



**Planning Commission
May 27, 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 May 13, 2014.

C. PUBLIC HEARING

- 1. Plan Amendment: NPA-2014-0011.01 - MDC Programs Annex**
Location: 1001 East 50th Street & 4915 Harmon Ave., Waller Creek Watershed, North Loop Neighborhood Planning Area NPA
Owner/Applicant: Dick Rathgeber
Agent: Dick Rathgeber
Request: Single Family to Office land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
- 2. Code Amendment: C20-2013-034 - Mobile Retail**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Consider an amendment to City Code Title 25 to allow mobile retail sales.
Staff Rec.: **Recommended**
Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov; Planning and Development Review Department
- 3. Rezoning: C14-2014-0023 - 1826 Oak Hill Med, LLC**
Location: 8515 FM 1826 Road, Williamson Creek-Barton Springs Zone Watershed, Oak Hill Combined (West Oak Hill) NPA
Owner/Applicant: Oak Hill Med, LLC. (John Giries)
Agent: Consort, Inc. (Ben Turner)
Request: SF-2-CO-NP; LO-CO-NP to LO-CO-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 4. Rezoning: C814-97-0001.11 - Leander Rehabilitation PUD Amendment #12**
Location: North F.M. 620 Road, Lake Creek Watershed
Owner/Applicant: Austin 129, LLC
Agent: Metcalfe Wolff Stuart & Williams (Michele R. Lynch)
Request: PUD to PUD
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department

5. **Rezoning:** **C14-2014-0062 - The Kenzie**
 Location: 3201 Esperanza Crossing, Walnut Creek Watershed, North Burnet/Gateway NPA
 Owner/Applicant: Austin Domain Residential (Thomas Bakewell)
 Agent: Land Solutions, LLC (Michele Haussmann)
 Request: MI-PDA to MI-PDA
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department
6. **Rezoning:** **C14-2014-0064 - Commodore Perry Estate**
 Location: 710 East 41st Street, Waller Creek Watershed, Hancock NPA
 Owner/Applicant: Perry Estate, LLC (Clark Lyda)
 Agent: Metcalfe Wolff Stuart & Williams (Michele R. Lynch)
 Request: GR-MU-CO-NP (Tracts 1 and 2) and GR-MU-CO-H-NP (Tract 1A) to GR-MU-CO-NP (Tracts 1 and 2) and GR-MU-CO-H-NP (Tract 1A), to change conditions of zoning
 Staff Rec.: **Recommended**
 Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov; Planning and Development Review Department
7. **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.: **Request postponement to June 10, 2014**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department

- 8. Preliminary Plan: C8-2014-0077 - 1008 Meriden Lane**
 Location: 1008 Meriden Lane, Johnson Creek Watershed
 Owner/Applicant: Cleo B Lambert Living Trust (Frank Turner)
 Agent: Gray Engineering (Dave Peek)
 Request: Approval of 1008 Meriden Lane composed of 5 lots on 0.9955 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 9. Final Plat; Amended Plat: C8-2014-0080.0A - Chestnut Station West**
 Location: 1801-1/2 Alexander Avenue, Boggy Creek Watershed
 Owner/Applicant: Freehaven Development, Inc (Thomas Patton)
 Agent: Big Red Dog Engineering and Consulting (Aaron Bourgeois)
 Request: Approval of the Chestnut Station West composed of 0 lots on 9.04 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. 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
- 11. Site Plan - Hill Country Roadway: SPC-2013-0495C - Austin Aquatics and Sports Academy**
 Location: 5513 Southwest Parkway, Barton Creek-Barton Springs Zone Watershed, Oak Hill Combined NPA
 Owner/Applicant: KBT Family Partnership (Bobby G. Thompson)
 Agent: Bury (Scott Hansen)
 Request: Approval of a Hill Country Roadway site plan in order to construct an Outdoor Sports and Recreation use (swimming center).
 Staff Rec.: **Pending**
 Staff: Donna Galati, 512-974-2733, donna.galati@austintexas.gov;
 Planning and Development Review Department

- 12. Site Plan - Variance: SP-2014-0002DS - 3700 Rivercrest Drive (Boat Dock)**
 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
- 13. Site Plan - Conditional Use Permit: SPC-2014-0060A - 94 Rainey Street**
 Location: 94 Rainey Street, Waller Creek & Lady Bird Lake Watershed, Downtown NPA
 Owner/Applicant: Figueroa Enterprises, Inc.
 Agent: Bowman Consulting (Jim Herbert)
 Request: To approve a cocktail lounge as a conditional use within the Rainey Street subdistrict of the Waterfront Overlay (Section 25-2-692(K)).
 Staff Rec.: **Recommended**
 Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov;
 Planning and Development Review Department
- 14. Site Plan-Variance: SP-2013-0453D - 3337 Westlake Drive**
 Location: 3337 Westlake Drive, Lake Austin Watershed
 Owner/Applicant: Joel and Stacy Hock
 Agent: Aupperle Company (Bruce Aupperle)
 Request: To approve a variance from LDC section 25-8-652C regarding shoeline modification to remove fill along Lake Austin.
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov;
 Planning and Development Review Department

15. Site Plan Varinace: SP-2013-0465DS - Sanfratello Boat Dock
Location: 14608 Flat Top Ranch, Lake Austin Watershed
Owner/Applicant: James and Jane Sanfratello
Agent: Advanced Consulting Engineers
Request: To approve a varinace from LDC -8-652 C to allow dredging in Lake Austin
Staff Rec.: **Recommended**
Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov;
Planning and Development Review Department

16. Briefing: Land Development Code Diagnosis report
Owner/Applicant: City of Austin
Agent: George Zapalac
Request: Briefing on Land Development Code Diagnosis report
Staff: George Zapalac 512-974-2725, george.zapalac@austintexas.gov;
Planning and Development Review Department

D. NEW BUSINESS

1. Code Amendment: New Business - Initiate a Code Amendment - Parkland Dedication
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Initiate an amendment to Title 25 of the City Code to related to parkland dedication in residential subdivision and permitting.
Staff: Greg Dutton 512-974-3509, greg.dutton@austintexas.gov;
Planning and Development Review Department

2. New Business:
Request: Discussion and action on appointing a Planning Commissioner to the Downtown Commission.

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.