis Avenue & Guadalupe Street, and between West Martin Luther King Blvd. & West 20th Street.
 Staff Rec.: **Recommended**
 Staff: Eric J. Hammack, 512-974-7079, Eric.Hammack@AustinTexas.gov; Office of Real Estate Services

- 26. Street Vacation: F#9231-1307**
Request: Partial Vacation of the Alley between Lupine Lane and Inglewood Street, and Summit Street and IH-35 (adjacent to 1507 Inglewood Street).
Staff Rec.: **Recommended**
Staff: Eric J. Hammack, 512-974-7079, Eric.Hammack@AustinTexas.gov;
Office of Real Estate Services

D. NEW BUSINESS

- 1. New Business:**
Request: Discussion and Action on amending the Planning Commission's Rules and Procedures.

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.