



**Planning Commission  
April 8, 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 March 25, 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.  
  
Staff Rec.: **Recommended**  
Staff: Greg Guernsey, 512-974-2387, [Greg.Guernsey@austintexas.gov](mailto:Greg.Guernsey@austintexas.gov); Planning and Development Review Department
- 2. Plan Amendment: NPA-2014-0027.01 - 2208 Lake Austin**  
Location: 2208 Lake Austin Boulevard, Johnson Creek/Lady Bird Lake Watersheds, Central West Austin Combined NPA  
  
Owner/Applicant: 2208 Lake Austin, LLC (Vance Elliott)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: Neighborhood Commercial to Neighborhood Mixed Use 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
- 3. Restrictive Covenant Termination: C14-80-016(RCT) - 2208 Lake Austin Restrictive Covenant Termination**  
Location: 2208 Lake Austin Boulevard, Johnson Creek/Lady Bird Lake Watersheds, Central West Austin NPA  
  
Owner/Applicant: 2208 Lake Austin, LLC (Vance Elliott)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: To terminate a public restrictive covenant restricting the site to professional office use only.  
  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [Sherri.Sirwaitis@AustinTexas.gov](mailto:Sherri.Sirwaitis@AustinTexas.gov); Planning and Development Review Department

4. **Rezoning:** **C14-2014-0015 - 2208 Lake Austin**  
 Location: 2208 Lake Austin Boulevard, Johnson Creek/Lady Bird Lake Watersheds, Central West Austin NPA  
 Owner/Applicant: 2208 Lake Austin, LLC (Vance Elliott)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: LO-NP to LO-MU-NP  
 Staff Rec.: **Recommendation of LO-MU-CO-NP**  
 Staff: Sherri Sirwaitis, 512-974-3057, [Sherri.Sirwaitis@austintexas.gov](mailto:Sherri.Sirwaitis@austintexas.gov); Planning and Development Review Department
5. **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](mailto:Chris.Herrington@austintexas.gov); Watershed Protection Department
6. **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](mailto:Greg.Dutton@AustinTexas.gov); Planning and Development Review Department
7. **Rezoning:** **C14-2014-0003 - 1307 Waller**  
 Location: 1307 Waller Street, Waller Creek Watershed, Central East Austin NPA  
 Owner/Applicant: Blake and Toria English  
 Agent: McClean & Howard, LLP (Katie Van Dyk)  
 Request: SF-3-NP to SF-4A-NP  
 Staff Rec.: **SF-4A-CO-NP**  
 Staff: Heather Chaffin, 512-974-2122, [Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov); Planning and Development Review Department

- 8. Rezoning: C14-2014-0030.SH - Rutledge Spur Apartments**  
 Location: 13635 Rutledge Spur, Lake Creek Watershed, Northwest Park & Ride TOD  
 Owner/Applicant: Chris Collins  
 Agent: Civiltude (Fayez Kazi)  
 Request: I-RR , CS-MU to MF-4  
 Staff Rec.: **Recommendation of MF-4-CO**  
 Staff: Sherri Sirwaitis, 512-974-3057, [Sherri.Sirwaitis.@austintexas.gov](mailto:Sherri.Sirwaitis.@austintexas.gov); Planning and Development Review Department
- 9. Site Plan: SP-2013-0315D - Follett Residence**  
 Location: 5600 Craggy Point, Lake Austin Watershed  
 Owner/Applicant: Brian Follett  
 Agent: Richard H. Crank, ASLA  
 Request: Site Plan- Shoreline Modification Only  
 Staff Rec.: **Recommended**  
 Staff: Liz Johnston, 512-974-1218, [Liz.Johnston@AustinTexas.gov](mailto:Liz.Johnston@AustinTexas.gov); Planning and Development Review Department  
 Christine Barton-Holmes, 512-974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov); Planning and Development Review Department
- 10. Site Plan - Conditional Use Permit: SPC-2013-0409A - Austin Megabus**  
 Location: 2002 Whitis Avenue, Shoal Creek/Waller Creek Watersheds, West University/ Central Austin Combined NPA  
 Owner/Applicant: Megabus NE, LLC  
 Agent: Baker-Aicklen and Assoc. (Tammi Migl)  
 Request: To approve a conditional use permit for a change of use from a commercial parking lot to a transportation terminal  
 Staff Rec.: **Recommended**  
 Staff: Lynda Courtney, 512-974-2810, [Lynda.Courtney@AustinTexas.gov](mailto:Lynda.Courtney@AustinTexas.gov); Planning and Development Review Department

- 11. Final Plat-Resubdivision:** **C8-2013-0185.0A - Blazek Subdivision**  
 Location: 1100 Taulbee Lane, Waller Creek Watershed, Crestview/Wooten Combined (Crestview) NPA  
 Owner/Applicant: Jason Blazek  
 Agent: IT Gonzalez Engineers (Bill Graham)  
 Request: Approval of the Blazek Subdivision which proposes a resubdivision of 1 lot to 2 lots on 0.333 acres  
 Staff Rec.: **Recommended.**  
 Staff: Don Perryman, 512-974-2786, [Don.Perryman@AustinTexas.gov](mailto:Don.Perryman@AustinTexas.gov); Planning and Development Review Department
- 12. Final Plat-Resubdivision:** **C8-2013-0034.0A - Baker Buyer Subdivision, a Resubdivision of a portion of Lot 8 G.K. Becket**  
 Location: 5500 Reynolds Road, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA  
 Owner/Applicant: T.E. & Regina F. Anderson  
 Agent: RPS Espy (Dale W. Gray, P.E.)  
 Request: Approval of the Baker Buyer Subdivision, a Resubdivision of a portion of Lot 8 G.K. Becket proposed to create 1 lot on 1.197 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:** **C8-2011-0101.2A - Crestview Station, Phase 4, Lot 7 Resubdivision**  
 Location: Waller Creek Watershed, Crestview NPA  
 Owner/Applicant: Gray Engineering (Brian A. Williams)  
 Agent: Gray Engineering (Brian A. Williams)  
 Request: Approval of the Crestview Station, Phase 4, Lot 7 Resubdivision composed of 66 lots on 2.95 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 14. Final Plat with Preliminary:** **C8-2011-0101.3A - Crestview Station Lot 7 Phase 5; Resubdivision**  
 Location: 950 Banyon Street, Waller Creek Watershed, Crestview NPA  
 Owner/Applicant: Crestview Station LLR Land (James Matoushek)  
 Agent: Gray Engineering (Brian A. Williams)  
 Request: Approval of the Crestview Station Lot 7 Phase 5; Resubdivision composed of 75 lots on 5.46 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 15. Final Plat without a Preliminary:** **C8-2014-0050.0A - Walnut Acres**  
 Location: 6121 FM 969 Road, Walnut Creek Watershed, MLK NPA  
 Owner/Applicant: Arami Masoud/Majid, Kamalipour (Arami Mohammad)  
 Agent: Jacobs Engineering (Brandy Waters)  
 Request: Approval of the Walnut Acres composed of 1 lot on 6.1 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 16. Final Plat-Amended Plat:** **C8-2014-0052.0A - Von Addition; Amended Plat**  
 Location: 3302 Exposition Boulevard, Taylor Slough South Watershed, West Austin Neighborhood Group NPA  
 Owner/Applicant: Herb Tays  
 Agent: Throrer Design (Ron Throrer)  
 Request: Approval of the Von Addition; Amended Plat composed of 2 lots on 0.333 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 17. Briefing and Possible Action:** **Project Connect Central Corridor**  
 Request: Briefing and possible action on the Project Connect Central Corridor Update  
 Staff: Kyle Keahey, Project Lead, HNTB
- 18. Briefing:** **CodeNEXT Listening to the Community Report**  
 Owner/Applicant: City of Austin  
 Agent: Cultural Strategies (Sebastion Puente) and Health and Community Strategies (Mark Yznaga)  
 Request: Briefing on the Listening to the Community report  
 Staff: George Zapalac, 512-974-2725, [George.Zapalac@AustinTexas.gov](mailto:George.Zapalac@AustinTexas.gov); Planning & Development Review Department

- 19. Briefing and Possible Action:** **Bicycle Master Plan and Urban Trails Master Plan**  
Request: Briefing and possible action on the Bicycle Master Plan Update and Urban Trails Master Plan.  
Staff: Nathan Wilkes, 512-974-7016, [Nathan.Wilkes@AustinTexas.gov](mailto:Nathan.Wilkes@AustinTexas.gov); Public Works Department  
Nadia Barrera, 512-974-7142, [Nadia.Barrera@AustinTexas.gov](mailto:Nadia.Barrera@AustinTexas.gov); Public Works Department

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

- 1. New Business:**  
Request: Initiation of a rezoning case for property located at 2410 Cedar Bend Drive, to clarify the landscape buffer requirements  
**Recommended**  
Staff: Jerry Rusthoven, 512-974-3207, [Jerry.Rusthoven@AustinTexas.gov](mailto:Jerry.Rusthoven@AustinTexas.gov); Planning and Development Review Department
- 2. New Business:** **2013 Annual Report and 2014 Work Plan**  
Request: Discussion and possible action on the 2013 Annual Report and 2014 Work Plan

## **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.