



**Planning Commission
February 11, 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.
2. Approval of minutes from January 28, 2014.

C. PUBLIC HEARING

- 1. Site Plan - Variance Only:** **SP-2013-0133D - Boat Dock for 5 Humboldt Lane**

Location: 5 Humboldt Lane, Lake Austin Watershed

Owner/Applicant: Maureen Alexander

Agent: Braun & Gresham, Attorneys at Law (David Braun)

Request: To allow construction of a boat dock and the associated access trail within a Critical Environmental Feature buffer.

Staff Rec.: **Recommended with condition**

Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov; Planning and Development Review Department
- 2. 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
- 3. Restrictive Covenant Termination:** **C14-2012-0067(RCT) - La Estancia Del Rio**

Location: 1700 1/2 Frontier Valley Drive, Carson Creek Watershed, Montopolis NPA

Owner/Applicant: Standard Pacific of Texas, Inc.

Agent: Big Red Dog Engineering (Kaitlin Redmon)

Request: Termination of a Public Restrictive Covenant

Staff Rec.: **To Grant the Termination**

Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov; Planning and Development Review Department

4. **Rezoning:** **C14-2013-0107 - 600 Kemp Street**
Location: 600 Kemp Street, Country Club East Watershed, Montopolis NPA
Owner/Applicant: Kemp Street Properties, LLC
Agent: Thrower Design (Ron Thrower)
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
5. **Resubdivision:** **C8-2011-0101.1A - Resubdivision of Lot 7, Phase 3 Crestview Station**
Location: Morrow Street and Easy Wind Drive, Waller Creek Watershed, Crestview TOD
Owner/Applicant: Crestview Station LLR Land, L.P.
Agent: Grey Engineering (Brian Williams)
Request: To resubdivide one 6.14 acre lot into 75 lots per the approved preliminary plan.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department
6. **Resubdivision:** **C8-2013-0018.0A - Resubdivision of Lot 5, Block 3, Marlo Heights Section 2**
Location: 4624 Marlo Drive, Tannehill Branch Watershed, MLK NPA
Owner/Applicant: Judith Gordon Frost
Agent: Tre & Associates, Inc. (Marc Dickey)
Request: Approval of the resubdivision of one lot into 2 lots on 0.405 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department
7. **Resubdivision:** **C8-2014-0022.0A - Lot B Williams S Cooper Addition; Resubdivision**
Location: 1005 Stobaugh Street, Waller Creek Watershed, Crestview NPA
Owner/Applicant: Grayland LLC (Lisa Gray)
Agent: Prossner and Associates (Kurt M. Prossner)
Request: Approval of the Lot B Williams S Cooper Addition; Resubdivision composed of 2 lots on 0.579 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 8. Final Plat without a preliminary:** **C8-2014-0021.0A - Wheless Lane Subdivision**
Location: 2512 Wheless Lane, Little Walnut Creek Watershed, Windsor Park NPA
Owner/Applicant: BDB Ventures, LLC (Dale Thornton)
Agent: Nathan D. Smith (Danny Smith)
Request: Approval of the Wheless Lane Subdivision composed of 4 lots on 0.749 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 9. Final Plat without a preliminary:** **C8-2014-0027.0A - Southpark**
Location: 4410 ½ Todd Lane, Williamson Creek Watershed, McKinney NPA
Owner/Applicant: Southpark Austin PT Associates, LLC (Pamela C. Beam)
Agent: Big Red Dog (Russell Kotara)
Request: Approval of Southpark composed of 1 lot on 4.202 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 10. Resubdivision:** **C8-2014-0025.0A - Banister Acres, Lot 14, Block 5; Resubdivision**
Location: 4408 Banister Lane, Williamson Creek Watershed, South Manchaca NPA
Owner/Applicant: LPM Investments LLC (Aaron Levy)
Agent: Hector Avila
Request: Approval of the Banister Acres, Lot 14, Block 5; Resubdivision composed of 2 lots on 0.49 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 11. Final Plat without a preliminary:** **C8-2014-0024.0A - Eastside Village**
Location: 1601 East 6th Street, Lady Bird Lake Watershed, East Cesar Chavez NPA
Owner/Applicant: Jaylee Ltd. (Jim Arnold)
Agent: KBGE (Gabe Bruehl)
Request: Approval of Eastside Village composed of 4 lots on 3.484 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 12. Resubdivision:** **C8-2014-0026.0A - Lot 3 Block 5, Banister Acres; Resubdivision**
Location: 4411 Gillis Street, Williamson Creek Watershed, South Manchaca NPA
Owner/Applicant: LPM Investments LLC (Aaron Levy)
Agent: Hector Avila
Request: Approval of Lot 3 Block 5, Banister Acres; Resubdivision composed of 2 lots on 0.49 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 13. Final Plat Resubdivision:** **C8-2014-0018.0A - Georgian Acres Portion of Lot 4 Block B; Resubdivision**
Location: 9000 Georgian Drive, Little Walnut Creek Watershed, Georgian Acres NPA
Owner/Applicant: Verlie S. & Susan E. Ponder
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of Georgian Acres Portion of Lot 4 Block B; Resubdivision composed of 4 lots on 0.80 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

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.