



Planning Commission
April 14, 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
James Shieh
Jean Stevens
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 March 24, 2015.

C. PUBLIC HEARING

- 1. Rezoning:** **C14-2015-0032 - Design Ecology Office; District 5**
Location: 3805 Manchaca Road, West Bouldin Creek Watershed, South Lamar Combined (South Lamar)
Owner/Applicant: 3802 Manchaca LLC (Kristopher S. Cummings)
Agent: 3802 Manchaca LLC (Kristopher S. Cummings)
Request: MF-4 to LO-MU
Staff Rec.: **Recommended**
Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov;
Planning and Zoning Department

- 2. Rezoning:** **C14-2014-0172 - Cottages of Lantana; District 8**
Location: 5610 and 5804 Wier Hills Road, Williamson Creek Watershed-Barton Springs Zone Watershed, Oak Hill Combined (West Oak Hill)
Owner/Applicant: EuroAmerican Holdings, Ltd. (Jean Pelissero); Janet Wier Rourke; Linda Kay Wier
Agent: Smith, Robertson, Elliott & Douglas, L.L.P. (Mary Stratmann)
Request: LO-NP to SF-6-NP
Staff Rec.: **Request for Postponement by Staff to May 12, 2015**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Zoning Department

- 3. Restrictive Covenant Amendment:** **C14-85-288.36(RCA) - Cottages of Lantana; District 8**
Location: 5804 Wier Hills Road, Williamson Creek Watershed-Barton Springs Zone Watershed, Oak Hill Combined (West Oak Hill)
Owner/Applicant: EuroAmerican Holdings, Ltd. (Jean Pelissero)
Agent: Smith, Robertson, Elliott & Douglas, L.L.P. (Mary Stratmann)
Request: To amend a portion of the Restrictive Covenant
Staff Rec.: **Request for Postponement by Staff to May 12, 2015**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Zoning Department

4. **Rezoning:** **C14-2014-0181 - Moore's Crossing 3.8 Acre Rezone; District 2**
 Location: North side of Elroy Road between Ross Road and Heine Farm Road, Dry Creek East Watershed, Moore's Crossing Municipal Utility District
 Owner/Applicant: SR Development, Inc. (Bill Gurasich)
 Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
 Request: MF-2 to GR
 Staff Rec.: **Recommendation of GR-CO**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department
5. **Rezoning:** **C14-2015-0005 - 8060 Highway 290 West; District 8**
 Location: 8060 West U.S. 290 Highway, Williamson Creek Watershed-Barton Springs Zone Watershed, Oak Hill Combined (West Oak Hill)
 Owner/Applicant: George Wilhelm Rodenbusch; Cora Shuler Rodenbusch
 Request: LO-NP to LR-MU-NP
 Staff Rec.: **Request for Postponement by Staff to April 28, 2015**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department
6. **Rezoning:** **C14H-2014-0014 - Bluebonnet Hills Historic District; District 9**
 Location: Roughly bounded by Annie Street on the north, East Side Drive on the east, Leland Street on the south, and Brackenridge Street on the west, Blunn Creek Watershed, South River City
 Owner/Applicant: Bluebonnet Hills Nominating Team (Michele Webre)
 Request: SF-3-NP and SF-3-H-NP to SF-3- NP-HD and SF-3-H-NP-HD
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov; Planning and Zoning Department

7. **Rezoning:** **C14-2015-0020 - Monarch Suzuki Academy; District 8**
 Location: 6000 Mountain Shadows Drive, Williamson Creek Watershed-Barton Springs Zone Watershed, Oak Hill Combined (West Oak Hill)
 Owner/Applicant: Monarch Suzuki Academy (Shana Guidi)
 Agent: Permit Partners, LLC (David Cancialosi)
 Request: LO-MU-NP to LR-MU-NP
 Staff Rec.: **Recommended**
 Staff: Tori Haase, 512-974-7601, tori.haase@austintexas.gov;
 Planning and Zoning Department
8. **Final Plat - Resubdivision:** **C8-2014-0209.0A - Flat Iron Subdivision; District 7**
 Location: 11400 Burnet Road, Country Club East Watershed, North Burnet
 Owner/Applicant: SL Domain (John Klitz)
 Agent: Big Red Dog Engineering (Thomas Lombardi Jr.)
 Request: Approval of the IBM Subdivision composed of 2 lots on 31.35 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov;
 Development Services Department
9. **Final Plat - Resubdivision VARIANCE ONLY:** **C8-2014-0209.0A - Ava's Subdivision; District 5**
 Location: 4109 Valley View, West Bouldin Creek Watershed, South Lamar
 Owner/Applicant: Ben Menfi
 Agent: Tom McDill
 Request: The applicant requests a varinace from Section 25-4-175(A)(2) to utilize a flag lot design in a residential resubdivision
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov;
 Development Services Department

- 10. Final Plat - Amended Plat:** **C8-2015-0054.0A - Travis Heights Lots 1 & 2 Block 5, Amended Plat; District 9**
 Location: 1512 Alta Vista Avenue, Blunn Creek Watershed, South River City
 Owner/Applicant: Andrea Schutz (Constantine Caraman)
 Agent: Thrower Design (Ron Thrower)
 Request: Approval of the Travis Heights Lots 1 & 2 Block 5; Amended Plat composed of 2 lots on 0.326 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 11. Final Plat - Amended Plat:** **C8-2015-0050.0A - Catalpa Place; District 1**
 Location: 904 Catalpa Street, Waller Creek Watershed, Central East Austin
 Owner/Applicant: Milestone Community Builders, LLC (Garrett Martin)
 Agent: Thrower Design (Ron Thrower)
 Request: Approval of the Catalpa Place composed of 1 lot on 0.240 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 12. Final Plat - Resubdivision:** **C8-2015-0056.0A - Tiny Rabbits Subdivision; District 9**
 Location: 3809 Maplewood Avenue, Boggy Creek Watershed, Upper Boggy Creek
 Owner/Applicant: Gil Cowan
 Agent: I.T. Gonzalez Engineers (Bill Graham)
 Request: Approval of the Tiny Rabbits Subdivision composed of 3 lots on 0.4933 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat - Resubdivision:** **C8-2015-0062.0A - Nordstrom Subdivision; District 7**
 Location: 11600 Burnet Road, Walnut Creek Watershed, North Burnet
 Owner/Applicant: RREEF Domain (Chad Marsh)
 Agent: Bury-Aus (Lauren Beavers)
 Request: Approval of the Nordstrom Subdivision composed of 6 lots on 6.6641 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 14. Final Plat with Preliminary:** **C8-04-0043.07.3A.SH - Mueller Section 7E Subdivision; District 9**
 Location: 36010 Manor Road, Colorado River Watershed, FMMA
 Owner/Applicant: COA-Redevelopment Services Office (Pam Hefner)
 Agent: Bury-Aus, Inc. (Joe Farias, P.E.)
 Request: Approval of the Mueller Section 7E Subdivision composed of 16 lots on 0.8785 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat - Previously Unplatted:** **C8-2015-0057.0A - Harp Grove Two; District 3**
 Location: 202 Montopolis Drive, Colorado River Watershed, Pleasant Valley
 Owner/Applicant: Seth Harp
 Agent: Hector Avila
 Request: Approval of the Harp Grove Two composed of 3 lots on 0.72 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 16. Final Plat - Resubdivision:** **C8-2015-0053.0A - Sunridge Park Section One Lot 1 Block E, Resubdivision; District 3**
 Location: 3014 Sunridge Drive, Country Club East Watershed, Parker Lane
 Owner/Applicant: John & Lisa Marie Gyori
 Agent: Consort, Inc (Mark T. Burson)
 Request: Approval of the Sunridge Park Section One Lot 1 Block E; Resubdivision composed of 10 lots on 3.29 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 17. Final Plat with Replat:** **C8-2015-0058.0A - 12th & Springdale; District 1**
 Location: 1208 Springdale Road, Tannehill Branch Watershed, MLK
 Owner/Applicant: MX3 Homes (Annette Moreno)
 Agent: Big Red Dog Engineering (Devon Vo)
 Request: Approval of 12th & Springdale composed of 1 lot on 5.602 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

18. 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
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;
Amanda Couch, 512-974-2881, amanda.couch@austintexas.gov;
Development Services Department

19. Site Plan - Hill Country Roadway: SPC-2014-0258C - 5301 Southwest Parkway - Phase II; District 8
Location: 5301 Southwest Parkway, Barton Creek Watershed-Barton Springs Zone Watershed, Oak Hill Combined (West Oak Hill)
Owner/Applicant: Drawbridge 5301 SW Pkwy, LLC (Michael Embree)
Agent: Bury (Joe Farias, P.E.)
Request: Approve a site plan to construct an office building with associated improvements on 3 acres in the Southwest Parkway Low Intensity Hill Country Roadway.
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
Development Services Department

- 20. Site Plan - Waiver Only: SP-2014-0308C - 901 Neches Street, Hyatt House; District 9**
- Location: 901 Neches Street, Waller Creek Watershed, Downtown
 Owner/Applicant: Journeyman Austin Holdings (David Nelson)
 Agent: Noble Surveying & Engineering Works (Reece Whitley)
 Request: The applicant is requesting a waiver from LDC 25-6-591(B)(5) concerning pedestrian uses between a parking garage and the adjacent sidewalk in order to construct a hotel.
- Staff Rec.: **Recommended**
 Staff: Donna Galati, 512-974-2733, donna.galati@austintexas.gov;
 Development Services Department
- 21. Approval of Site Plan - Fill in Lake Austin: SP-2014-0090D - Heinrich Blukhead; District 10**
- Location: 4104-1/2 Rivercrest Drive, Lake Austin Watershed
 Owner/Applicant: Matt Heinrich
 Agent: Phil Moncada, Moncada Consulting
 Request: The applicant is seeking approval for fill in Lake Austin per LDC 25-8-652(A) of the Watershed Protection Ordinance, which requires approval by the Planning Commission.
- Staff Rec.: **Recommended**
 Staff: Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov;
 Development Services Department
- 22. Site Plan - Waiver Only: SP-2014-0311C - 2312 Enfield Road; District 9**
- Location: 2312 Enfield Road, Johnson Creek Watershed, Old West Austin
 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 Sec. 25-2-1062(C)]
- Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov;
 Development Services Department

- 23. Street Vacation; ACTION ONLY:** **F#9243-1308; F#9244-1308; F#9245-1308; F#9246-1308; District 9**
- 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.
- Recommended with Conditions**
- Staff: Eric Hammack, 512-974-7079, Eric.Hammack@AustinTexas.gov; Office of Real Estate Services
- 24. Street Vacation:** **F#9479-1502; District 3**
- Request: Vacation of an unconstructed portion of Brushy Street, between East 4th Street and East 5th Street.
- Recommended with Conditions**
- Staff: Eric Hammack, 512-974-7079, Eric.Hammack@AustinTexas.gov; Office of Real Estate Services
- 25. Briefing:**
- Request: Briefing on the Small Area Plan Implementation Annual Report
- Staff: Stevie Greathouse
Planning and Zoning Department

D. NEW BUSINESS

- 1. New Business:** District 3
- Request: Direct Staff to initiate a rezoning of South Shore PUD (C814-2008-0087) located at 1201 Town Creek Drive to change a condition of zoning relating to a City of Austin use on the property.
- Staff: Jerry Rusthoven 512-974-3207, jerry.rusthoven@austintexas.gov; Planning and Zoning 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.