



**Planning Commission
June 10, 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 27, 2014.

C. PUBLIC HEARING

- 1. Plan Amendment: NPA-2014-0011.01 – MDC Programs Annex**
Location: 1001 East 50th St. & 4915 Harmon Ave., Tannehill Branch and Boggy Creek Watersheds, North Loop NPA
Owner/Applicant: Dick Rathgeber
Agent: Dick Rathgeber
Request: Single Family to Office land use
Staff Rec.: **Recommended - Staff requests a postponement to June 24, 2014.**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department

- 2. Rezoning: C14-2014-0028 – MDC Programs Annex**
Location: 1001 East 50th St. & 4915 Harmon Ave., Tannehill Branch and Boggy Creek Watersheds, North Loop NPA
Owner/Applicant: Manos de Cristo, Inc. & Rathgeber Investment Group, Inc.
Agent: Dick Rathgeber
Request: SF-3-NP to GO-CO-NP
Staff Rec.: **Recommendation of LO-CO-NP - Staff requests a postponement to June 24, 2014.**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

- 3. Rezoning: C814-06-0106.02 – Hyatt PUD Amendment #2**
Location: 208 Barton Springs Road, Lady Bird Lake Watershed, Bouldin Creek NPA
Owner/Applicant: Tantallon Austin, LLC (Terry Shaikh)
Agent: Edinburgh Management, LLC (Shelly Schadegg)
Request: PUD-NP to PUD-NP, to change conditions of zoning
Staff Rec.: **Recommended**
Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov;
Planning and Development Review

- 4. Final Plat - Resubdivision: C8-2013-0213.0A - Lot A L.E. Foster Addition; Resubdivision**
Location: 1610 Salina Street, Boggy Creek Watershed, Central East Austin NPA
Owner/Applicant: Newcastle Homes (Alex Zwarun)
Agent: Hector Avila
Request: Approve the resubdivision of one lot into 2 lots on 0.240 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department

5. **Final Plat - Resubdivision:** **C8-2013-0233.0A - Lot 6 Block A, Lot 1 La Costa Subdivision Phase Three A3; Resubdivision**
 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 July 8, 2014**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
 Planning and Development Review Department
6. **Final Plat - Resubdivision:** **C8-2013-0156.0A - Resub of Lot 2 Subdivision of a portion of the Santiago Del Valle 10 League Grant**
 Location: 5117 Maufrais Lane, Williamson Creek Watershed, Franklin Park NPA
 Owner/Applicant: Nelfredo, Inc.
 Agent: Austin Civil Engineering, Inc. (Keith Parkan)
 Request: Approval of the Resubdivision of Lot 2 of a Subdivision of a Portion of the Santiago Del Valle 10 League Grant composed of 3 lots on 0.4943 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov;
 Planning and Development Review Department
7. **Final Plat - Resubdivision:** **C8-2013-0225.0A – ALF-TINS Subdivision**
 Location: 6901 IH-35 North, Northbound Service Road, Buttermilk Branch Watershed, St. John NPA
 Owner/Applicant: ALT-TINS, LLC (Mario Arriaga)
 Agent: Wuest Group Texas (Scott Wuest)
 Request: Approval of the ALF-TINS Subdivision (a resubdivision being out of and a part of Block Thirteen of the H.A. and J.G. Fitzhugh Subdivision of the R.A. Rutherford Land) composed of 2 lots on 7.86 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov;
 Planning and Development Review Department

- 8. Final Plat - Resubdivision:** **C8-2014-0062.0A.SH – Resubdivision of Lots 1 & 2, Travis Addition No. 2 & Lot 1, AHC**
 Location: 7016 East Ben White Boulevard Westbound, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: CSK Partners, LLC (Chris Whitt)
 Agent: Garret-Ihnen Civil Engineering (Jason Rodgers)
 Request: Approval of the Resubdivision of Lots 1 & 2, Travis Addition No. 2 & Lot 1, AHC Addition composed of 4 lots on 31.42 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Planning and Development Review
- 9. Final Plat with Preliminary:** **C8-2013-0154.1A – Park Place at Riverside**
 Location: 1700-1/2 Frontier Valley Drive, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)
 Agent: Big Red Dog Engineering/Consulting
 Request: Approval of the Park Place at Riverside composed of 123 lots on 29.81 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Final Plat:** **C8-2014-0090.0A - Banister Acres Section 2**
 Location: 4431 Hank Avenue, Williamson Creek Watershed, South Manchaca NPA
 Owner/Applicant: Julian Peter Partridge
 Agent: Scheibe Consulting (Scheibe Consulting)
 Request: Approval of Banister Acres Section 2 composed of 2 lots on 0.3932 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Preliminary Plan:** **C8-2014-0083 - Ponca Street Subdivision**
 Location: 6317 Ponca Street, Country Club Watershed, Montopolis NPA
 Owner/Applicant: Jesus Sandoval
 Agent: Stafford Development (Joe Stafford)
 Request: Approval Ponca Street Subdivision composed of 15 lots on 4.79 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

12. Final Plat - Resubdivision: **C8-2014-0085.0A - East Sixth Village Resubdivision**
Location: 2416 E. 6th Street, Lady Bird Lake Watershed, Holly NPA
Owner/Applicant: 2416 East Sixth Street (Timothy Clark)
Agent: Big Red Dog Eng. (Aaron Bourgeois)
Request: Approval of East Sixth Village Resubdivision composed of 2 lots on 4.0608 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

13. Site Plan - Boat Dock variance: **SP-2014-0119DS - 4406 Rivercrest**
Location: 4406 Rivercrest, Lake Austin Watershed
Owner/Applicant: NJG 56 LLC
Agent: Aupperle Company (Bruce Aupperle)
Request: To approve a variance for dock length greater than 30' and width greater than 20% of the parcel
Staff Rec.: **Postponed to June 24, 2014 - Re-noticed**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
Planning and Development Review Department

14. Site Plan - Boat Dock variance: **SP-2014-0123DS - 4408 Rivercrest**
Location: 4408 Rivercrest, Lake Austin Watershed
Owner/Applicant: NJG 56 LLC
Agent: Aupperle Company (Bruce Aupperle)
Request: To approve a variance for dock length greater than 30' and width greater than 20% of the parcel
Staff Rec.: **Postponed to June 24, 2014 - Re-noticed**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
Planning and Development Review Department

- 15. Site Plan - Compatibility** **SP-2013-0484CS - 1106 Lambie Street**
Waivers only:
Location: 1106 Lambie Street, Lady Bird Lake Watershed, East Cesar Chavez NPA
Owner/Applicant: MX3 Homes, LLC (Sal Martinez)
Agent: Prossner and Associates (Kurt Prossner, P.E.)
Request: To approve a waiver from the front compatibility setback from 25 feet to 10 feet, and from the side compatibility setback from 15 feet to 5 feet.
Staff Rec.: **Recommended**
Staff: Donna Galati, 512-974-2733, donna.galati@austintexas.gov;
Planning and Development Review
- 16. Site Plan - Conditional Use** **SPC-2013-0202D – North Walnut Creek Trail – Site Plan West**
Permit:
Location: 12107 Scribe, Walnut Creek Watershed, North Burnet/Gateway TOD
Owner/Applicant: City of Austin - Public Works Department (Richard Duane)
Agent: MWM Design Group (Jeff Caldwell)
Request: To approve a conditional use permit for bike trail improvements to extend approximately 3.2 miles of bike trail beginning at Balcones District Park and finishing in the Walnut Creek Metropolitan Park.
Staff Rec.: **Recommended**
Staff: Donna Galati, 512-974-2733, donna.galati@austintexas.gov;
Planning and Development Review
- 17. Site Plan - Waiver Only** **SP-2013-0454C – 5th & West**
Location: 718 W. 5th Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Texas Press Association
Agent: Bury Inc. (Joseph Isaja P.E.)
Request: Request a waiver from LDC Section 25-6-591(B)(5) which requires a parking garage be separated from an adjacent street by a pedestrian oriented use.
Staff Rec.: **Pending; Pulled – No action required**
Staff: Nikk Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov;
Planning and Development Review
- 18. Briefing and Possible Action:**
Request: Briefing and Possible Action on the Urban Trails Master Plan.
Staff: Nadia Barrera, 512-974-7142, nadia.barrera@austintexas.gov
Public Works Department

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.