



**Planning Commission
December 9, 2014 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

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 November 12, 2014, Special Called Meeting.

C. PUBLIC HEARING

- 1. Plan Amendment: NPA-2014-0016.01 - 2nd & Broadway**
Location: 203 Broadway & 2901 East 3rd Street, Colorado River Watershed, Govalle/Johnston Terrace Combined NPA
Owner/Applicant: McAdam's Enterprise, LLC
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: Single Family to Mixed Use land use
Staff Rec.: **Pending; Postponement request by Staff to January 13, 2015**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department
- 2. Rezoning: C14-2014-0115 - 2nd & Broadway**
Location: 203 Broadway & 2901 East 3rd Street, Colorado River Watershed, Govalle/Johnston Terrace Combined NPA
Owner/Applicant: McAdam's Enterprise, LLC
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: SF-3-NP to GR-MU-CO-NP
Staff Rec.: **Pending; Postponement request by Staff to January 13, 2015**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department
- 3. Code Amendment: C20-2014-024 - Congress Avenue Combining District**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Consider an ordinance amending City Code Title 25 relating to Congress Avenue Combining District.
Staff Rec.: **Recommended**
Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov;
Planning and Development Review Department
- 4. Code Amendment: C20-2014-011 - CBD and DMU**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Consider an ordinance amending City Code Title 25 relating to uses and regulations of CBD and DMU zoning.
Staff Rec.: **Recommended**
Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov;
Planning and Development Review Department

5. **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, Brigrance & Doering, Inc. (Charles Brigrance, 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
6. **Rezoning:** **C14-2014-0157 - 8528 Burnet Road**
 Location: 8528-8600 Burnet Road, 8647 Rockwood Lane, Shoal Creek Watershed, Burnet Road, Anderson Lane and North Shoal Creek NPA
 Owner/Applicant: Robert L. Crump and Gordon Automotive (Charles M. Gordon)
 Agent: Bowman Consulting Group (R. Dave Irish, P.E.)
 Request: CS to MF-6-CO
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department
7. **Rezoning:** **C14-2014-0111 - 4500 Speedway**
 Location: 4500 Speedway, Waller Creek Watershed, North Hyde Park NCCD, Hyde Park NPA
 Owner/Applicant: Navid Hoomanrad
 Agent: Husch Blackwell, LLP (Alexandra Jashinsky)
 Request: SF-3-NCCD-NP to NO-NCCD-NP, with an Amendment to the North Hyde Park NCCD
 Staff Rec.: **Recommended with Conditions**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department
8. **Rezoning:** **C14-2014-0150 - Whiddon .85**
 Location: 4102 and 4200 Manchaca Road, West Bouldin Creek Watershed, South Lamar Combined (South Lamar) NPA
 Owner/Applicant: Mitchell Whiddon
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: LO-MU & SF-3 to GR-MU
 Staff Rec.: **Recommendation of LR-MU**
 Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov; Planning and Development Review Department

- 9. Rezoning: C14-2014-0159 - Penick Drive Rezoning**
 Location: 5600-5722 Penick Drive, Country Club East Watershed, East Riverside Corridor NPA
 Owner/Applicant: Bill Greif
 Agent: Thrower Design (Ron Thrower)
 Request: ERC; Designate ERC Regulating Plan Subdistrict of NMU
 Staff Rec.: **Recommended**
 Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov;
 Planning and Development Review Department
- 10. Rezoning: C14-2014-0011A - Garza Ranch**
 Location: 3800 Ben Garza Lane, 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.: **Recommended, with conditions**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Planning and Development Review Department
- 11. Rezoning: C14-2014-0011B - Garza Ranch**
 Location: 3510 and 4003 Ben Garza Lane, 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.: **Recommended, with conditions**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Planning and Development Review Department
- 12. Rezoning: C14-2014-0165 - 2712 & 2800 Del Curto Rezoning**
 Location: 2712 & 2800 Del Curto, West Bouldin Creek Watershed, South Lamar Combined (South Lamar) NPA
 Owner/Applicant: Jett Abram, LLC (Sarah Lahmers)
 Agent: Thrower Design (Ron Thrower)
 Request: SF-3 to SF-6
 Staff Rec.: **Recommended**
 Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov;
 Planning and Development Review Department

- 13. 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: Armbrust & Brown, L.L.P. (Lynn Ann Carley)
 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
- 14. Zoning: C814-2014-0083 - Sunfield PUD**
 Location: 1901 Turnersville Road; Southwest corner of Turnersville Road and South Turnersville Road, Rinard Creek, Plum Creek; Onion Creek Watersheds, Sunfield MUD #2
 Owner/Applicant: A & M Option 541, LLC and 2428 Partners, LLC (Richard Mildner)
 Agent: Coats Rose (John M. Joseph)
 Request: I-RR 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
- 15. Rezoning: C14H-2014-0014 - Bluebonnet Hills Historic District**
 Location: Roughly bounded by East Side Drive on the east, Annie Street on the north, Leland Street on the south, and Brackenridge Street on the west, Blunn Creek Watershed, South River City NPA
 Owner/Applicant: Bluebonnet Hills Historic District Committee, Michele Webre and Emily Reed
 Request: SF-3-NP and SF-3-H-NP to SF-3-HD-NP and SF-3-H-HD-NP
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov; Planning and Development Review Department
- 16. Rezoning: C14H-2014-0015 - R.W. and Ida Mae Gissell House**
 Location: 513 East Annie Street, Blunn Creek Watershed, South River City NPA
 Owner/Applicant: Brent Hunter, owner
 Request: SF-3-NP to SF-3-H-NP
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov; Planning and Development Review Department

- 17. 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.: **Recommended**
- Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department
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- 18. Final Plat - Resubdivision: C8-2014-0141.0A - Mayfair Terrace Resubdivision of Lot 27**
- Location: 1031 Ellingson Lane, Boggy Creek Watershed, Hancock NPA
- Owner/Applicant: Empirico Development (Stewart Kevin Smith)
- Agent: Hector Avila
- Request: Approval of the Mayfair Terrace Resubdivision of Lot 27. The proposed plat is composed of 2 lots on 0.275 acres.
- Staff Rec.: **Recommended**
- Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
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- 19. Final Plat - Resubdivision: C8-2014-0126.0A - Resubdivision of Lot 38 North Gate Half Acres**
- 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. The applicant also requests a variance from Section 24-5-4-175(A)(2) to utilize a flag lot design.
- Staff Rec.: **Recommended.**
- Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department

- 20. Final Plat - Resubdivision: C8-2013-0175.0A - Valley View Subdivision**
 Location: 3809 Valley View Road, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: Group Investments Holdings (Randy Dozeman)
 Agent: Site Specifics (John Hussey)
 Request: Approval of the Valley View Subdivision composed of 1 lot on 1.64 acres
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 21. Final Plat - Resubdivision: C8-2014-0149.A - Domain Z4 Subdivision**
 Location: 11100-1/2 Alterra Parkway, Walnut Creek Watershed, North Burnet TOD
 Owner/Applicant: RREEF Domain LP (Ben Bufkin)
 Agent: Bury-Aus, Inc. (Allison Lehman)
 Request: Approval of the Domain Z4 Subdivision. The proposed plat is composed of 2 lots on 7.770 acres.
 Staff Rec.: **Postponement request by Staff to January 13, 2015.**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 22. 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 (Will Parnell)
 Request: Approval of Park Place at Riverside composed of 123 lots on 29.81 acres
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 23. Preliminary: C8-2014-0233 - Lightsey 2**
 Location: 1805 Lightsey Road, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: Lightsey Two, LLC (Ryan Diepenbrock)
 Agent: PSW Homes (Casey Giles)
 Request: Approval of Lightsey 2 composed of 16 lots on 4.00 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 24. Final Plat with Preliminary:** **C8-2014-0233.1A - Lightsey 2**
 Location: 1805 Lightsey Road, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: Lightsey Two, LLC (Ryan Diepenbrock)
 Agent: PSW Homes (Casey Giles)
 Request: Approval of Lightsey 2 composed of 16 lots on 4.02 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 25. Final Plat - Resubdivision:** **C8-2014-0220.0A - Glenwood Addition**
 Location: 1601 Singleton Avenue, Boggy Creek Watershed, Chestnut NPA
 Owner/Applicant: Alicia Moore
 Agent: Andrew Evans
 Request: Approval of the Glenwood Addition composed of 1 lot on 0.0116 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 26. Final Plat - Resubdivision:** **C8-2014-0221.0A - C.R. Johns & Co Subdivision; Resubdivision of Lots 7 & 8, Block 8**
 Location: 1313 Comal Street, Boggy Creek Watershed, Central East Austin NPA
 Owner/Applicant: Alan Gonzalez
 Agent: Perales Engineering, LLC (Jerome Perales)
 Request: Approval of the C.R. Johns & Co Subdivision; Resubdivision of Lots 7 & 8, Block 8 composed of 1 lot on 0.1434 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 27. Final Plat - Amended Plat:** **C8-2014-0223.0A - R.N. Graham's Subdivision Amended Plat of Lots 14, 15 & 16**
 Location: 1604 West 5th Street, Lady Bird Lake Watershed, Old West Austin NPA
 Owner/Applicant: BBVA - Compass (Bob Fetters)
 Agent: Consort, Inc. (Enrique Serna)
 Request: Approval of the R.N. Graham's Subdivision Amended Plat of Lots 14, 15 & 16 composed of 2 lots on 0.533 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 28. Final Plat:** **C8-2014-0225.0A - Exposition MF**
 Location: 3215 Exposition Boulevard, Taylor Slough South Watershed, West Austin NPA
 Owner/Applicant: Austin Elm Terrace, LP (Steve Beuerlein)
 Agent: Big Red Dog (Jerrett Daw)
 Request: Approval of the Exposition MF composed of 1 lot on 2.182 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 29. Final Plat - Amended Plat: C8-2014-0226.0A - 2435 Riverside Amended Plat**
 Location: 2435 East Riverside Drive, Lady Bird Lake Watershed, Riverside NPA
 Owner/Applicant: 2505 Riverside (Tom Terkel)
 Agent: Bury + Partners (Jeffery Scott P.E.)
 Request: Approval of the 2435 Riverside Amended Plat composed of 2 lots on 2.311 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 30. Final Plat - Previously Unplatted: C8-2014-0222.0A - 1609 JJ Seabrook**
 Location: 1609 JJ Seabrook Drive, Tannehill Branch Watershed, MLK NPA
 Owner/Applicant: Robert Worrall
 Agent: Perales Engineering (Jerome Perales)
 Request: Approval of the 1609 JJ Seabrook composed of 1 lot on 0.01505 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 31. Site Plan - Variance: SPC-2014-0175A - Red Bluff Hotel**
 Location: 4701 Red Bluff Road, Lady Bird Lake Watershed, Govalle/Johnston Terrace Combined NPA
 Owner/Applicant: Red Bluff Partners, LLC (Jordan Ford)
 Agent: Big Red Dog Engineering (Ricardo de Camps)
 Request: To approve three (3) variances from the Waterfront Overlay: 1) Section 25-2-721(B)(1), which prohibits parking areas and structures within the primary setback; 2) Section 25-2-721(C)(1), which permits only "fountains, patios, terraces, outdoor restaurants and similar uses" within the secondary setback; and 3) Section 25-2-721(C)(2), which limits the impervious cover in the secondary setback to a maximum of 30 percent.
 Staff Rec.: **Recommended**
 Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov;
 Planning and Development Review Department

- 32. Site Plan - Variance: SP-2013-0295DS - 2908 Scenic Drive (Tram)**
- Location: 2908 Scenic Drive, Lake Austin Watershed, West Austin Neighborhood Group NPA
- Owner/Applicant: William & Kathy Darling
- Agent: Moncada Consulting (Phil Moncada)
- Request: To modify the standard 150-foot width Critical Environmental Feature buffer in order to allow removal of existing stairs and construction of a tram within a corridor 10 feet wide and 55 feet long that spans a canyon rimrock, Section 25-8-281(C)(1)(a).
- Staff Rec.: **Recommended with conditions**
- Staff: Liz Johnston, 512-974-1218, liz.johnston@austintexas.gov; Michael Simmons-Smith, 512-974-1225, Michael.Simmons-Smith@AustinTexas.gov; Planning and Development Review Department
- 33. Street Vacation: F#9243-1308; F#9244-1308; F#9245-1308; and F#9246-1308**
- Request: Vacation of: a 6,722 square foot portion of East Avenue; a 5,052 square foot portion of East Avenue; a 3,347 square foot portion of East Avenue, and; a 4,617 square foot portion of East Avenue. Said portions of right-of-way collectively abutting 801 Lambie Street, 803 Lambie Street, 805 Lambie Street, and 48 East Avenue.
- Staff: **Recommended with Conditions**
Eric Hammack, 512-974-7079, Eric.Hammack@AustinTexas.gov; Office of Real Estate Services

D. NEW BUSINESS

1. New Business:

Request:

Discussion and possible action to rescind action taken on October 28, 2014 regarding case # C8-2013-0118 - Lightsey 2, located at 1805 Lightsey Road.

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.