



**Planning Commission
January 13, 2015 @ 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 December 9, 2014.

C. PUBLIC HEARING

- 1. Plan Amendment: NPA-2014-0016.01 - 2nd & Broadway**
Location: 203 Broadway & 2901 E. 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.: **Postponement request by the Applicant to January 27, 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.: **Postponement request by the Applicant to January 27, 2015**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

- 3. Plan Amendment: NPA-2014-0009.01 - Waller on Swede Hill**
Location: 908 E. 15th Street, 807 E. 16th Street, & 1506 Waller Street, Waller Creek Watershed, Central East Austin NPA
Owner/Applicant: WJP Swede Hill, LLC (Wes Peoples)
Agent: Kenneth T. Blaker
Request: Multi-Family and Single Family to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department

4. **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
5. **Rezoning: C14-2014-0150 - Whiddon .85**
 Location: 4102 & 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: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov;
 Planning and Development Review Department
6. **Rezoning: C14-2014-0159 - Penick Drive Rezoning**
 Location: 5600-5722 Penick Drive, East Riverside Corridor Watershed, Country Club East NPA
 Owner/Applicant: Bill Greif
 Agent: Thrower Design (Ron Thrower)
 Request: ERC; Designate ERC Regulating Plan Subdistrict of NMU
 Staff Rec.: **Postponement request by the Staff to January 27, 2015**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Tonya Swartzendruber, 512-974-3462,
tonya.swartzendruber@austintexas.gov;
 Planning and Development Review Department
7. **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: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Development Review Department

- 8. 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
- 9. Rezoning: C14-2014-0192 - Harold's Rezoning**
 Location: 8611 North Mopac Expressway Northbound, Shoal Creek Watershed, Burnet Road, Anderson Lane and North Shoal NPA
 Owner/Applicant: 8611 MoPac Investors, LP
 Agent: Armbrust & Brown, PLCC (Amanda Morrow)
 Request: CS-1 to GR
 Staff Rec.: **Recommendation of GR-CO**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department
- 10. Final Plat - Resubdivision: C8-2014-0004.0A - Glenwood Addition**
 Location: 1207 Maple Avenue, Boggy Creek Watershed, Rosewood NPA
 Owner/Applicant: Polis Properties (Chris Peterson)
 Agent: ATS Engineers (Andrew Evans)
 Request: Approval of the Glenwood Addition composed of 5 lots on 0.427 acres
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 11. Final Plat - Resubdivision: C8-2014-0149.0A - Domain Z4 Subdivision**
 Location: 11100-1/2 Alterra Parkway, Walnut Creek Watershed, North Burnet TOD NPA
 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.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department

- 12. Final Plat without a Preliminary:** **C8-2013-0201.0A - Chapote Subdivision**
 Location: 410 Kemp Street, Country Club West Watershed, Montopolis NPA
 Owner/Applicant: Seth Harp
 Agent: Riverside Engineering (Mike Rivera)
 Request: Approve a final plat without a preliminary of 6 lots on 1.714 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
 Planning and Development Review Department
- 13. Resubdivision:** **C8-2014-0013.0A - Kuykendall Heights, Resubdivision of Lot 7A, Block C, Cannizzo Subdivision Section 2**
 Location: 1912 Paramount Avenue, Lady Bird Lake Watershed, Zilker NPA
 Owner/Applicant: Maggie Group, LLC (Lynn Currie)
 Agent: McClendon & Associates (Carl McClendon)
 Request: Approval of the Kuykendall Heights, Resubdivision of Lot 7A, Block C, Cannizzo Subdivision Section 2 composed of 2 lots on 0.685 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Planning and Development Review Department
- 14. Final Plat with Replat:** **C8-2014-0247.0A - Oden Hughes Pleasant Valley**
 Location: 1500 South Pleasant Valley Road, Country Club West/Lady Bird Lake Watershed, Riverside NPA
 Owner/Applicant: 1500 SPV LLC (Colin Brothers)
 Agent: Big Red Dog Engineering (Jerrett Daw)
 Request: Approval of the Oden Hughes Pleasant Valley composed of 1 lot on 4.00 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat - Resubdivision:** **C8-2014-0237.0A - Shoalwood Addition Section 4**
 Location: 2615 Pembroke Trail, Shoal Creek Watershed, Rosedale NPA
 Owner/Applicant: Andrew Carr
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: Approval of the Shoalwood Addition Section 4 composed of 3 lots on 0.727 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 16. Final Plat - Resubdivision: C8-2014-0240.0A - Luke's Corner**
 Location: 1300 Morgan Lane, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: John Luke Sanchez
 Agent: KBGE (Armando Portillo)
 Request: Approval of the Luke's Corner composed of 2 lots on 0.273 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final Plat - Resubdivision: C8-2014-0235.0A - Bruno Addition (withdrawal/resubmittal of C8-2013-0210.0A)**
 Location: 2006 Goodrich Ave, West Bouldin Creek Watershed, Zilker NPA
 Owner/Applicant: 2010 Goodrich, LLC (Scott Turner)
 Agent: Hector Avila
 Request: Approval of the Bruno Addition (withdrawal/resubmittal of C8-2013-0210.0A) composed of 3 lots on 0.90 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Final Plat - Resubdivision: C8-2014-0248.0A - 4020 Airport Boulevard**
 Location: 4020 Airport Blvd, Country Club West/Lady Bird Lake Watershed
 Owner/Applicant: 4020 Airport Land, LP
 Agent: PSW Homes LLC (Jarred Corbell)
 Request: Approval of the 4020 Airport Blvd composed of 19 lots on 2.79 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 19. Final Plat - Resubdivision: C8-2014-0243.0A - Banister Acres Lot 12 Block 5; Resubdivision**
 Location: 4416 Banister Lane, West Bouldin Creek Watershed, South Manchaca NPA
 Owner/Applicant: Richard Wagner
 Agent: Hector Avila
 Request: Approval of the Banister Acres Lot 12 Block 5; Resubdivision composed of 2 lots on 0.50 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 20. Final Plat with Preliminary:** **C8-2014-0233.2A - 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 the Lightsey 2 composed of 16 lots on 4.02 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 21. Final Plat - Resubdivision:** **C8-2014-0241.0A - Keasbey Amended Plat of lots 8 and 9, Block "8", RIC**
 Location: 815 Keasbey Street, West Bouldin Creek Watershed, Hancock NPA
 Owner/Applicant: Larry E. Rolon
 Agent: Larry E. Rolon
 Request: Approval of the Keasbey Amended Plat of Lots 8 and 9, Block "8", RIC composed of 1 lot on 0.0527 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 22. Final Plat - Resubdivision:** **C8-2014-0244.0A - Carrington Subdivision Portions of Lot 5 and 6 Block 3; Resubdivision**
 Location: 1906 David Street, Shoal Creek Watershed, West University NPA
 Owner/Applicant: ALTERSTUDIO INC. (Ernesto Cragolino)
 Agent: Hector Avila
 Request: Approval of the Carrington Subdivision Portions of Lot 5 and 6 Block 3; Resubdivision composed of 2 lots on 0.312 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

23. Site Plan - Variance: **SPC-2014-0175A - Red Bluff Hotel**

Location: 4701 Red Bluff Road, Lake 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

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 512-974-2104, for additional information; TTY users route through Relay Texas at 711.