



**Planning Commission**  
**March 24, 2015 @ 6:00 P.M.**  
**City Hall – Council Chambers**  
**301 W. 2<sup>nd</sup> 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  
Nuria Zaragoza  
1 Vacancy

**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 March 10, 2015.

## C. PUBLIC HEARING

- 1. Plan Amendment:** **NPA-2014-0015.01 - City School (6005 Wilcab Road); District 1**  
Location: 6005 Wilcab Road, Fort Branch Watershed, East MLK Combined NPA  
Owner/Applicant: Bill Gaston (City School - Buyer)  
Agent: McLean & Howard, LLP (Jeffrey Howard)  
Request: Industry to Commercial land use  
Staff Rec.: **Not Recommended (Withdrawn by applicant on March 6, 2015)**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov);  
Planning and Development Review Department
- 2. Plan Amendment:** **NPA-2014-0009.01 - Waller on Swede Hill; District 1**  
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: Multifamily and Single Family to Mixed Use land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov);  
Planning and Development Review Department
- 3. Rezoning:** **C14-2015-0006 - Waller on Swede Hill; District 1**  
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: SF-3-NP to GR-MU-CO-NP  
Staff Rec.: **Pending**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
Planning and Development Review Department
- 4. Plan Amendment:** **NPA-2014-0016.01 - 2nd & Broadway; District 3**  
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.: **Higher Density Single Family land use**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov);  
Planning and Development Review Department

5. **Rezoning:** **C14-2014-0115 - 2nd & Broadway; District 3**  
 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-NP  
 Staff Rec.: **Recommendation of SF-5-NP**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department
6. **Code Amendment:** **C20-2015-001 - Adult-Oriented Businesses**  
 Request: Consider an amendment to Title 25 of the City Code related to location requirements and zoning regulations for adult-oriented businesses.  
**Recommended**  
 Staff: Greg Dutton, 512-974-3509, [greg.dutton@austintexas.gov](mailto:greg.dutton@austintexas.gov); Planning and Development Review Department
7. **Code Amendment:** **C20-2014-012 - Accessory Dwelling Units**  
 Request: Consider an amendment to Title 25 of the City Code related to accessory dwelling units.  
**Postponement request by staff to 4/14/15**  
 Staff: Ming Chu, 512-974-6413, [ming-ru.chu@austintexas.gov](mailto:ming-ru.chu@austintexas.gov); Planning and Development Review Department
8. **Code Amendment:** **C20-2014-027 - Residential Design and Compatibility Commission Dissolution**  
 Request: Consider an amendment to Title 25 of the City Code to dissolve the Residential Design and Compatibility Commission.  
**Recommended**  
 Staff: Greg Dutton, 512-974-3509, [greg.dutton@austintexas.gov](mailto:greg.dutton@austintexas.gov); Planning and Development Review Department

- 9. Rezoning: C14-2015-0020 - Monarch Suzuki Academy; District 8**  
 Location: 6000 Mountain Shadows Drive, Williamson Creek Watershed-Barton Springs Zone, West Oak Hill NPA  
 Owner/Applicant: Monarch Suzuki Academy (Shana Guidi)  
 Agent: Permit Partners, LLC (David Cancialosi)  
 Request: LO-MU-NP to LR-MU-NP  
 Staff Rec.: **Recommended with conditions**  
 Staff: Tori Haase, 512-974-7601, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov); Planning and Development Review Department
- 10. Rezoning: C14-2015-0021 - 4525 South Interstate Highway 35; District 2**  
 Location: 4525 South IH 35 Service Road Northbound, Williamson Creek Watershed, Southeast Combined (Franklin Park) NPA  
 Owner/Applicant: Duke M. Covert; 1982 Rox B. Covert Children Trusts; Kenneth Ryan Covert; Cory Brown Covert; Rox B. Covert; Kimberly Carol Covert 1982 Trust; Martha Carol Covert Crowley; Courtney C. Elliott; Frank M. Covert, III; JP Morgan Chase Bank N.A.; Frank M. Covert; Dan Carlson Covert Revocable Trust Dated December 31, 2007; Kathryn Conway Covert; Gary Elizabeth Covert Baggett; Chance Cottingham Covert  
 Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Rogerson Lynch)  
 Request: GR-NP to CS-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department
- 11. Final out of a Preliminary: C8-2013-0074.1A - Enclave at Covered Bridge; District 8**  
 Location: 8437 West SH 71, Williamson Creek Watershed-Barton Springs Zone, Oak Hill NPA  
 Owner/Applicant: Covered Bridge Investments, L.P. (Jennifer Stewart)  
 Agent: Carlson, Brigrance & Doering (Steve Cates)  
 Request: Approve a final plat out of an approved preliminary plan consisting of 91 lots on 51.823 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.com](mailto:sylvia.limon@austintexas.com); Planning and Development Review Department

- 12. Final Plat - Resubdivision:** **C8-2014-0165.0A - Resubdivision of Lot 1 Block A, Violet Crown Heights Section One; District 7**  
 Location: 900 Ruth Ave, Shoal Creek Watershed, Brentwood NPA  
 Owner/Applicant: MX3i (Sal Martinez)  
 Agent: Hector Avila  
 Request: Approval of the Resubdivision of Lot 1 Block A, Violet Crown Heights Section One composed of 2 lots on 0.300 acres.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Planning and Development Review Department
- 13. Final Plat - Resubdivision:** **C8-2014-0041.0A - River View Addition Block 8 Lot 1 and part of Lot 2; Resubdivision; District 3**  
 Location: 2601 Canterbury Street, Lady Bird Lake Watershed, Holly NPA  
 Owner/Applicant: GHB3 Design, LLC (George Blume III)  
 Agent: Thompson Land Engineering (Ric Thompson)  
 Request: Approval of the River View Addition Block 8 Lot 1 and part of Lot 2; Resubdivision composed of 2 lots on 0.59 acres  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department
- 14. Final Plat - Resubdivision:** **C8-2015-0045.0A - RREEF Domain Lot E Subdivision; District 7**  
 Location: 2900 Palm Way, Walnut Creek Watershed, North Burnet TOD  
 Owner/Applicant: RREEF Domain, LP (Chad Marsh)  
 Agent: Bury-Aus, Inc. (Allison Lehman)  
 Request: Approval of the RREEF Domain Lot E Subdivision composed of 2 lots on 70.982 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 15. Final Plat - Resubdivision:** **C8-2015-0048.0A - Lakeshore Addition: Resubdivision of Lot 12 Blk D; District 10**  
 Location: 3600 Meredith Street, Lake Austin Watershed, West Austin Neighborhood Group NPA  
 Owner/Applicant: Mark Waugh (Daniel Campsey)  
 Agent: Hector Avila  
 Request: Approval of the Lakeshore Addition: Resubdivision of Lot 12 Blk D composed of 2 lots on 0.285 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 16. Final Plat - Resubdivision:** **C8-2015-0049.0A - Green Acres Lots 1 & 2 Blk 10 North 109; Resubdivision; District 7**  
 Location: 2601 Pegram Avenue, Shoal Creek Watershed, Allandale NPA  
 Owner/Applicant: Weekley Homes (Nick Quijano)  
 Agent: Marc L. Dickey  
 Request: Approval of the Green Acres Lots 1 & 2 Blk 10 North 109; Resubdivision composed of 2 lots on 0.4 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 17. Final Plat with Preliminary:** **C8-2014-0110.1A - Bouldin Court; District 9**  
 Location: 900 South 2<sup>nd</sup> Street, East Bouldin Creek Watershed, Boudin Creek NPA  
 Owner/Applicant: 1st. Street Highlands, LP (Ryan Diepenbrock)  
 Agent: PSW HOMES LLC (Jarred Corbell)  
 Request: Approval of the Bouldin Court composed of 17 lots on 5.1 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 18. Preliminary Plan:** **C8-2015-0042 - St. Andrew's School Miller Tract; District 8**  
 Location: 5613 Patton Ranch Road, Barton Creek Watershed-Barton Springs Zone, East Oak Hill NPA  
 Owner/Applicant: St. Andrew's Episcopal School (Jeff Howard)  
 Agent: Bury Inc. (Stephanie Stanford)  
 Request: Approval of the St. Andrew's School Miller Tract composed of 5 lots on 93.342 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 19. Site Plan - Conditional Use Permit:** **SPC-2014-0415W - Uncle Billy's Brewery & Smokehouse; District 5**  
 Location: 1530 Barton Springs Rd, Lady Bird Lake Watershed, South Lamar Combined NPA  
 Owner/Applicant: UBBS, LLC (Rick Engel)  
 Agent: Consort, Inc. (Enrique Serna)  
 Request: Approve a conditional use permit for a restaurant with late hours alcohol sales.  
 Staff Rec.: **Recommended**  
 Staff: Michael Simmons-Smith, 512-974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov);  
 Planning and Development Review Department

- 20. Site Plan - Conditional Use Permit & Waiver: SPC-2014-0265AT - Radio Coffee and Beer; District 5**
- Location: 4204 Manchaca Road, West Bouldin Creek Watershed, South Lamar Combined NPA
- Owner/Applicant: Telvending Corp (Greg Wilson)
- Agent: Land Strategies, Inc (Paul Linehan)
- Request: Approve a conditional use permit for a cocktail lounge, and a waiver for parking within 200' of residential uses.
- Staff Rec.: **Not Recommended**
- Staff: Christine Barton-Holmes, 512-974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov);  
Amanda Couch, 512-974-2881, [amanda.couch@austintexas.gov](mailto:amanda.couch@austintexas.gov);  
Planning and Development Review Department
- 21. Site Plan - Waiver Only: SP-2014-0311C - 2312 Enfield Road; District 9**
- Location: 2312 Enfield Road, Johnson Creek Watershed, Old West Austin NPA
- Owner/Applicant: BPCH LLC (Brooks Calavan)
- Agent: Perales Engineering LLC (Jerome Perales P.E.)
- Request: Request a waiver from the compatibility setback for a building [LDC Section 25-2-1062(C)].
- Staff Rec.: **Recommended**
- Staff: Nikki Hoelter, 512-974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov);  
Planning and Development Review Department
- 22. Site Plan - Waiver Only: SP-2014-0117C - San Marcos Hotel; District 3**
- Location: 924 E. 7th Street, Waller Creek Watershed, Plaza Saltillo TOD
- Owner/Applicant: Bruner Interests LLC (Scott Bruner)
- Agent: LOC Consultants Civil Division Inc. (Sergio Lozano P.E.)
- Request: 1. A permanently placed refuse receptacle including a dumpster may not be located 20 feet or less from property from an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located. [LDC Sec. 25-2-1067(C)] 2. Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is in an SF-5 or more restrictive zoning district is located. [LDC Sec. 25-2-1067(G)]
- Staff Rec.: **Recommended**
- Staff: Nikki Hoelter, 512-974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov);  
Planning and Development Review Department

- 23. Street Vacation: F#9243-1308; F#9244-1308; F#9245-1308; 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 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.  
**Recommended with conditions**  
Staff: Eric Hammack, 512-974-7079, [Eric.Hammack@AustinTexas.gov](mailto:Eric.Hammack@AustinTexas.gov);  
Office of Real Estate Services

#### **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.