



**Planning Commission
August 23, 2011 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX. 78701**

Dave Anderson
Danette Chimenti - Parliamentarian
Mandy Dealey – Vice-Chair
Richard Hatfield
Alfonso Hernandez

Saundra Kirk - Secretary
Dave Sullivan - Chair
Donna Tiemann
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 for August 9, 2011.

C. PUBLIC HEARING

- 1. Heritage Tree** **TP 10617196 - 311, 313, 315 Bowie Street**
Variance:
Location: 311, 313, 315 Bowie Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Cerco Development, Inc.
Agent: Will Marsh
Request: The applicant is requesting to remove a heritage tree with a stem greater than 30" in diameter.

Staff Rec.: **No Recommendation**
Staff: Keith Mars, 974-2755, keith.mars@ci.austin.tx.us
 Planning and Development Review Department

- 2. Plan Amendment:** **NPA-2011-0019.01 - Helms Condominiums**
Location: 201 East 34th Street, Waller Creek Watershed, Central Austin Combined NPA

Owner/Applicant: Zod Bozorgmehr, Valerie Bauhofer and John White
Agent: Douglas Gibbins
Request: Single Family to Higher-Density Single Family
Staff Rec.: **Pending**
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
 Planning and Development Review Department

- 3. Rezoning:** **C14-2011-0016 - Helms Condominiums**
Location: 201 East 34th Street, Waller Creek Watershed, Central Austin Combined NPA

Owner/Applicant: Zod Bozorgmehr, Valerie Bauhofer and John White
Agent: Douglas Gibbins
Request: SF-3-NCCD-NP to SF-4A-NCCD-NP
Staff Rec.: **Pending**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
 Planning and Development Review Department

- 4. Plan Amendment:** **NPA-2011-0025.02 - Landscape Resources**
Location: 7401 Old Bee Caves Road, Williamson Creek Watershed – Barton Springs Zone, Oak Hill Combined NPA

Owner/Applicant: WEAPSA, L.L.C.
Agent: A. Ron Thrower
Request: Mixed Residential to Mixed Use
Staff Rec.: **Not Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
 Planning and Development Review Department

5. **Rezoning:** **C14-2011-0063 - 1001 E. 52nd Street**
 Location: 1001 East 52nd Street, Tannehill Creek Watershed, North Loop NPA
 Owner/Applicant: Olen Cothron
 Agent: The Austin Company (Peter Von Wupperfeld)
 Request: SF-3-NP to GR-NP
 Staff Rec.: **Recommendation of GR-CO-NP**
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
 Planning and Development Review Department
6. **Site Plan - Hill Country Roadway:** **SPC-2011-0010C - Loop 360 Landfill Remediation**
 Location: 4001 1/2 S Capital of Texas Highway Northbound, Barton Creek Watershed, South Lamar Combined NPA
 Owner/Applicant: COA Public Works Department (Steve Nelson)
 Agent: COA Public Works Department (Steve Nelson)
 Request: Approve a Hill Country Roadway site plan application, which proposes the excavation, clearing, and a revegetation plan for the purposes of landfill mitigation and abatement.
 Staff Rec.: **Recommended**
 Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
 Emily King, 974-9548, emily.king@ci.austin.tx.us
 Planning and Development Review Department
7. **Final without a Preliminary with Variance:** **C8-2011-0050.0A - Ahuja Subdivision**
 Location: 6030 West U.S. Highway 290 Westbound, Barton Creek Watershed, Oak Hill Combined NPA
 Owner/Applicant: Bhupen Ahuja
 Agent: Rivera Engineering (Mike Rivera)
 Request: Approve a Variance to LDC 25-6-381(A) to allow direct access to a major road for a lot with less than 200 feet of frontage, and approve a subdivision of one lot on 0.67 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Candace Craig, 974-2788, candace.craig@ci.austin.tx.us
 Planning and Development Review Department

- 8. Resubdivision: C8-2011-0061.0A - Resubdivision of Jetco Partners International Resubdivision #1**
 Location: 115 Sandra Muraida Way, Town Lake Watershed, Downtown NPA
 Owner/Applicant: LG Park Plaza Limited Partnership (Ben Pisklak)
 Agent: Bury & Partners (Darren Huckert)
 Request: Approval of the Park Plaza Subdivision Resubdivision from 1 lot to 2 lots on 4.5 acres. The applicant also requests a varaince from LDC Section 25-4-151 which requires streets in existing subdivisions to connect to streets in adjacent subdivisions.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
 Planning and Development Review
- 9. Amended Plat: C8-2011-0095.0A - Enfield C, Lots 32 & 33, Amended Plat**
 Location: 1613 Pease Road, Town Lake Watershed, Old Enfield NPA
 Owner/Applicant: Mark & Vicki Eidman, Ken & Candice Corby
 Agent: Consort, Inc. (Bryan Moore)
 Request: Approval of the Enfield C, Lots 32 & 33, Amended Plat composed of 2 lots on 0.7335 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Amended Plat: C8-2011-0100.0A - Trailwood Village One, Block 11, Lots 15 & 16; Amended Plat**
 Location: 4600 Creek Ridge, Barton Creek Watershed – Barton Springs Zone, East Oak Hill NPA
 Owner/Applicant: Shane & Lisa Ann Moe Patrick
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: Approval of the Trailwood Village One, Block 11, Lots 15 & 16; Amended Plat composed of 2 lots on 0.5767 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Preliminary Plan: C8-2011-0101 - Crestview Station; Resubdivision of Lot 7**
 Location: 950 Banyon Street, Waller Creek Watershed, Crestview/Wooten Combined NPA
 Owner/Applicant: C/O Trammell Crow Central Texas Development, Inc. (James H. Matoushek)
 Agent: Gray-Jansing & Assoc. (James Brewer)
 Request: Approval of the Crestview Station; Resubdivision of Lot 7 composed of 303 lots on 32.63 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 12. Final Plat:** **C8-2011-0104.0A - Crestview Station, Phase 1, Lot 7; Resubdivision**
 Location: 950 Banyon Street, Waller Creek Watershed, Crestview/Wooten Combined NPA
 Owner/Applicant: C/O Trammell Crow Central Texas Development, Inc. (James H. Matoushek)
 Agent: Gray-Jansing & Assoc. (James Brewer)
 Request: Approval of the Crestview Station, Phase 1 Lot 7; Resubdivision composed of 90 lots on 9.164 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat w/o Prelim:** **C8-2011-0097.0A - Chaqueta Amarilla**
 Location: 2008 Yellow Jacket Lane, Carson Creek Watershed, Pleasant Valley NPA
 Owner/Applicant: Frank & Olga Hernandez
 Agent: Moncada Consulting (Phil Moncada)
 Request: Approval of the Chaqueta Amarilla composed of 3 lots on 0.42 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat:** **C8-2011-0096.0A - Austin (Pleasant Valley) DTP IV, LLC Addition**
 Location: 1401 South Pleasant Valley Road, Country Club West Watershed, Pleasant Valley NPA
 Owner/Applicant: Kenmare Partners, Ltd (Gerald & Charlyn Daugherty)
 Agent: GBT Realty Corp (Austin Rogers)
 Request: Approval of the Austin (Pleasant Valley) DTP IV, LLC Addition composed of 2 lots on 3.273 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Street Vacation:** **F#8918-1105 C10V-2011-02**
 Request: Vacation of a portion of right-of-way at the 5000 Block of Woodrow Avenue.
 City Staff: Jennifer Grant, Office of Real Estate Services, 974-7991

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