



**Planning Commission
May 24, 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
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 16, 2011, special called meeting.
2. Approval of minutes for April 26, 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
Agent: Jim Robertson
Request: Public hearing and discussion and possible action on items to be addressed during the implementation phase of the Downtown Austin Plan.
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. Briefing:**
Request: Briefing on the Planning and Development Review Department's proposed FY 2012 Budget.
Staff: Chris Jistel, 974-3936, Budget Office, chris.jistel@ci.austin.tx.us; Greg Guernsey, Director, 974-2387, greg.guernsey@ci.austin.tx.us; Planning and Development Review Department

- 3. Code Amendment:** **C20-2010-020 - Open Space Requirements**
Location: City-wide
Owner/Applicant: City of Austin - Planning and Development Review Department
Agent: George Zapalac
Request: Amend Chapters 25-1 and 25-2 of the City Code to modify requirements for open space.
Staff Rec.: **Recommend Approval**
Staff: George Zapalac, (512) 974-2725, George.Zapalac@ci.austin.tx.us; Planning and Development Review Department

- 4. Code Amendment: C20-2011-002 - Noncontiguous Zoning & Fee Waiver for Annexed Land**
 Location: City-wide
 Owner/Applicant: City of Austin
 Request: Conduct a public hearing to consider an ordinance amending Chapters 25-1 and 25-2 of the City Code to (1) allow the City Council or the Land Use Commission to initiate a single zoning case for multiple non-contiguous properties if those have interim zoning or are unzoned, and (2) waive zoning application fees for one year from the time of annexation for properties where the interim zoning does not permit the existing use.
 Staff Rec.: **Recommended**
 Staff: Jackie Chuter, 974-2613, jackie.chuter@ci.austin.tx.us;
 Planning & Development Review Department
- 5. Plan Amendment: NPA-2010-0012.01 - 2001 & 2005 Chicon Street**
 Location: 2001 & 2005 Chicon Street, Boggy Creek Watershed, Upper Boggy Creek NPA
 Owner/Applicant: Youth and Family Alliance dba LifeWorks
 Agent: Youth and Family Alliance, dba LifeWorks (Mitch Weynand)
 Request: Single Family to Mixed Use/Office
 Staff Rec.: **Recommendation Pending; Indefinite Postponement request by the Applicant**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us;
 Planning and Development Review Department
- 6. Rezoning: C14-2010-0127 - LifeWorks East Central**
 Location: 2001 & 2005 Chicon Street, Boggy Creek Watershed, Upper Boggy Creek NPA
 Owner/Applicant: Youth and Family Alliance, dba LifeWorks (Susan McDowell)
 Agent: Youth and Family Alliance, dba LifeWorks (Mitch Weynand)
 Request: SF-3-NP to LO-MU-NP
 Staff Rec.: **Recommendation Pending; Indefinite Postponement request by the Applicant**
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us;
 Planning and Development Review Department

- 7. Plan Amendment: NPA-2010-0012.02 - 2007 Chicon Street**
 Location: 2007 Chicon Street, Boggy Creek Watershed, Upper Boggy Creek NPA
 Owner/Applicant: Youth and Family Alliance dba LifeWorks
 Agent: Youth and Family Alliance, dba LifeWorks (Mitch Weynand)
 Request: Single Family to Mixed Use/Office
 Staff Rec.: **Recommendation Pending; Indefinite Postponement request by the Applicant**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us;
 Planning and Development Review Department
- 8. Rezoning: C14-2010-0136 - LifeWorks East Central**
 Location: 2007 Chicon Street, Boggy Creek Watershed, Upper Boggy Creek NPA
 Owner/Applicant: Youth and Family Alliance, dba LifeWorks (Susan McDowell)
 Agent: Youth and Family Alliance, dba LifeWorks (Mitch Weynand)
 Request: SF-3-NP to LO-MU-NP
 Staff Rec.: **Recommendation Pending; Indefinite Postponement request by the Applicant**
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us;
 Planning and Development Review Department
- 9. Plan Amendment: NPA-2010-0005.03 - McElhenney Tract**
 Location: 530 & 626 Bastrop Highway, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: Jennifer McElhenney-Bertino; Amy Barbee (nee McElhenney); Thomas McElhenney, Jr.; John McElhenney; Ada McElhenney
 Agent: Drenner & Golden Stuart Wolff, L.L.P. (Michele Haussmann)
 Request: Single Family to Commercial
 Staff Rec.: **The applicant has requested an indefinite postponement of this item.**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us;
 Planning & Development Review Department
- 10. Rezoning: C14-2010-0138 - McElhenney Tract**
 Location: 530 & 626 Bastrop Highway, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: Jennifer McElhenney-Bertino; Amy Barbee (nee McElhenney); Thomas McElhenney, Jr.; John McElhenney; Ada McElhenney
 Agent: Drenner & Golden Stuart Wolff, L.L.P. (Michele Haussmann)
 Request: CS-NP, GR-CO-NP and SF-2-NP to CS-NP
 Staff Rec.: **The applicant has requested an indefinite postponement of this item.**
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us;
 Planning and Development Review Department

- 11. Plan Amendment: NPA-2011-0025.01 - Covered Bridge**
 Location: 6804 Covered Bridge Drive, Williamson Creek Watershed – Barton Springs Zone, Oak Hill Combined NPA
 Owner/Applicant: Covered Bridge Assisted Living, L.P.
 Agent: Throrer Design (A. Ron Throrer)
 Request: Higher Density Single Family & Mixed Use to Multifamily
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us;
 Planning & Development Review Department
- 12. Rezoning: C14-2011-0006 - 701 & 711 West 7th Street Rezoning**
 Location: 701 & 711 West 7th Street, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: LOWA, Ltd. (Daryl Kunik)
 Agent: Throrer Design (A. Ron Throrer)
 Request: GO & GR to CBD
 Staff Rec.: **Recommendation of CBD-CO**
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us;
 Planning and Development Review Department
- 13. Rezoning: C14-2011-0032 - Time Warner Cable Hub - K Station**
 Location: 801 1/2 South 1st Street, East Bouldin Creek Watershed, Bouldin Creek NPA
 Owner/Applicant: Texas School for the Deaf (Gary Bego)
 Agent: Axion Engineers, Inc. (Nicole Folta Findeisen)
 Request: Unzoned to SF-2-NP
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us;
 Planning and Development Review Department
- 14. Zoning: C14-2010-0200 - Lankford/Schirpik-5**
 Location: 13635 and 13641 Rutledge Spur, Lake Creek Watershed
 Owner/Applicant: Janice Lankford, Frank Schirpik
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: I-RR to CS-MU-CO
 Staff Rec.: **Recommended with conditions**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us;
 Planning and Development Review Department

- 15. Zoning: C14-2011-0022 - Toungate 6**
 Location: 13653 Rutledge Spur, Lake Creek Watershed
 Owner/Applicant: Mark Toungate
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: I-RR to CS-MU-CO
 Staff Rec.: **Recommended with conditions**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us;
 Shandrian Jarvis, 974-2628, Shandrian.jarvis@ci.austin.tx.us;
 Planning and Development Review Department
- 16. Rezoning: C14-2011-0039 - 1519 E. Cesar Chavez Street Rezoning**
 Location: 1519 East Cesar Chavez Street, Town Lake Watershed, East Cesar Chavez NPA
 Owner/Applicant: Sabre Chavez Partners, LLC. (Matthew Lutz)
 Agent: Throrer Design (A. Ron Throrer)
 Request: CS-MU-CO-NP to CS-MU-CO-NP - The specific change requested is to allow the Restaurant (limited) and Restaurant (general) uses to be permitted uses.
 Staff Rec.: **Recommended**
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us;
 Planning and Development Review Department
- 17. Rezoning: C14-2010-0206 - Arabella**
 Location: 1502 West Avenue, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: William & Cynthia Baschnagel
 Request: LO-H to GO-H
 Staff Rec.: **Recommendation of GO-H-CO**
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us;
 Planning and Development Review Department
- 18. Rezoning: C14-2011-0036 - 807, 809, 811 Nueces**
 Location: 807, 809, 811 Nueces, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: Ehrlich Interest, L.P. (Robert Ehrlich)
 Agent: Nix Group Architects (Jim Nix)
 Request: GO to DMU
 Staff Rec.: **Recommendation of DMU-CO**
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us;
 Planning and Development Review Department

- 19. Rezoning: C14-2011-0037 - South First Retail**
 Location: 1601 South 1st Street, East Bouldin Creek Watershed, Bouldin NPA
 Owner/Applicant: Najib F. Wehbe
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: CS-MU-V-CO-NP to CS-1-MU-CO-NP
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us;
 Planning and Development Review Department
- 20. Site Plan Extension: SP-98-0167C(XT4) - First Evangelical Free Church**
 Location: 4220 Monterey Oaks Blvd., Williamson Creek Watershed, Oak Hill NPA
 Owner/Applicant: First Evangelical Free Church of Austin (Scott Krieger)
 Agent: Law Office of Terrence Irion
 Request: Approve a Ten Year Extension to the approved site plan
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 974-2810, lynda.courtney@ci.austin.tx.us;
 Planning and Development Review Department
- 21. Plat Vacation: C8S-74-172(VAC) - Cumberland Center**
 Location: South 5th Street at Cumberland Road, West Bouldin Watershed, Galindo NPA
 Owner/Applicant: Salvation Army (A Georgia Corp)
 Agent: Tom Groll Engineering (Tom Groll)
 Request: Approve the total plat vacation of the Cumberland Center subdivision.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us;
 Shandrian Jarvis, 974-2627, Shandrian.Jarvis@ci.austin.tx.us;
 Planning and Development Review Department
- 22. Final without a Preliminary (Replat) - Variance Only: C8-2010-0064.0A - Salvation**
 Location: 1001 Cumberland Road, West Bouldin Watershed, Galindo NPA
 Owner/Applicant: Salvation Army (A Georgia Corp)
 Agent: Tom Groll Engineering (Tom Groll)
 Request: Approve a variance from LDC 25-4-151, which requires that streets of a new subdivision shall be aligned and connect to existing streets on adjoining property.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us;
 Planning and Development Review Department

- 23. Final Plat W/ Prelim:** **C8-07-0043.01.3A - Avery Station, Section 1A Phase 1**
 Location: N. Lakeline Boulevard and Staked Plains Drive, South Brushy Creek Watershed, Lakeline TOD
 Owner/Applicant: Northwoods Avery Ranch, LLC (Todd Janssen)
 Agent: Bury & Partners, Inc. (David Miller)
 Request: The approval of Avery Station, Section 1A Phase 1 composed of 157 lots on 74.23 acres.
 Staff Rec.: **Recommended**
 Staff: David Wahlgren, 974-6455, David.wahlgren@ci.austin.tx.us; Planning and Development Review Department
- 24. Final Plat:** **C8-2011-0062.0A - IBM East Sub, Resub of Blk "A" Lots 1A & 2A**
 Location: Burnet Road, Walnut Creek Watershed, North Burnet/Gateway NPA
 Owner/Applicant: IBM (Jack Zahrser)
 Agent: Bury & Partners, Inc. (Jonathan Neslund)
 Request: The approval of the IBM East Sub, Resub of Blk "A" Lot 1A & 2A composed of 9 lots on 105.42 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 25. Final Plat:** **C8-2011-0059.0A - E.P. Austin Properties Subdivision**
 Location: 5011 Burnet Road, Shoal Creek Watershed
 Owner/Applicant: E.P. Austin Properties (George Thorne)
 Agent: Hector Avila
 Request: Approval of the E.P. Austin Properties Subdivision composed of 4 lots on 2.062 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 26. Final Plat:** **C8-2011-0060.0A - Resub of Lot 5A, Section 3, Domain Shopping Center**
 Location: 11800 Domain Dr, Walnut Creek Watershed, N Burnet NPA
 Owner/Applicant: SPIGIL Domain LP (Joseph C Stallsmith)
 Agent: Bury & Partners, Inc (Joseph A Isaja)
 Request: Approval of the Resub of Lot 5A, Section 3, Domain Shopping Center composed of 1 lot on 3.13 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Dept

D. NEW BUSINESS

- 1. New Business:** **Private Deed Restrictions**
Request: Discuss and consider directing staff to initiate an amendment that would include deed restrictions as a criteria when an administrative approval of a subdivision waiver or variance is being considered.

- 2. New Business:** **Joint Driveway Use**
Request: Discuss and consider directing staff to initiate an amendment related to Chapter 30-3 related to provisions for joint use driveways.

- 3. New Business:** **County Rules Approval**
Request: Discuss and consider directing staff to initiate an amendment to Title 30 related to authority of the County Executive to adopt administrative rules, and changing references from "Executive Manager" to "County Executive."

- 4. New Business:** **Expiration of Suidivision Plats**
Request: Discuss and consider directing staff to initiate an amendment to Chapter 30-2 and Chapter 25-4 related to approval and expiration of pending applications for subdivision plats and construction plans.

- 5. New Business:** **ETJ Plat Notification**
Request: Discuss and consider directing staff to initiate an amendment to Title 30 related to requirements for a consumer protection notice for plats in the City of Austin Extraterritorial Jurisdiction in Travis County.

- 6. New Business:**
Request: Discussion and action on a nomination to Airport Boulevard Advisory Group.

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.