



**Planning Commission
July 8, 2014 @ 6:00 P.M.
One Texas Center – 3rd Floor
Room 325
505 Barton Springs Road
Austin, TX 78704**

Danette Chimenti – Chair
Richard Hatfield
Alfonso Hernandez – Parliamentarian
Jeff Jack – Ex-Officio
Howard Lazarus – Ex-Officio

James Nortey
Stephen Oliver – Vice-Chair
Brian Roark
Jean Stevens – Secretary
Lesley Varghese
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 24, 2014.

C. PUBLIC HEARING

- 1. Restrictive Covenant Termination:** **C14-93-0134(RCT) - Forest Park Apartments**
Location: 1088 Park Plaza, Little Walnut Creek Watershed, Heritage Hills NPA
Owner/Applicant: Strategic Housing Finance Corporation of Travis County (Craig Alter)
Agent: Strategic Housing Finance Corporation of Travis County (Craig Alter)
Request: To terminate a restrictive covenant.
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department
- 2. Rezoning:** **C14-2014-0060 - Hernandez .26**
Location: 2206 E. 7th Street and 2210 Webberville Road, Lady Bird Lake Watershed, Central East Austin NPA
Owner/Applicant: Rosalina Hernandez Jaimes
Agent: Jim Bennett Consulting (Jim Bennett)
Request: From CS-MU-CO-NP to CS-1-MU-CO-NP
Staff Rec.: **Pending - Staff requests postponement to October 14, 2014**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department
- 3. Rezoning:** **C14-2014-0070 - Brown-Valdez**
Location: 2309 Montopolis Drive, Carson Creek & Country Club East Watershed, 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 Department

- 4. 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 Department
- 5. Rezoning:** **C14-2014-0084 - Old Bee Caves Office Building**
Location: 6804 Old Bee Caves Road, Williamson Creek Watershed-Barton Springs Zone, West Oak Hill NPA
Owner/Applicant: WNAO Holdings, Ltd. (Amir Kalantari)
Agent: AJ Ghaddar, P.E. & Associates (Marco Castenada)
Request: CS-NP and LR-CO-NP to GO-CO-NP
Staff Rec.: **Recommended**
Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov;
Planning and Development Review Department
- 6. Final Plat - 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.: **Pulled - No action required.**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department
- 7. 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

- 8. Final Plat - Amended Plat: C8-2014-0105.0A - Gullet Gardens 2, Lots 10 & 11; Amended Plat**
Location: 1005 Mansell Avenue, Boggy Creek Watershed, Govalle NPA
Owner/Applicant: Bruce Beaty
Agent: Perales Engineering, L.L.C. (Jerry Perales)
Request: Approval of Gullet Gardens 2, Lots 10 & 11; Amended Plat is composed of 2 lots on 0.3 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 9. Final Plat - Resubdivision: C8-2014-0109.0A - Duval Park**
Location: 3814 Duval Street, Boggy Creek Watershed, Hyde Park NPA
Owner/Applicant: BDB Ventures, LLC (Dale Thornton)
Agent: Richard H. Crank, ASLA (Richard Crank)
Request: Approval of Duval Park composed of 2 lots on 0.34 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 10. Final Plat - Resubdivision: C8-2014-0104.0A - Hargrave Place**
Location: Hargrave Street, Boggy Creek Watershed, Rosewood NPA
Owner/Applicant: 12th & Hargrave Interests, LLC.
Agent: Texas Engineering Solution (James Hagen)
Request: Approval of Hargrave Place, composed of 1 lot on 5.66 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 11. Final Plat - Amended Plat: C8-2014-0112.0A - Amended Plat of Lots 1 and 4 of the Amended Plat of Lots 1, 2, and 4 of a Resubdivision**
Location: 3001 Montopolis Drive, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: NEC Ben White/ Montopolis LTD (Scott Fried)
Agent: Garrett-Ihnen Civil Engineers (Norma Divine)
Request: Approval of the Amended Plat of Lots 1 and 4 of the Amended Plat of Lots 1, 2, and 4 of a Resubdivision, composed of 2 lots on 3.29 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 12. Preliminary Plan:** **C8-2014-0110 - Bouldin Court (Resubmittal of C8-2013-0112)**
 Location: 900 South 2nd Street, East Bouldin Creek Watershed, Bouldin Creek NPA
 Owner/Applicant: 1st. Street Highlands, LP (Ryan Diepenbrock)
 Agent: PSW HOMES LLC (Jarred Corbell)
 Request: Approval of Bouldin Court (Resubmittal of C8-2013-0112), composed of 15 lots on 5.1 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat - Resubdivision:** **C8-2014-0106.0A - Resubdivision Lot 1 Block A Airport Commerce Section 2**
 Location: 1501 Airport Commerce Drive, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: SFSV Hill Airport Commerce II LLC
 Agent: Thrower Design (Ron Thrower)
 Request: Approval of the Resubdivision of Lot 1 Block A Airport Commerce Section 2 composed of 2 lots on 19.52 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat - Resubdivision:** **C8-2014-0107.0A - Waller Park Place**
 Location: 92 Red River Street, Waller Creek Watershed, Downtown NPA
 Owner/Applicant: Perry Lorenz
 Agent: KBGE (Chad Kimbell)
 Request: Approval of Waller Park Place composed of 1 lot on 3.23 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Site Plan - Boat Dock variance:** **SP-2014-0134DS - 7100 Greenshores**
 Location: 7100 Greenshores Dr., Bldg. DB, Lake Austin Watershed
 Owner/Applicant: Kenneth Beall
 Agent: Auperlee Co. (Carolyn Auperlee)
 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, a variance from § 25-2-1176(D)(1) to allow a dock to be constructed closer than 10 feet from the property line, and a variance from § 25-2-1176(D)(2) to allow a boat dock to exceed 20% of the shoreline width of the lot.
 Staff Rec.: **Not Recommended**
 Staff: Brad Jackson, 512-974-3410, brad.jackson@austintexas.gov; Planning and Development Review Department

16. Site Plan - SP-2013-0484CS - 1106 Lambie

Compatibility

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.: **Postponement request to August 12, 2014 (after August 7 City Council hearing on impervious cover).**
Staff: Donna Galati, 512-974-2733, donna.galati@austintexas.gov;
Planning and Development Review 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.