



**Planning Commission
May 13, 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
Jean Stevens – Secretary
Nuria Zaragoza

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 22, 2014.

C. PUBLIC HEARING

- 1. Rezoning:** **C14-2014-0042 - 6800 Manchaca**
Location: 6800 Manchaca Road, Williamson Creek Watershed, South Austin Combined (Garrison Park) NPA
Owner/Applicant: James W. Watters, Jr.
Agent: Juan Creixell, CSA Management
Request: GR-CO; LO-MU-CO to GR-MU-CO for Tract 1 and LO-MU-CO for Tract 2
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

- 2. Rezoning:** **C814-2007-0009.01 - The Terrace in Oak Hill Planned Unit Development (an Amendment to the West 71 Office Park PUD)**
Location: 8500 State Highway 71 West, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA (West Oak Hill)
Owner/Applicant: Michael B. Knepp
Agent: Doucet & Associates (Ted McConaghy)
Request: To approve the PUD amendment which provides for a land use change and new site development standards, new modifications to Chapter 25-8 (*Environment*) of the LDC, and the continuance of conditions specified in the existing PUD.
Staff Rec.: **Recommended**
Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov; Mike McDougal, 512-974-6380, Mike.McDougal@austintexas.gov; Planning and Development Review Department

- 3. Rezoning:** **C14-2014-0051 - 12th & Navasota**
Location: 1194, 1196, and 1198 Navasota Street, Waller Creek Watershed, Central East Austin NPA
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 Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

4. **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
5. **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.: **Recommendation of SF-4A-CO-NP**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
6. **Site Plan Conditional Use Permit:** **SPC-2013-0409A – Megabus**
 Location: 2002 Whitis Ave., Shoal Creek/Waller Creek Watersheds, Central Austin Combined NPA (West University)
 Owner/Applicant: Megabus NE, LLC
 Agent: Baker-Aiklen and Assoc., Inc. (Tammi Migl)
 Request: To approve a CUP 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; Planning and Development Review Department

- 7. Site Plan - Variance: SP-2014-0002DS - 3700 Rivercrest Drive**
 Location: 3700 Rivercrest Drive, Lake Austin Watershed
 Owner/Applicant: Pam's Lake Austin Venture, LLC
 Agent: Aupperle Company (Bruce Aupperle)
 Request: To approve a variance from LDC Section 25-2-1176(B)(2) to allow a boat dock to extend more than 30 feet from the shoreline.
 Staff Rec.: **Recommended**
 Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov;
 Planning and Development Review Department
- 8. Site Plan - Compatibility Variance only: SP-2013-0455C - 900 S 1st Street Condominiums**
 Location: 900 South 1st Street, East Bouldin Creek Watershed, Bouldin Creek NPA
 Owner/Applicant: PSW Real Estate (Ryan Diepenbrock)
 Agent: PSW HOMES LLC, (Jarred Corbell)
 Request: To approve a compatibility setback waiver in order to construct condominiums with associated improvements.
 Staff Rec.: **Recommended**
 Staff: Donna Galati, 512-974-2733, donna.galati@austintexas.gov;
 Planning and Development Review Department
- 9. Resubdivision: C8-2013-0233.0A - Parking 290 Subdivision, A Resubdivision of Lot 6, of the Resubdivision of Lot 1, La Costa Subdivision Phase Three A-3**
 Location: 6324 East U.S. 290 Highway Westbound, Fort Branch Watershed, St. John's NPA
 Owner/Applicant: Parking 290 LP (Rick Dupont)
 Agent: Urban Design Group (Laura Toups)
 Request: Approve the resubdivision on one lot into 2 lots on 1.99 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
 Planning and Development Review Department

10. Final Plat - Resubdivision: C8-2013-0219.0A - Rock Rose South District
Location: Rock Rose Avenue, Walnut Creek Watershed, North Burnet/Gateway TOD
Owner/Applicant: RREEF Domain LP (Ben Bufkin)
Agent: Bury-Aus, Inc. (Lauren Beavers)
Request: Approval of the Rock Rose South District composed of 4 lots on 112.422 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austin.texas.gov; Planning and Development Review Department

11. Final Plat - Resubdivision: C8-2013-0229.0A - Domain Retail District
Location: 11100 Alterra Parkway, Walnut Creek Watershed, North Burnet/Gateway TOD
Owner/Applicant: RREEF Domain, LP (Ben Bufkin)
Agent: Bury-Aus, Inc (Lauren Beavers)
Request: Approval of the Domain Retail District composed of 7 lots on 101.638 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austin.texas.gov; Planning and Development Review Department

12. Final Plat: C8-2014-0064.0A - 1706 E M Franklin Avenue
Location: 1706 E M Franklin Avenue, Boggy Creek Watershed, MLK NPA
Owner/Applicant: Monty Caderoni
Agent: Genesis 1 Engineering (George Gonzales)
Request: Approval of the 1706 E M Franklin Avenue final plat composed of 2 lots on 0.420 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

13. Final Plat: C8-2014-0072.0A - Amended Plat of Lots 4-6, Barton Springs Heights
Location: 608 Cliff Drive, Lady Bird Lake Watershed, Zilker NPA
Owner/Applicant: Herbert Gideon
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Approval of the Amended Plat of Lots 4-6, Barton Springs Heights composed of 3 lots on 0.472 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 14. Final Plat:** **C8-2014-0074.0A - Juliet Estates Resubdivision of the west 100' x 150' of Lot 9, Block A Barton Heights Subdivision**
 Location: 1606 Juliet Street, Lady Bird Lake Watershed, Zilker NPA
 Owner/Applicant: Stephane Godevais
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: Approval of the Juliet Estates Resubdivision of the west 100' x 150' of Lot 9, Block A Barton Heights Subdivision composed of 2 lots on 0.3444 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat:** **C8-2014-0065.0A - Borders Subdivision**
 Location: 2500 Matthews Drive, Lake Austin Watershed
 Owner/Applicant: Thomas P & Mary C Borders
 Agent: Land Strategies Inc. (Paul Linehan)
 Request: Approval of the Borders Subdivision composed of 3 lots on 1.469 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat - Resubdivision:** **C8-2014-0068.0A - RREEF Domain Lot P Subdivision**
 Location: Newman Drive, Walnut Creek Watershed, North Burnet/Gateway TOD
 Owner/Applicant: RREEF Domain LP (Ben Bufkin)
 Agent: Bury-Aus, Inc. (Cole Popp)
 Request: Approval of the RREEF Domain Lot P Subdivision composed of 2 lots on 79.413 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Presentation - Discussion and Possible Action:**
 Request: Presentation, discussion and possible action to provide a recommendation to City Council on the Butler Trail at Lady Bird Lake Southeast Shore Draft Master Plan.
 Staff: Chris Yanez, 512-974-9455, chris.yanez@austintexas.gov; Parks and Recreation Department

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on amending the Planning Commission 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.