



**Planning Commission
July 22, 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 July 8, 2014.

C. PUBLIC HEARING

- 1. 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, South Austin Combined NPA

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

- 2. Rezoning:** **C14-2014-0018 - South Manchaca Neighborhood Plan Area Rezonings**

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 and secondary apartments; 2) design tools including parking placement and impervious cover restrictions, garage placement, and front porch setback; and 3) mobile food establishment restrictions; and within designated subdistricts: 4) the infill options of urban home and corner store, for the South Manchaca Neighborhood Plan.

Staff Rec.: **Recommended**

Staff: Francis Reilly, 512-974-7657, francis.reilly@austintexas.gov; Planning and Development Review Department

- 3. Rezoning: C14-2014-0017 - Westgate Neighborhood Plan Area Rezonings**
 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) design tools including parking placement and impervious cover restrictions, garage placement and front porch setback; and 2) mobile food establishment restrictions, for the Westgate Neighborhood Plan.
 Staff Rec.: **Recommended**
 Staff: Francis Reilly, 512-974-7657, francis.reilly@austintexas.gov; Planning and Development Review Department
- 4. Rezoning: C14-2014-0019 - Garrison Park Neighborhood Plan Area Rezonings**
 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) the infill option of small-lot amnesty; 2) design tools including parking placement and impervious cover restrictions, garage placement, and front porch setback; and 3) mobile food establishment restrictions, and within designated subdistricts: 4) the infill options of cottage lot, urban home and secondary apartments, for the Garrison Park Neighborhood Plan.
 Staff Rec.: **Recommended**
 Staff: Francis Reilly, 512-974-7657, francis.reilly@austintexas.gov; Planning and Development Review Department
- 5. Plan Amendment: NPA-2014-0019.01 - Commodore Perry Estate Tract 3**
 Location: 710 East 41st Street (portion of), Waller Creek Watershed, Central Austin Combined NPA
 Owner/Applicant: Perry Estate, L.L.C. (Clark Lyda)
 Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Rogerson Lynch)
 Request: Civic to Higher Density Single Family land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department

- 6. Rezoning: C14-2014-0063 - Commodore Perry Estate Tract 3**
Location: 710 East 41st Street (portion of), Waller Creek Watershed, Central Austin Combined NPA
Owner/Applicant: Perry Estate, L.L.C. (Clark Lyda)
Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended, with Conditions**
Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov; Planning and Development Review Department
- 7. Code Amendment: C20-2013-036 – Temporary School Signs**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Consider an ordinance to amend Title 25 of the City Code to allow independent school districts to install and modify temporary, non-electronic, signs without a sign permit.
Staff Rec.: **Recommended**
Staff: Viktor Auzenne, 512-974-2941, viktor.auzenne@austintexas.gov; Planning and Development Review Department
- 8. Code Amendment: C20-2014-005 - Right-of-Way Installations**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Consider an ordinance to amend Title 25 of the City Code to allow sign, logo or placard placement on a legally permitted right-of-way installation that identifies the name, operator, or sponsor of the right-of-way installation.
Staff Rec.: **Recommended**
Staff: Viktor Auzenne, 512-974-2941, viktor.auzenne@austintexas.gov; Planning and Development Review Department
- 9. Code Amendment: C20-2014-010 - Parkland Dedication**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Consider an ordinance amending Title 25 of the City Code relating to parkland dedication requirements and subdivision plat notes.
Staff Rec.: **Recommended**
Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov; Planning and Development Review Department

- 10. ERC Plan Amendment:** **C14-2014-0099 - 1500 S Pleasant Valley**
Location: 1500 South Pleasant Valley Road, Lady Bird Lake and Country Club West Watersheds, East Riverside Corridor NPA
Owner/Applicant: 1500 SPV LLC (Colin Brothers)
Agent: Drenner Group, P.C. (Stephen Rye)
Request: Applicant Requests Postponment to August 12, 2014
Staff Rec.: **To Grant Postponement**
Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov; Planning and Development Review Department
- 11. Rezoning:** **C14-2014-0066 - Blue Owl Tap Room**
Location: 2400 East Cesar Chavez Street, Lady Bird Lake Watershed, Holly NPA
Owner/Applicant: 3423 Holdings LLC (Peter Barlin)
Agent: Moya Khabele
Request: CS-MU-CO-NP to CS-1-CO-NP; A postponement has been requested by the Neighborhood to August 12, 2014.
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
- 12. Rezoning:** **C14-2014-0093 - Airport Commerce Zoning**
Location: 1507 Airport Commerce Drive, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: SFSV Hill Airport Commerce II LLC (Vijay Patel)
Agent: Thower Design (Ron Thrower)
Request: CS-CO-NP to CS-CO-NP, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 13. 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 Department

- 14. 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 Department
- 15. Final Plat without Preliminary:** **C8-2013-0196.0A - Fiskville Subdivision**
Location: 10307 N. IH-35 Service Road Northbound, Little Walnut Creek Watershed, Windsor Hills NPA
Owner/Applicant: Saleem Memon
Agent: PSCE, Inc. (Diane Bernal)
Request: Approval of the Fiskville Subdivision composed of one lot on 0.262 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Planning and Development Review Department
- 16. Resubdivision:** **C8-2014-0025.0A - Banister Acres, Lot 14, Block 5; Resubdivision**
Location: 4408 Banister Lane, Williamson Creek Watershed, South Manchaca NPA
Owner/Applicant: LPM Investments LLC (Aaron Levy)
Agent: Hector Avila
Request: Approval of Banister Acres, Lot 14, Block 5; Resubdivision composed of 2 lots on 0.49 acres. The applicant also requests a variance from Section 25-4-175 of the Land Development Code to resubdivide a lot with a flag lot design.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department

- 17. Resubdivision: C8-2014-0026.0A - Lot 3 Block 5, Banister Acres; Resubdivision**
Location: 4411 Gillis Street, Williamson Creek Watershed, South Manchaca NPA
Owner/Applicant: LPM Investments LLC (Aaron Levy)
Agent: Hector Avila
Request: Approval of Lot 3 Block 5, Banister Acres; Resubdivision composed of 2 lots on 0.49 acres. The applicant also requests a variance from Section 25-4-175 of the Land Development Code to resubdivide a lot with a flag lot design.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@aqustintexas.gov; Planning and Development Review Department
- 18. Final Plat: C8-2013-0160.0A - Kemp Grove Subdivision**
Location: Kemp Street at Clovis Street, Colorado River Watershed, Montopolis NPA
Owner/Applicant: Reclaimed Ridge, LLC (Eric Brikler)
Agent: Mike McHone
Request: Approval of the Kemp Grove Subdivision consisting of 5 lots on 3.33 acres
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@aqustintexas.gov; Planning and Development Review Department
- 19. Final Plat - Resubdivision: C8-2014-0068.0A - RREEF Domain Lot P Subdivision**
Location: Newman Drive, Walnut Creek Watershed, North Burnet/Gateway NPA
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.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@aqustintexas.gov; Planning and Development Review Department

- 20. Final out of Approved Preliminary - Resubdivision:** **C8-2013-0081.1A.SH - Colorado Crossing IV, Section Three (Being a Resubdivision of Lot 5A, Resubdivision of Lot 1, Lockheed Addition)**
- Location: Autumn Bay Drive (now Breckenridge Drive) at Aspen Glenn Boulevard, Onion Creek Watershed, Southeast Combined NPA
- Owner/Applicant: Lennar Buffington Colorado Cross L.P. (Ryan Mattox)
- Agent: Lakeside Engineering (Chris Ruiz)
- Request: Approve a final plat out of an approved preliminary; a resubdivision of part of one lot into 139 lots on 28.33 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department
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- 21. Final Plat - Amended Plat:** **C8-2014-0118.0A - Airport Gateway Subdivision; Amended Plat**
- Location: 7015 East Ben White Boulevard Service Road, Carson Creek Watershed, Montopolis NPA
- Owner/Applicant: Airport Gateway, LP (Kenneth Satterlee)
- Agent: Bury Inc. (Johah Mankovsky)
- Request: Approval of the Airport Gateway Subdivision; Amended Plat composed of 7 lots on 16.011 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department
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- 22. Final Plat - Resubdivision:** **C8-2014-0126.0A - Lot 38 North Gate Half Acres: Resubdivision of**
- Location: 1000 Taulbee Lane, Waller Creek Watershed, Crestview NPA
- Owner/Applicant: Victor Wang
- Agent: Hector Avila
- Request: Approval of the Lot 38 North Gate Half Acres Resubdivision of composed of 2 lots on 0.498 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department
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- 23. Preliminary Plan:** **C8-2014-0115 - Richardson Lane Subdivision**
- Location: 749 Montopolis Drive, Country Club East Watershed, Montopolis NPA
- Owner/Applicant: Jose C & Gloria Perez
- Agent: Joe Stafford
- Request: Approval of the Richardson Lane Subdivision composed of 12 lots on 1.20 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

- 24. Final Plat - Previously Unplatted:** **C8-2014-0121.0A - Azamy's Subdivision**
 Location: 6111 Hudson Street, Fort Branch Watershed, MLK-183 NPA
 Owner/Applicant: Juan Puertas
 Agent: Nash Gonzales
 Request: Approval of the Azamy's Subdivision composed of 1 lot on 1.7 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 25. Final Plat - Previously Unplatted:** **C8-2014-0124.0A - 1418 Frontier Valley Road RV Park**
 Location: 1418 Frontier Valley Drive, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: FVMHP, LP. (Randy G. Allen)
 Agent: YourPark.Com (Stathis "Steve" Edel)
 Request: Approval of the 1418 Frontier Valley Road RV Park composed of 1 lot on 1.68 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 26. Final Plat - Resubdivision:** **C8-2014-0125.0A - Woodwillow Addition Lot 2; Resubdivision**
 Location: 3409 Willow Springs Road, Blunn Creek Watershed, St. Edwards NPA
 Owner/Applicant: Khabe Lehfed Properties (Steve Portnoy)
 Agent: AJ Ghaddar, PE & Associates (Marco Castaneda)
 Request: Approval of the Woodwillow Addition Lot 2; Resubdivision composed of 2 lots on 0.375 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 27. Final Plat - Previously Unplatted:** **C8-2014-0128.0A - Seventy One Triangle**
 Location: 7310 East Ben White Boulevard Westbound, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: Seventy One Investment (Michael Bucker)
 Agent: Hector Avila
 Request: Approval of the Seventy One Triangle composed of 1 lot on 4.023 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 28. Site Plan - Waivers Only:** **SP-2014-0234C - Juke Automotive (Withdraw/Resubmit of SP-2013-0215C)**
 Location: 924 Shady Lane, Boggy Creek Watershed, Govalle NPA
 Owner/Applicant: Geoffrey Ball
 Agent: Wuest Group (Joan Ternus P.E.)
 Request: Waivers: 1) Request a waiver to permit a building within the 25 foot front setback [LDC Section 25-2-1064]; and 2) Request a waiver to allow a building to be relocated within 25 feet of a property used as a single family residence [LDC Section 25-2-1063(B)(2)].
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov; Planning and Development Review Department
- 29. Site Plan - Conditional Use Permit:** **SPC-2014-0158A - Good Shepherd on the Hill**
 Location: 1700 Woodland Avenue, Harper's Branch Watershed, East Riverside/Oltorf Combined NPA
 Owner/Applicant: Protestant Epsicopal Church
 Agent: Thrower Design (Ron Thrower)
 Request: To approve a Conditional Use Permit for a Day Care Services (Commercial) Use.
 Staff Rec.: **Recommended**
 Staff: Brad Jackson, 512-974-3410, brad.jackson@austintexas.gov; Planning and Development Review Department
- 30. Briefing/Update - Discussion and Action:** **Drinking Water Protection Zone (DWPZ)**
 Request: Briefing/Update - Discussion and action on Austin Water Utility presentation and update on new Drinking Water Protection Zone (DWPZ) Capital Improvement Projects (CIP).
 Staff: Kristi Fenton, 512-972-0178, kristi.fenton@austintexas.gov; Austin Water Utility Department

D. NEW BUSINESS

1. Code Amendment: New Business - Initiate a Code Amendment - Review Periods

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Consider initiation of an amendment to Title 25 of the City Code to change standardized review periods.
Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov; Planning and Development Review Department

2. Code Amendment: New Business - Initiate a Code Amendment - Agricultural Development

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Consider initiation of an amendment to Title 25 of the City Code to clarify the types of activities allowed as a part of agricultural development.
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 512-974-2104, for additional information; TTY users route through Relay Texas at 711.