



**Planning Commission
March 25, 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 March 11, 2014.

C. PUBLIC HEARING

- 1. Neighborhood Plan:** **NP-2013-0030 - South Austin Combined Neighborhood Plan**

Location: West Ben White Boulevard on the north, South 1st Street on the east, West William Cannon Drive on the south, and Deatonhill Drive and generally along the lot line and Westgate Boulevard on the west, West Bouldin Creek/Williamson Creek Watersheds

Owner/Applicant: City of Austin

Agent: Planning and Development Review Department

Request: To approve the South Austin Combined Neighborhood Plan and the Character District Map/FLUM

Staff Rec.: **Recommended**

Staff: Francis Reilly, 512-974-7657, Francis.Reilly@austintexas.gov; Planning and Development Review Department

- 2. Rezoning:** **C14-2014-0017 - Westgate Neighborhood Plan Area Rezonings**

Location: West Ben White Boulevard on the north, Manchaca Road on the east, West Stassney Lane on the south, and generally along the lot line and Westgate Boulevard on the west, Williamson Creek Watershed

Owner/Applicant: City of Austin

Agent: Planning and Development Review Department

Request: To approve a neighborhood plan (-NP) combining district that adopts on area-wide basis: 1) infill options including small-lot amnesty, cottage lot, urban home, secondary apartments and corner store; 2) design tools including parking placement and impervious cover restrictions, garage placement, and front porch setback; and 3) mobile food establishment restrictions for the Westgate Neighborhood Plan.

Staff Rec.: **Recommended**

Staff: Francis Reilly, 512-974-7657, Francis.Reilly@austintexas.gov; Planning and Development Review Department

3. **Rezoning:** **C14-2014-0018 - South Manchaca Neighborhood Plan Area Rezoning**
Location: West Ben White Boulevard on the north, South 1st Street on the east, West Stassney Lane on the south, and Manchaca Road on the west, West Bouldin Creek/Williamson Creek Watersheds
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: To approve a neighborhood plan (-NP) combining district that adopts on an area-wide basis: 1) infill options including small-lot amnesty, cottage lot, urban home, secondary apartments and corner store; 2) design tools including parking placement and impervious cover restrictions, garage placement, and front porch setback; and 3) mobile food establishment restrictions for the Manchaca Neighborhood Plan.
Staff Rec.: **Recommended**
Staff: Francis Reilly, 512-974-7657, Francis.Reilly@austintexas.gov; Planning and Development Review Department
4. **Rezoning:** **C14-2014-0019 - Garrison Park Neighborhood Plan Area Rezoning**
Location: West Stassney Lane on the north, South 1st Street on the east, West William Cannon Drive on the south, and Deatonhill Drive and generally along the lot line, and Westgate Boulevard to the west, Williamson Creek Watershed
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: To approve a neighborhood plan (-NP) combining district that adopts on an area-wide basis: 1) infill options including small-lot amnesty, cottage lot, urban home, secondary apartments and corner store; 2) design tools including parking placement and impervious cover restrictions, garage placement, and front porch setback; and 3) mobile food establishment restrictions for the Garrison Park Neighborhood Plan.
Staff Rec.: **Recommended**
Staff: Francis Reilly, 512-974-7657, Francis.Reilly@austintexas.gov; Planning and Development Review Department
5. **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; Planning and Development Review Department

- 6. Rezoning: C14H-2014-0001 - Baylor House**
 Location: 1607 W. 10th Street, Shoal Creek Watershed, Old West Austin NPA
 Owner/Applicant: City Historic Landmark Commission
 Request: SF-3-NP to SF-3-H-NP
 Staff Rec.: **No recommendation**
 Staff: Steve Sadowsky, 512-974-6454, Steve.Sadowsky@austintexas.gov;
 Planning and Development Review Department
- 7. Rezoning: C14-2014-0035 - Adams House**
 Location: 4300 Avenue G, Waller Creek Watershed, Hyde Park NPA
 Owner/Applicant: Sidney Lock
 Agent: McHone Real Estate (Mike McHone)
 Request: SF-3-NCCD-NP to SF-3-NCCD-NP, to change a condition of zoning.
 Postponement request by Staff to April 22, 2014
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, Heather.Chaffin@austintexas.gov;
 Planning and Development Review Department
- 8. Site Plan - Conditional Use Permit: SPC-2013-0409A - Austin Megabus**
 Location: 2002 Whitis Avenue, Shoal Creek/Waller Creek Watersheds, Central West Austin Combined NPA
 Owner/Applicant: Megabus NE, LLC (Bryony Chamberlain)
 Agent: Baker-Aicklen & Assoc. (Tammi Migl)
 Request: Approve a Conditional Use Permit for a Transportation Terminal
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 512-974-2810, Lynda.Courtney@austintexas.gov;
 Planning and Development Review Department
- 9. 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; Planning and Development Review Department
 Jim Dymkowski, 512-974-2707, james.dymkowski@austintexas.gov;
 Planning and Development Review Department

- 10. Site Plan Variance: SP-2013-0398DS - 3213 Smoky Ridge (Boat Dock)**
Location: 3123 Smoky Ridge, Lake Austin Watershed
Owner/Applicant: Roger & Rebecca Leick
Agent: Aupperle Company (Bruce Aupperle, P.E.)
Request: 1) To allow construction of a boat dock and associated access within a Critical Environmental Feature buffer - LDC 25-8-281(C)(1)(a), and 2) to allow the proposed dock width to exceed 20 percent of the shoreline width of the lot on which the structure is to be constructed - LDC 25-2-1176(D)(2).

Staff Rec.: **Recommended with conditions**
Staff: Michael Simmons-Smith, 512-974-1225, Michael.Simmons-Smith@austintexas.gov; Planning and Development Review Department
Liz Johnston, 512-974-1218, liz.johnston@austintexas.gov; Planning and Development Review Department
- 11. Site Plan Variance: SP-2013-0466DS - 5205 S. Scout Island Circle (Boat Dock)**
Location: 5205 S. Scout Island Circle, Lake Austin Watershed
Owner/Applicant: Jonathan Green
Agent: Aupperle Company (Bruce Aupperle, P.E.)
Request: 1) To allow a boat dock to extend more than 30 feet from the shoreline - LDC 25-2-1176, and 2) to approve dredging to accommodate watercraft access to the proposed boat dock - LDC Section 25-8-652(C)

Staff Rec.: **Recommended**
Staff: Michael Simmons-Smith, 512-974-1225, Michael.Simmons-Smith@austintexas.gov; Planning and Development Review Department
Liz Johnston, 512-974-1218, liz.johnston@austintexas.gov; Planning and Development Review Department
- 12. Site Plan - Conditional Use Permit: SP-2013-0317D - Walnut Creek Influent Bank Stabilization - Site #5**
Location: 7113 FM 969, Walnut Creek Watershed, East MLK Combined NPA
Owner/Applicant: City of Austin, Public Works Department (Steve Parks)
Agent: Baer Engineering and Environmental Consulting (David Sperry)
Request: To stabilize the banks and protect existing utility pipes with associated improvements.

Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, Christine.Barton-Holmes@austintexas.gov; Planning and Development Review Department

- 13. Site Plan - Compatibility Waiver Only:**
Location: 3508 Montopolis Drive, Carson Creek Watershed, Southeast NPA
Owner/Applicant: Southern Datacom, Inc. (Michael Pounds)
Agent: Watershed (Don Jones)
Request: Request waiver from 25-2-1067(H), Compatibility setbacks.
Staff Rec.: **Recommended**
Staff: Amanda Couch, 512-974-2881, Amanda.Couch@austintexas.gov; Planning and Development Review Department
- 14. Site Plan - Shoreline Modification:**
Location: 14708 Flat Top Ranch Road, Lake Austin Watershed
Owner/Applicant: Steven Welch
Agent: GEO Solutions, Inc. (Sean Douglas)
Request: Request for approval of shoreline modification with a bulk head.
Staff Rec.: **Recommended**
Staff: Liz Johnston, 512-974-1218, Liz.Johnston@austintexas.gov; Planning and Development Review Department
- 15. Site Plan - Conditional Use Permit:**
Location: 88 Rainey Street, Waller Creek Watershed, Downtown NPA
Owner/Applicant: 88 Rainey Street, LLC (Jesse Lunsford)
Agent: Bowman Consulting Group (Jim Herbert)
Request: Request for approval for a Conditional Use Permit as a cocktail lounge in the Rainey Street District.
Staff Rec.: **Recommended**
Staff: Amanda Couch, 512-974-2881, Amanda.Couch@austintexas.gov; Planning and Development Review Department

- 16. Final Plat; Replat: C8-2014-0047.0A - Tuttle Addition; Replat (Withdrawal/Resubmittal of C8-2013-0001.0A)**
Location: 608 Baylor Street, Lady Bird Lake Watershed, Old West Austin NPA
Owner/Applicant: Marc & Janice Burckhardt and Tyson & Nicole Caspers Tuttle
Agent: Crocker Consultants (Sarah Crocker)
Request: Approval of the Tuttle Addition; Replat of (Withdrawal/Resubmittal of C8-2013-0001.0A) composed of 2 lots on 0.898 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 17. Final Plat- Resubdivision: C8-2014-0049.0A - Part of Lot 5 of the J Goodwin Jones Subdivision Recorded in Volume 496, Page 56**
Location: 732 Springdale Road, Boggy Creek Watershed, Govalle NPA
Owner/Applicant: Jesse Herrera
Agent: Cormier Arch (James Cormier)
Request: Approval of the Part of Lot 5 of the J Goodwin Jones Subdivision Recorded in Volume 496, Page 56 composed of 4 lots on 0.658 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 18. Final Plat: C8-2013-0074.1A - Enclave at Covered Bridge**
Location: 18437 West SH 71, Williamson Creek Watershed-Barton Springs Zone, West Oak Hill NPA
Owner/Applicant: The Brohn Group (Jennifer Stewart)
Agent: Carlson, Brigrance & Doering (Geoff Guerrero)
Request: Approval of the Enclave at Covered Bridge composed of 91 lots on 4.61 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 19. Final Plat w/Preliminary: C8-04-0043.07.1A.SH - Mueller Section IX Final Plat**
Location: 3600 Manor Road, Tannehill Branch Watershed, RMMA
Owner/Applicant: City of Austin (Pam Hefner)
Agent: Bury & Partners (Joe Farias)
Request: Approval of the Mueller Section IX Final Plat composed of 302 lots on 37.995 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 20. Fina Plat w/Preliminary:** **C8-2013-0081.SH - Colorado Crossing IV, Section Three**
Location: Autumn Bay Drive, Onion Creek Watershed, Southeast NPA
Owner/Applicant: Lennar Buffington Colo Cross (Ryan Mattox)
Agent: Lakeside Engineers (Christopher M. Ruiz)
Request: Approval of the Colorado Crossing IV, Section Three composed of 139 acres on 28.33.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 21. Street Vacation:** **F#9156-1301**
Request: Vacation of a 4,646 sq ft. portion of South 2nd Street; and a 5,996 sq ft. portion of South 2nd Street; and a 2,184 sq ft. portion of an Alley north of Copeland, between South 1st & South 2nd. (Adjacent to 900 S. 1st Street)
Recommended with conditions
Staff: Eric Hammack, 512-974-7079, Eric.Hammack@austintexas.gov; Office of Real Estate Services
- 22. Street Vacation:** **F#9157-1301**
Request: Vacation of a 8,200 sq ft. portion of Christopher Street, between the south line of Block 2 and the North line of Block 3, Oak Cliff Addition Subdivision, recorded in Vol. 3, Pg. 81, TCPR.
Recommended with conditions
Staff: Eric Hammack, 512-974-7079, Eric.Hammack@austintexas.gov; Office of Real Estate Services
- 23. Code Amendment:** **C20-2013-024 - Lake Austin Boat Dock and Shoreline Amendments**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Consider an amendment to City Code Title 25 relating to Lake Austin (LA) District zoning regulations and general regulations for boat dock and shoreline development.
Staff Rec.: **Recommended**
Staff: Chris Herrington, 512-974-2840, Chris.Herrington@austintexas.gov; Watershed Protection Department

- 24. Code Amendment: C20-2013-025 - Lake Austin Overlay**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Consider an amendment to City Code Title 25 to create a Lake Austin (LA) District Zoning overlay extending environmental protections from the LA base zoning district to properties within 1,000 feet of Lake Austin.

Staff Rec.: **Recommended**
Staff: Greg Dutton, 512-974-3509, Greg.Dutton@austintexas.gov; Planning and Development Review Department
- 25. 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.

Staff Rec.: **Recommended**
Staff: Greg Guernsey, 512-974-2387, Greg.Guernsey@austintexas.gov; Planning and Development Review Department
- 26. Briefing and Possible Action:**
Request: Briefing and possible action on the Long-Range Capital Improvement Program (CIP) Strategic Plan.

Staff: Mike Trimble, 512-974-3442, Michael.Trimble@AustinTexas.gov; Capital Planning Office
Annick Beaudet, 512-974-7959, annick.beaudet@austintexas.gov; Capital Planning Office

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.