



**Planning Commission
June 24, 2014 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

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 June 10, 2014.

C. PUBLIC HEARING

- 1. Plan Amendment:** **NPA-2014-0011.01 - MDC Programs Annex**
Location: 1001 East 50th St. & 4915 Harmon Ave., Tannehill Branch/Boggy Creek Watersheds, North Loop NPA
Owner/Applicant: Manos de Cristo, Inc. & Rathgeber Investment Group, Inc.
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. Rezoning:** **C14-2014-0028 - MDC Programs Annex**
Location: 1001 East 50th St. & 4915 Harmon Ave., Tannehill Branch/Boggy Creek Watersheds, North Loop NPA
Owner/Applicant: Manos de Cristo, Inc. & Rathgeber Investment Group, Inc.
Agent: Dick Rathgeber
Request: SF-3-NP to LO-MU-CO-NP, as amended
Staff Rec.: **Recommendation of LO-MU-CO-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

- 3. 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 Watersheds
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

4. **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 Manchaca Neighborhood Plan.
 Staff Rec.: **Recommended**
 Staff: Francis Reilly, 512-974-7657, francis.reilly@austintexas.gov; Planning and Development Review Department
5. **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 Watersheds, 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

- 6. 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
- 7. 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
- 8. Rezoning: C14-2014-0076 - Munro Rezoning**
 Location: 1403 Marshall Lane, Shoal Creek/Lady Bird Lake Watersheds, Old West Austin NPA
 Owner/Applicant: John Munro
 Agent: Kari Blachly; Tina Contros, Architect
 Request: MF-3-NP to SF-5-NP
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

- 9. Zoning: C814-2012-0163 - Sun Chase PUD**
 Location: 15201, 15810 and 16070 Pearce Lane; 7910 Wolf Lane, Dry Creek East Watershed, Southeast Travis County MUD #1-4
 Owner/Applicant: Qualico CR LP (Vera Massaro)
 Agent: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)
 Request: I-SF-2; I-SF-4A to PUD
 Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 10. 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
- 11. Rezoning: C14-2014-0070 - Brown-Valdez**
 Location: 2309 Montopolis Drive, Carson Creek/Country Club East Watersheds, Montopolis NPA
 Owner/Applicant: Simon and Ron Brown-Valdez
 Agent: Simon and Ron Brown-Valdez
 Request: SF-3-NP to SF-5-NP
 Staff Rec.: **Recommended**
 Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov; Planning and Development Review
- 12. Rezoning: C14-2014-0011 - Garza Ranch**
 Location: 3800 Ben Garza Lane; 6313 South MoPac Expressway, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA
 Owner/Applicant: Rancho Garza, Ltd (Ron White)
 Agent: Cunningham Allen, Inc. (Jana Rice)
 Request: GR-MU-CO-NP to GR-MU-CO-NP, to change a condition of zoning
 Staff Rec.: **Postponement request by Staff to August 12, 2014**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

- 13. Rezoning: C14-2014-0045 - El Chilito Restaurant**
 Location: 4501 and 4503 Manchaca Road, Williamson Creek Watershed, South Austin Combined (South Manchaca) NPA
 Owner/Applicant: Swenson Family Trust, Deborah S. Hamilton and Thomas E. Swenson; El Chile Restaurant Group (Carlos Rivero)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: LO-V to LR-V
 Staff Rec.: **Recommendation of LR-V-CO, with conditions**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 14. Rezoning: C14-2013-0158 - Conventus Corporation and Finley Company**
 Location: 619 Congress Avenue, Lady Bird Lake Watershed, Downtown NPA
 Owner/Applicant: Conventus Corporation
 Agent: Armbrust & Brown, PLLC (Lynn Ann Carley)
 Request: CBD to CURE with Two Land Development Code Modifications
 Staff Rec.: **Partially Recommended**
 Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov; Planning and Development Review
- 15. Zoning: C814-2012-0152 - Pilot Knob Planned Unit Development**
 Location: East and southeast of the intersection of William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highway 183 and FM 1625, Cottonmouth Creek/North Fork Dry Creek/South Fork Dry Creek Watersheds, Pilot Knob MUD #1-5
 Owner/Applicant: Carma Easton, Inc. (Scott Rogers)
 Agent: McCann Adams Studio (Jana McCann, A.I.A.)
 Request: I-RR; I-SF-4A to PUD
 Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 16. Final Plat - Resubdivision: C8-2013-0191.0A - Resubdivision of Lots 1 & 2, Block A of the Terrace Section 5 and Lot 1, Block B of the Terrace Section 7**
 Location: 2900, 2901 and 3000 Via Fortuna at Tuscan Terrace, Barton Creek Watershed-Barton Springs Zone, Barton Hills NPA
 Owner/Applicant: Desta Three Partnership (Rodger Arend)
 Agent: Malone/Wheeler, Inc. (Pete Malone)
 Request: Approval of a resubdivision of 3 into 4 lots on 33.135 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department

- 17. Final Plat - Resubdivision:** **C8-2014-0022.0A - Resubdivision of Lot B, William S. Cooper Addition**
 Location: 1005 Stobaugh Street, Waller Creek Watershed, Crestview NPA
 Owner/Applicant: Grayland LLC
 Agent: Lisa Gray
 Request: Approval of a resubdivision of 1 into 2 lots on 0.579 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
 Planning and Development Review Department
- 18. Final Plat - Resubdivision:** **C8-2014-0092.0A - Ridgetop**
 Location: 900 East 52nd Street, Boggy Creek Watershed, North Loop NPA
 Owner/Applicant: Brendon A & Shannon K Clark
 Agent: Brendon A & Shannon K Clark
 Request: Approval of Ridgetop composed of 2 lots on 0.28 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 19. Final Plat - Resubdivision:** **C8-2014-0100.0A - Byrne Subdivison**
 Location: 804 Edgecliff Terrace, Lady Bird Lake Watershed, South River City NPA
 Owner/Applicant: Dan Byrne
 Agent: McClendon & Associates (Carl McClendon)
 Request: Approval of the Byrne Subivision composed of 2 lots on 0.196 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 20. Final Plat - Resubdivision:** **C8-2014-0097.0A - Austin Mall, Lot 2 Resubdivision**
 Location: 5901 Airport Boulevard, Tannehill Branch/Waller Creek Watersheds, Highland NPA
 Owner/Applicant: Austin Community College (William Mullane)
 Agent: Bury-Aus (Jonathan McKee)
 Request: Approval of the Austin Mall, Lot 2 Resubdivision composed of 4 lots on 18.5 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 21. Final Plat - Resubdivision: C8-2014-0094.0A - Part of Lot 5 of the Goodwin Jones Subdivision**
 Location: 732 Springdale Road, Boggy Creek Watershed, Govalle NPA
 Owner/Applicant: Jesse Herrera
 Agent: Cormier Architecture (James Cormier)
 Request: Approval of the Part of Lot 5 of the Goodwin Jones Subdivision composed of 4 lots on 0.658 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 22. Final Plat - Resubdivision: C8-2014-0099.0A - Alta Vista Lot 4 & Lot 5 Block7; Resubdivision**
 Location: 4309 Bellvue Avenue, Shoal Creek Watershed
 Owner/Applicant: Gregory S McNelis
 Agent: Hector Avila
 Request: Approval of the Alta Vista Lot 4 & Lot 5 Blk7; Resub composed of 2 lots on 0.30 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 23. Final Plat - Resubdivision: C8-2014-0095.0A - Highland Park Lot 18 Block C; Resubdivision**
 Location: 4502 Placid Place, Shoal Creek Watershed
 Owner/Applicant: Celeste Hill
 Agent: Hector Avila
 Request: Approval of the Highland Park Lot 18 Block C; Resubdivision composed of 2 lots on 0.327 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 24. 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 encroachment into the 10' side yard setback and width greater than 20% of the parcel.
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
 Planning and Development Review Department

- 25. Site Plan - Boat Dock variance: SP-2014-0123DS - 4408 Rivercrest**
 Location: 4408 Rivercrest Drive, Lake Austin Watershed
 Owner/Applicant: NJG 56 LLC
 Agent: Aupperle Company (Bruce Aupperle)
 Request: To approve a variance for encroachment into the 10' side yard setback and width greater than 20% of the parcel
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
 Planning and Development Review Department
- 26. Site Plan - Boat Dock variance: SP-2014-0120DS - 3601 Robbins Rd**
 Location: 3601 Robbins Road, Lake Austin Watershed
 Owner/Applicant: The Swisher R & G Family Trust
 Agent: Aupperle Company (Bruce Aupperle)
 Request: To approve a variance for width greater than 20% of the parcel
 Staff Rec.: **Not recommended**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
 Planning and Development Review Department
- 27. Briefing and Possible Action: Urban Trails Master Plan**
 Request: Briefing and Possible Action on the Urban Trails Master Plan.
 Staff: Nadia Barrera, 512-974-7142, Nadia.Barrera@austintexas.gov;
 Public Works Department
- 28. Briefing and Possible Action: Bicycle Master Plan Update**
 Request: Briefing and possible action on the Bicycle Master Plan Update.
 Staff: Nathan Wilkes, 512-974-7016, Nathan.Wilkes@austintexas.gov;
 Public Works Department

D. NEW BUSINESS

1. New Business::

Request: Discussion and action on Election of new Planning Commission Officers.

2. New Business: Code Amendment - Initiate a Code Amendment - Alley Fences

Owner/Applicant: City of Austin

Agent: Planning and Development Review Department

Request: Initiate an amendment to Title 25 of the City Code to allow solid fencing eight feet in height along an alley that separates a residential use and a commercial or industrial use.

Staff: Greg Dutton, 512-974-3509, greg.dutton@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.