



**Planning Commission
April 26, 2011 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX. 78701**

Dave Anderson

Tina Bui

Danette Chimenti - Parliamentarian

Mandy Dealey – Vice-Chair

Richard Hatfield

Alfonso Hernandez

Saundra Kirk - Secretary

Jay Reddy

Dave Sullivan - Chair

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 for April 12, 2011.

C. PUBLIC HEARING

- 1. Master Plan: MP-2011-0003 - Downtown Austin Plan**
Location: Area bounded by Martin Luther King Jr. Blvd. to the North; Lady Bird Lake to the South; IH-35 to the East; and the West side of Lamar Blvd. ROW to the West, Town Lake Watershed, Downtown NPA
Owner/Applicant: City of Austin - Planning and Development Review Department (Jim Robertson)
Request: Public hearing on the Downtown Austin Plan.
Staff Rec.: **Approve with modifications.**
Staff: Jim Robertson, (512) 974-3564, James.Robertson@ci.austin.tx.us
Michael Knox, (512) 974-6415, michael.knox@ci.austin.tx.us
Planning and Development Review Department

- 2. Code Amendment: C2O-2010-020 - Open Space Requirements**
Location: Amend Chapters 25-1 and 25-2 of the City Code to modify requirements for open space.
Owner/Applicant: City of Austin - Planning and Development Review Department (George Zapalac)
Request: Public hearing on Open Space Requirements.
Staff Rec.: **Pulled, no action required. Renoticed for May 10, 2011**
Staff: George Zapalac, (512) 974-2725, George.Zapalac@ci.austin.tx.us

- 3. Rezoning: C14-2011-0020 - Andrew A. Bergad**
Location: 1100 East 8th Street, Waller Creek Watershed, Central East Austin NPA
Owner/Applicant: Andrew A. Bergad
Agent: Allison Carr
Request: LO-H-NP to SF-3-H-NP
Staff Rec.: **Recommended**
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review Department

- 4. Rezoning: C14-2011-0024 - Chestnut**
Location: 1709 Miriam Avenue, Boggy Creek Watershed, Chestnut NPA
Owner/Applicant: Freehaven Development (Tom Patton)
Agent: FNA Land & Development (Justin Henry)
Request: TOD-NP-CO (Live Work Flex and Mixed Use) to TOD-NP-CO (Live Work Flex)
Staff Rec.: **Recommended**
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review Department

- 5. Creation of a Road District relating to the Northwoods Road District No. 1:**
- Northwoods Road District No. 1**
- Location: N. Lakeline Boulevard and Staked Planes Drive, South Brushy Creek Watershed, Lakeline TOD
- Owner/Applicant: Northwoods Avery Ranch LLC
- Agent: Jackson Walker LLP (Timothy Taylor)
- Request: To recommend the approval, to the City Manager and City Council, for the Creation of a Road District relating to the Northwoods Road District No. 1 in Williamson County, Texas.
- Staff Rec.: **To recommend the approval to the City Manager and City Council**
- Staff: David Wahlgren, 974-6455, David.wahlgren@ci.austin.tx.us
Planning and Development Review Department
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- 6. Final with Preliminary:**
- C8-07-0043.01.1A - Avery Station Section 1B, Phase 1**
- Location: N. Lakeline Boulevard and Staked Plains Drive, South Brushy Creek Watershed, Lakeline TOD
- Owner/Applicant: Northwoods Lakeline Ranch, LLC (Todd Janssen)
- Agent: Bury & Partners, Inc. (David A. Miller)
- Request: Approval of the Avery Station Section 1B, Phase 1 final plat composed of 3 lots on 22.9 acres.
- Staff Rec.: **Recommended**
- Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us
Planning and Development Review Department
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- 7. Final with Preliminary:**
- C8-07-0043.01.2A - Avery Station Section 1B, Phase 2**
- Location: N. Lakeline Blvd. and Staked Plains Drive, South Brushy Creek Watershed, Lakeline TOD
- Owner/Applicant: Northwoods Lakeline Ranch, LLC (Todd Janssen)
- Agent: Bury & Partners, Inc. (David A. Miller)
- Request: Approval of the Avery Station Section 1B, Phase 2 final plat composed of 1 lot on 3.86 acres
- Staff Rec.: **Recommended**
- Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us
Planning and Development Review Department

- 8. Final Plat: C8-2011-0050.0A - Ahuja Subdivision**
 Location: 6030 West U.S. 290 Highway Service Road Westbound, Barton Creek Watershed, Oak Hill Combined NPA
 Owner/Applicant: Bhupen Ahuja
 Agent: Rivera Engineering (Mike Rivera)
 Request: Approval of the Ahuja Subdivision composed of 1 lot on 0.67 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 9. Final Plat: C8-2011-0047.0A - Powell-Houston Subdivision; Resubdivision of Lot 2**
 Location: 2111 Kramer Lane, Little Walnut Creek Watershed, North Burnet-Gateway NPA
 Owner/Applicant: Powell Austin Properties (Bill Yahn)
 Agent: Land Answers (Jim Wittliff)
 Request: Approval of the Powell-Houston Subdivision; Resubdivision of Lot 2 composed of 3 lots on 6.0107 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Final Plat: C8-2011-0052.0A - Crestview Station Phase I LLC**
 Location: 7010 Easy Wind Drive, Waller Creek Watershed, Crestview NPA
 Owner/Applicant: Crestview Station Phase II LLC (Mark Fowler)
 Agent: Kimbell/Bruehl (Chad Kimbell)
 Request: Approval of the subdivision.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. New Business: Case Initiation for North University NCCD amendment**
 Request: Discuss and consider directing staff to begin an amendment to the North University NCCD. The amendment would address allowing two-family residential on lots smaller than 7000 sq. ft. and would allow two-family residential on lots that are 7000 sq. ft. or more but substandard width (48' or more).
- 2. New Business: Short Term Residential Working Group**
 Request: Consider the creation of a working group to discuss issues regarding the short term leasing of residential properties.

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