



Planning Commission
April 22, 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 April 8, 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 Watershed

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 Rezoning**

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, South Austin Combined NPA

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 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 Watershed, South Austin Combined NPA
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, South Austin Combined NPA
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. **Plan Amendment:** **NPA-2014-0007.01 - 1005 Prairie Trl**
 Location: 1005 Prairie Trail, Little Walnut Creek Watershed, North Austin Civic Association (NACA) Neighborhood Plan NPA
 Owner/Applicant: Minh-Tu Ngoc Doan
 Request: Single Family to Mixed Use
 Staff Rec.: **Not Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
6. **Rezoning:** **C14-2014-0026 - 1005 Prairie Trail**
 Location: 1005 Prairie Trail, Little Walnut Creek Watershed, North Austin Civic Association NPA
 Owner/Applicant: Minh Doan
 Request: SF-2-NP to CS-MU-NP
 Staff Rec.: **Recommendation for Denial**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department
7. **Rezoning:** **C14-2014-0051 - 12th & Navasota**
 Location: 1194, 1196, and 1198 Navasota Street, Waller Creek Watershed
 Owner/Applicant: 12th and Waller, LP (Edward Butler)
 Agent: City of Austin-Planning and Development Review Department (Jerry Rusthoven)
 Request: CS-MU-CO-NCCD-NP to CS-MU-CO-NCCD-NP, to change a condition of zoning. Staff requests a postponement to May 13, 2014.
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
8. **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-HD-NCCD-NP to SF-3-HD-NCCD-NP, to change a condition of zoning.
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

9. East Riverside Corridor Plan Amendment: **C14-2013-0110 - East Riverside Corridor Subdistrict Change**

Location: 6507, 6603, 6505 E Riverside & 2108 Thrasher Lane, Carson Creek Watershed

Owner/Applicant: Dempsey Buchanan LP (David Buchanan)

Agent: Binkley & Barfield Consulting Engineers (Rey Gonzales, PE)

Request: ERC Regulating Plan Amendment; Indefinite Postponement Requested by Applicant

Staff Rec.: **Grant Indefinite Postponement**

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

10. Site Plan - Downtown Density Bonus Program Request: **SP-2013-0454C - 5th & West**

Location: 718 W. 5th Street, Lady Bird Lake Watershed, Downtown NPA

Owner/Applicant: Texas Press Association (Michael Hodges)

Agent: Riverside Resources Investments II, Ltd. (Nikelle Meade)

Request: 1) Make a recommendation to City Council on the use of other community benefits in accordance with LDC Section 25-2-586(E)(1)-(11) and Section 25-2-586(E)(12)(f); and 2) Make a recommendation to City Council in accordance with LDC Section 25-2-586(B)(6) on a request for additional floor to area ratio (FAR) from 15:1 to 20:1 for a proposed multi-family high rise project that has participated in the Downtown Density Bonus Program and is processing a request for a bonus area up to 15:1 FAR to be granted administratively.

Staff Rec.: **Recommended**

Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austin.texas.gov; Jim Robertson, 512-974-3564, James.Robertson@austintexas.gov; Planning and Development Review Department

- 11. Site Plan - Conditional Use Permit:** **SPC-2013-0310C - Town Lake Metropolitan Park Auditorium Shores Improvements Off-Leash Area**
- Location: 1100 W Riverside Dr, Town Lake Watershed, Bouldin Creek NPA
 Owner/Applicant: City of Austin, Parks and Recreation Department (Robert Egan)
 Agent: Urban Design Group (J. Segura)
 Request: Proposal of an off-leash park with associated improvements.
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
 Liz Johnston, 512-974-1218, liz.johnston@austintexas.gov;
 Planning and Development Review Department
- 12. Site Plan - Conditional Use Permit:** **SPC-2013-0209AT - 1300 Plaza II**
- Location: 1300 S. Lamar Blvd., West Bouldin Watershed, Zilker NPA
 Owner/Applicant: Lantzch Family Trust (Thomas P. Lantzch)
 Agent: UTE Consultants (Joan Ternus P.E.)
 Request: Request approval of a conditional use site plan permit for a cocktail lounge.
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, (512) 974-2863, nikki.hoelter@austin.texas.gov;
 Planning and Development Review Department
- 13. Site Plan-Compatibility Waiver Only:** **SP-2013-0185D - Southern Datacom Inc. Site Improvements**
- 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- Shore Line Modification and Waiver:** **SP-2013-0436D - 1702 Channel Rd**
 Location: 4000 Sandy Acre Lane & 1702 Channel Road, Lake Austin Watershed
 Owner/Applicant: Chris Ellis
 Agent: Aupperle Company (Bruce Aupperle)
 Request: Request for approval of a shoreline modification and a waiver from a 10' side set back for a boat dock.
 Staff Rec.: **Recommended**
 Staff: Liz Johnston, 512-974-1218, liz.johnston@austintexas.gov;
 Amanda Couch, 512-974-2881, amanda.couch@austintexas.gov;
 Planning and Development Review Department
- 15. Resubdivision:** **C8-2013-0237.0A.SH - Oak Creek Village**
 Location: 2324 Wilson Street, East Bouldin Creek Watershed, Bouldin Creek NPA
 Owner/Applicant: 2007 Travis Heights, L.P. (Renee O. Campos)
 Agent: DAVCAR Engineering (Thomas Duvall)
 Request: Approve the resubdivision of one lot into 2 lots on 8.83 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
 Planning and Development Review Department
- 16. Final Plat w/Preliminary:** **C8-07-0043.02.3A - Avery Station Section II-A**
 Location: N. Lakeline Blvd., South Brushy Creek Watershed, Lakeline TOD NPA
 Owner/Applicant: Northwoods Avery Ranch LLC (Gary L. Newman)
 Agent: Bury & Partners, Inc. (David Miller, P.E.)
 Request: Approval of the Avery Station Section 11-A composed of 91 lots (85 single-Family & 6 Open Space) on a 29.817 acres.
 Staff Rec.: **Recommended**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov;
 Planning and Development Review Department
- 17. Final Plat; Resubdivision:** **C8-2014-0054.0A - Johns CR Subdivision Blk 5 Lot 7 and a portion of Lot 6; Resubdivision**
 Location: 1803 E 14th Street, Boggy Creek Watershed, Central East Austin NPA
 Owner/Applicant: Austin New Castle Homes (Lex Zwarun)
 Agent: Hector L. Avila
 Request: The approval of the Johns CR Subdivision Blk 5 Lot 7 and a portion of Lot 6; Resubdivision composed of 2 lots on 0.33 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

18. Final Plat; Resubdivision: **C8-2014-0062.0A.SH - Travis 51 Addition No 2 & Lot 1 AHC Addition Resub; (W/R C8-2013-0165.0A.SH)**
Location: 7016 E Ben White Blvd WB, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: CSK Partners, LLC (Chris Whitt)
Agent: Garrett-Ihnen Civil Engineering (Jason Rodgers)
Request: The approval of the Travis 51 Addition No 2 & Lot 1 AHC Addition Resub; (W/R C8-2013-0165.0A.SH) composed of 2 lots on 31.42 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

19. Final Plat; Resubdivision: **C8-2014-0055.0A - 1, 2 & The Norwood School, lot 1 Blue Bonnet Gardens; Resubdivision of lots**
Location: 8014 Burluson Rd, Onion Creek Watershed, Southeast NPA
Owner/Applicant: Friendly Will Baptist Church (Jerry Bell)
Agent: Throrer Design (A. Ron Throrer)
Request: The approval of the 1, 2 & The Norwood School, lot 1 Blue Bonnet Gardens; Resubdivision of lots composed of 1 lot on 2.362 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

20. 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; Nadia Barrera, 512-974-7142, Nadia.Barrera@AustinTexas.gov; Public Works Department

D. NEW BUSINESS

1. New Business: **Initiate a Code Amendment - Mobile Food Courts**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Initiate an amendment to Title 25 of the City Code to establish standards and regulations for mobile food vendor courts.
Staff: Greg Guernsey 512-974-2387, greg.guernsey@austintexas.gov; Planning and Development Review Department

- 2. New Business: Initiate a Code Amendment - TOD Boundary Adjustment**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Initiate an amendment to Title 25 of the City Code to amend the boundaries of the Lakeline Transit Oriented Development.
Staff: Jerry Rusthoven 512-974-3207, jerry.rusthoven@austintexas.gov; Planning and Development Review Department
- 3. New Business: Initiate a Code Amendment - Parking Reductions**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Initiate an amendment to Title 25 of the City Code to clarify the applicability of parking reductions.
Staff: George Adams 512-974-2146, george.adams@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.