



**Planning Commission  
February 25, 2014 @ 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 Northey  
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 February 11, 2014.

## C. PUBLIC HEARING

- 1. Code Amendment: C20-2013-011 - Vested Development Rights**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department  
Request: Consider an ordinance amending City Code Chapters 25-1, 25-4, 25-5, and 30-2, relating to vested development rights under Chapter 245 and Section 43.002 of the Texas Local Government Code.  
**Recommended**  
Staff: Greg Guernsey, 512-974-2387, [greg.guernsey@austintexas.gov](mailto:greg.guernsey@austintexas.gov);  
Planning and Development Review Department
- 2. 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.  
**Recommended**  
Staff: Greg Dutton, 512-974-3509, [greg.dutton@austintexas.gov](mailto:greg.dutton@austintexas.gov);  
Planning and Development Review Department
- 3. 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 conditions**  
Staff: Michael Simmons-Smith, 512-974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov);  
Liz Johnston, 512-974-1218, [liz.johnston@austintexas.gov](mailto:liz.johnston@austintexas.gov);  
Planning and Development Review Department

4. **Plan Amendment:** **NPA-2014-0003.01 - 1805 & 1807 Ulit Avenue**  
 Location: 1805 & 1807 Ulit Avenue, Boggy Creek Watershed, Chestnut NPA  
 Owner/Applicant: BDB Ventures, LLC (Shawn Breedlove)  
 Agent: City of Austin, Planning and Development Review Department (Jerry Rusthoven)  
 Request: Civic to Single Family 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:** **C14-2014-0006 - 1805 & 1807 Ulit Avenue**  
 Location: 1805 & 1807 Ulit Avenue, Boggy Creek Watershed, Chestnut NPA  
 Owner/Applicant: BDB Ventures, LLC (Shawn Breedlove)  
 Agent: City of Austin, Planning and Development Review Department (Jerry Rusthoven)  
 Request: P-NP to SF-3-NP  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
 Planning and Development Review Department
6. **Rezoning:** **C14-2013-0136 - Austin Elm Terrace, LP**  
 Location: 3215 Exposition Boulevard, Taylor Slough South Watershed, Central West Austin Combined 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](mailto:sherri.sirwaitis@austintexas.gov);  
 Planning and Development Review Department
7. **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](mailto:lee.heckman@austintexas.gov);  
 Planning and Development Review Department

- 8. 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@austin.texas.gov](mailto:heather.chaffin@austin.texas.gov);  
 Planning and Development Review Department
- 9. Site Plan Conditional Use Permit: SPC-2013-0403A - Hotel Eleven**  
 Location: 1123 E 11th St., Lady Bird Lake Watershed, Central East Austin NPA  
 Owner/Applicant: Hotel Eleven LLC (Mark Vornberg)  
 Agent: Big Red Dog Engineering (Diana Wang)  
 Request: The applicant is requesting approval of a Conditional Use Permit for a hotel use.  
 Staff Rec.: **Recommended**  
 Staff: Donna Galati, 512-974-2733, [donna.galati@austintexas.gov](mailto:donna.galati@austintexas.gov);  
 Planning and Development Review Department
- 10. Site Plan Extension: SP-98-0197C(XT4) - Wesco Acres**  
 Location: 8656 West SH 71, Williamson Creek Watershed-Barton Springs Zone (Contributing), Oak Hill Combined NPA  
 Owner/Applicant: Wesco Holdings, LLC (Michael Barron)  
 Agent: Hutson Land Planners (Charles Dunn)  
 Request: To approve a 10-year extension to the approved site plan.  
 Staff Rec.: **Alternate Recommendation - 3 year extension**  
 Staff: Michael Simmons-Smith, 512-974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov);  
 Planning and Development Review Department
- 11. Site Plan Extension: SP-2009-0265C(XT2) - Austin Stone Community Church**  
 Location: 500 East St. John's Avenue, Buttermilk Branch Watershed, St. Johns NPA  
 Owner/Applicant: Austin Stone Community Church (Matthew Carter)  
 Agent: Garrett-Ihnen Civil Engineers (Jason Rodgers P.E.)  
 Request: Request approval of a 3 year extension to a previously approved site plan.  
 Staff Rec.: **Recommended**  
 Staff: Nikki Hoelter, 512-974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov);  
 Planning and Development Review Department

- 12. Final Plat-Resubdivision: C8-2013-0188.0A - Austin Stone Community Church**  
 Location: 500 East St Johns Avenue, Buttermilk Branch Watershed, St. Johns NPA  
 Owner/Applicant: Austin Stone Community Church (David Barnett)  
 Agent: Garrett-Ihnen Civil Engineering (Jason Rodgers)  
 Request: Approval of the Austin Stone Community Church composed of 2 lots on 13.848 acres  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department
- 13. Final Plat-Resubdivision: C8-2014-0028.0A - 4611 Jinx Avenue**  
 Location: 4611 Jinx Avenue, Williamson Creek Watershed, South Manchaca NPA  
 Owner/Applicant: Richard Wagner  
 Agent: Texas Engineering Solutions (James Hagen)  
 Request: Approval of 4611 Jinx Avenue composed of 3 lots on 0.43 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 14. Final Plat; Amended Plat: C8-2014-0032.0A - Amended Plat of Lots 1, 4 & 5, Block 13, Travis Heights**  
 Location: 900 Rosedale Terrace, Blunn Creek Watershed, South River City NPA  
 Owner/Applicant: Catherine MacDermot  
 Agent: Land Answers, Inc. (Jim Wittliff)  
 Request: Approval of the Amended Plat of Lots 1, 4 & 5, Block 13, Travis Heights composed of 2 lots on 0.3788 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 15. Preliminary Plan: C8-2014-0030 - Springdale Subdivision**  
 Location: Springdale Road, Boggy Creek, Tannehill Branch Watershed, MLK NPA  
 Owner/Applicant: S & S Isdale, LLC (Steve Isdale)  
 Agent: Big Red Dog Engineering (Russell Kotara)  
 Request: Approval of the Springdale Subdivision composed of 6 lots on 0.449 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 16. Final Plat with a Preliminary:** **C8-2014-0031.1A - Springdale Subdivision**  
Location: Springdale Road, Boggy Creek, Tannehill Branch Watershed, MLK NPA  
Owner/Applicant: S & S Isdale, LLC (Steve Isdale)  
Agent: Big Red Dog Engineering (Russell Kotara)  
Request: Approval of the Springdale Subdivision composed of 6 lots on 0.449 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

#### **D. NEW BUSINESS**

- 1. New Business:** **Adams House**  
Location: 4300 Avenue G, Waller Creek Watershed, Hyde Park NCCD  
Owner/Applicant: Sidney Lock  
Agent: City of Austin, Planning and Development Review Department (Don Birkner)  
Request: To initiate an amendment to the Hyde Park Neighborhood Conservation Combining District (NCCD).  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
Planning and Development Review Department

#### **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.