



Planning Commission
April 28, 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 April 14, 2015.

C. PUBLIC HEARING

- 1. Discussion and Possible Action:**
Request: Discussion and possible action on Subdivisions and Connectivity

- 2. Code Amendment: C20-2014-012 - Accessory Dwelling Units**
Request: Consider an amendment to Title 25 of the City Code related to accessory dwelling units.
Staff: Ming Chu, 512-974-6413, ming-ru.chu@austintexas.gov;
Planning and Zoning Department

- 3. Rezoning: C14-2014-0198 - Huston Heights; District 1**
Location: 1105, 1107, and 1109 North IH 35 Service Road, Northbound, Waller Creek Watershed, Central East Austin NPA
Owner/Applicant: JH West 12th Street Partners, Ltd. (Haythem Dawlett)
Agent: Drenner Group. P.C. (Stephen Rye)
Request: Tract 1: from CS-NCCD-NP to CS-NCCD-NP, to change a condition of zoning; Tract 2: from CS-1-NCCD-NP to CS-1-NCCD-NP, to change a condition of zoning
Staff Rec.: **Request for Indefinite Postponement by the Applicant**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Zoning Department

- 4. Rezoning: C14-2015-0038 - Domain Entertainment District; District 7**
Location: 11624-11824 Burnet Road, Walnut Creek Watershed, North Burnet/Gateway TOD
Owner/Applicant: Domain Retail Property Owner LP
Agent: Jackson Walker, LLC (Katherine Loayza)
Request: To amend the PDA overlay to allow for the sale of alcoholic beverages as an assessor use to a General Retail Sales (General) or a General Retail Sales (Convenience) use for on premise consumption.
Staff Rec.: **Recommendation of MI-PDA zoning with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department

5. **Rezoning:** **C14-2015-0015 - Sunset Trail Residences; District 5**
 Location: 4704, 4706, 4800 and 4802 Sunset Trail, Williamson Creek Watershed, South Austin Combined NPA (Westgate)
 Owner/Applicant: Sunset Ventures, LP (Michael Young)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: SF-2-NP to MF-2-NP
 Staff Rec.: **Request for postponement by the Staff and the Applicant to May 12, 2015**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department
6. **Rezoning:** **C14-2015-0008 - 2130 Goodrich; District 5**
 Location: 2130 Goodrich Avenue, West Bouldin Creek Watershed, South Lamar Combined NPA (Zilker)
 Owner/Applicant: Holt Engineering, INC. (Jack Holt)
 Agent: Peter Sebesta
 Request: CS to CS-MU
 Staff Rec.: **Recommended**
 Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov; Planning and Zoning Department
7. **Rezoning:** **C14-2015-0005 - 8060 Highway 290 West; District 8**
 Location: 8060 West U.S. 290 Highway, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill)
 Owner/Applicant: George Wilhelm Rodenbusch; Cora Shuler Rodenbusch
 Request: LO-NP to LR-MU-NP
 Staff Rec.: **Recommendation of LR-MU-CO-NP**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department
8. **Final Plat - Resubdivision:** **C8-2015-0074.0A - Edgewood; Resubdivision of Lot 2, Block G (Withdraw and Resubmit of C8-2014-0057.0A); District 7**
 Location: 2801 Twin Oaks Drive, Shoal Creek Watershed, Allandale NPA
 Owner/Applicant: Laura May Burns Estate Operating Acct (Tom Burns)
 Agent: Laura May Burns Estate Operating Acct (Tom Burns)
 Request: Approval of the Edgewood; Resubdivision of Lot 2, Block G (Withdraw and Resubmit of C8-2014-0057.0A) composed of 2 lots on 1.025 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

9. **Final Plat - Resubdivision:** **C8-2015-0072.0A - RREEF Domain Lot Q1 Subdivision; District 7**
 Location: Kramer Lane, Walnut Creek Watershed, North Burnet TOD
 Owner/Applicant: RREEF Domain LP (Ben Bufkin)
 Agent: Bury-Aus, Inc. (Lauren Beavers)
 Request: Approval of the RREEF Domain Lot Q1 Subdivision composed of 2 lots on 67.193 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
10. **Final Plat - Amended Plat:** **C8-2015-0075.0A - Peppertree Park Section 2; District 2**
 Location: 5104 Spruce Cove, Williamson Creek Watershed, Southeast Combined NPA (Franklin Park)
 Owner/Applicant: Walter Lopez
 Agent: Michael Potter
 Request: Approval of the Peppertree Park Section 2 composed of 2 lots on 0.812 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
11. **Final Plat - Resubdivision:** **C8-2015-0068.0A - Met Center II, Resubdivision of Lot 2B, Block D Section 1; District 2**
 Location: 7701 Metropolis Drive, Onion Creek Watershed, Southeast Combined NPA (Southeast)
 Owner/Applicant: Met Center II NYCTEX Phase II, Ltd. Operating Account (Howard Yancy)
 Agent: Throrer Design (Ron Throrer)
 Request: Approval of the Met Center II, Resubdivision of Lot 2B, Block D Section 1 composed of 5 lots on 36.277 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
12. **Site Plan - Extension:** **SPC-2009-0199D(XT2) - Holly Street Power Plant Decommissioning and Demolition Project; District 3**
 Location: 2401 Holly Street, Lady Bird Lake Watershed, Holly NPA
 Owner/Applicant: City of Austin - Austin Energy (Eric Stager)
 Agent: Axiom Engineers Inc. (Nicole Findeisen P.E.)
 Request: The applicant is requesting a 2 year extension to an approved site plan.
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov;
 Development Services Department

- 13. 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.: **Recommended with conditions**
- Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
Amanda Couch, 512-974-2881, amanda.couch@austintexas.gov;
Development Services Department
- 14. Site Plan - Conditional Use Permit: SPC-2014-0387C - East Side Hotel; District 3**
- Location: 1207 East Cesar Chavez Street, Lady Bird Lake & Waller Creek Watersheds, East Cesar Chavez NPA
- Owner/Applicant: Robert and Daniel Vasquez
- Agent: Big Red Dog Engineering (Kaitlin Redmon)
- Request: Approve a conditional use permit for a hotel use.
- Staff Rec.: **Pulled, no action required**
- Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov;
Development Services Department
- 15. Briefing and Possible Action: Long-Range Capital Improvement Program (CIP) Strategic Plan**
- Request: Briefing on the Long-Range Capital Improvement Program (CIP) Strategic Plan and possible action on the Planning Commission CIP recommendation letter.
- Staff: Mike Trimble, 512-974-3442, michael.trimble@austintexas.gov;
Annick Beaudet, 512-974-7959, annick.beaudet@austintexas.gov;
Capital Planning Office

D. NEW BUSINESS

- 1. New Business:** **Code Amendment - Initiate a Code Amendment - Subchapter F: Carport and Garage Exemptions**

Request: Initiate an amendment to Title 25 of the City Code to change regulations related to Subchapter F gross floor area exemptions for garages and carports.

Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov;
Planning and Zoning Department

- 2. New Business:** **Code Amendment - Initiate a Code Amendment - Subchapter F: East Riverside Corridor and Transit Oriented Districts**

Request: Consider an amendment to Title 25 of the City Code to clarify that Subchapter F does not apply to property zoned ERC or TOD.

Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov;
Planning and Zoning Department

- 3. New Business:** **Code Amendment - Initiate a Code Amendment - Eliza Springs SOS Site-Specific Amendment**

Request: Consider a site-specific amendment to City Code Chapter 25-8, Article 13 (Save Our Springs Initiative) for the Eliza Springs outlet daylighting project located generally within Zilker Park.

Staff: Chris Herrington, 512-974-2840, chris.herrington@austintexas.gov;
Watershed Protection Department

- 4. New Business:**

Request: Discussion and possible action on a resolution regarding Planning Commission's responsibilities and areas of influence regarding Interrelationship of CIP to zoning, subdivision, and CUP cases; current and future small area plans; transportation planning and other staff or council directed planning issues.

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