



**Planning Commission
September 13, 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
Jean Stevens
Dave Sullivan - Chair
Donna Tiemann

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 23, 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: Briefing, discussion, and possible action on the recommendation of the Downtown Austin Plan (DAP) to retain, but amend, the CURE combining district as it applies Downtown as a means of obtaining increased height and/or FAR in the context of the DAP's proposed Downtown Density Bonus Program.
Staff Rec.: **Recommended**
Staff: Jim Robertson, (512) 974-3564, James.Robertson@austintexas.gov
Michael Knox, (512) 974-6415, michael.knox@austintexas.gov
Planning and Development Review Department

- 2. Heritage Tree Variance: TP 10617196 - 311, 313, 315 Bowie Street**
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

- 3. Code Amendment: C20-2011-014 - Tours, garage sales and home occupations**
Location: City-wide
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Robert Heil)
Request: Discussion and possible action on an amendment to Chapter to Title 25 relating to requirements for tours, garage sales, home occupations, and art production and sales.
Staff Rec.: **Recommended**
Staff: Robert Heil, 974-2330, robert.heil@austintexas.gov
Planning and Development Review Department

4. **Code Amendment:** **C20-2001-001 - Restaurant (General) use in LR zoning districts**
 Location: City-wide
 Owner/Applicant: City of Austin
 Agent: Planning and Development Review Department (Robert Heil)
 Request: Amend Chapter 25-2 to restrict the size of allowed Restaurant (General) use in the LR, Neighborhood Commercial zoning district to 4,000 sq/ft.
 Staff Rec.: **Recommended**
 Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov
 Robert Heil, 974-2330, robert.heil@austintexas.gov
 Planning and Development Review Department
5. **Rezoning:** **C14-2011-0094 - 1414 West Oltorf St.**
 Location: 1414 West Oltorf Street, West Bouldin Creek Watershed
 Owner/Applicant: LOC Consultants, LLP (Sergio Lozano Sanchez)
 Agent: JSTRAIN, LLC (Scott Trainer)
 Request: SF-3 to CS
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov
 Planning and Development Review Department
6. **Site Plan Conditional Use Permit:** **SPC-2010-0326D - Tarrytown Boat Club**
 Location: 2608 Scenic Drive, Lake Austin Watershed, Central Austin Combined NPA
 Owner/Applicant: Tarrytown Boat Club
 Agent: Aupperle Co. (Bruce Aupperle)
 Request: Approve a CUP for Community Recreation Use in SF-3 zoning
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 974-2810, lynda.courtney@austintexas.gov
 Planning and Development Review Department

- 7. Site Plan Conditional Use Permit:** **SPC-2011-0147D - 1700 E. 2nd Street New Parking for Existing Buildings**
- Location: 1700 East 2nd Street, Town Lake Watershed, East Cesar Chavez NPA
 Owner/Applicant: 2nd Street L.L.C., (Lyon Gegenheimer)
 Agent: Thompson Land Engineering, LLC, (Robert C. Thompson)
 Request: Approve a land use change in a portion of an existing building from Administrative and Business Office to Restaurant (general), which is a conditional use for the site according to the East Cesar Chavez Neighborhood Plan, whereas the site plan includes the construction of a parking lot and detention pond with associated improvements.
- Staff Rec.: **Recommended**
 Staff: Sarah Graham, 974-2826, sarah.graham@austintexas.gov
 Planning and Development Review Department
- 8. Site Plan Compatibility Waiver Only:** **SP-2011-0175C - 720 34th @ West**
- Location: 720 West 34th Street, Shoal Creek & Waller Creek Watersheds, Central Austin Combined NPA
 Owner/Applicant: Rob Golding
 Agent: Bury & Partners, Inc. (Steven Bertke)
 Request: Approve a compatibility variance for parking, drives, and building within 25 feet of compatibility setback.
- Staff Rec.: **Recommended**
 Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov
 Planning and Development Review Department
- 9. Final Plat:** **C8-2011-0062.0A - IBM East Subdivision, Resubdivision of Block "A" Lots 1A & 2A; Amended Plat of Lots 1 & 2 Block "A"**
- Location: 11205-11501 Burnet Road, Walnut Creek Watershed, North Burnet/Gateway NPA
 Owner/Applicant: IBM (Jack Zahriser)
 Agent: Bury & Partners, Inc. (Jonathan Neslund)
 Request: The approval of the IBM East Subdivision, Resubdivision of Block "A" Lot 1A & 2A and Amended Plat of Lots 1 & 2 Block "A", composed of 9 lots on 105.42 acres.
- Staff Rec.: **Recommended**
 Staff: David Wahlgren, 974-6455, David.wahlgren@austintexas.gov
 Planning and Development Review Department

10. Resubdivision: C8-2010-0105.0A - Resubdivision of Lot 1, Block C, Neans Place Section 1
Location: 1111 Neans Drive, Little Walnut Creek Watershed, North Austin Civic Association NPA
Owner/Applicant: Francisco Guerrero
Agent: Francisco Guerrero
Request: Approval of the Resubdivision of Lot 1, Block C, Neans Place Section 1 composed of 3 lots on 0.430 acres.
Staff Rec.: **Staff requests a postponement to 09-27-2011.**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
Planning and Development Review Department

11. Resubdivision: C8-2011-0029.0A - Resubdivision of Lot 16, Block D, Ford Place Number One
Location: 4414 Russell Drive, Williamson Creek Watershed, South Manchaca NPA
Owner/Applicant: Richard Wagner
Agent: Michael McHone
Request: Approval of the Resubdivision of Lot 16, Block D, Ford Place Number One composed of 1 lot on 0.315 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
Planning and Development Review Department

12. Final with Preliminary: C8-04-0043.05.2A.SH - Mueller Section 7B Final
Location: 3600 Manor Road, Tannehill Branch Watershed, RMMA
Owner/Applicant: City of Austin (Pam Hefner)
Agent: Bury & Partners, Inc. (David Miller)
Request: Approval of Mueller Section 7B Final Plat comprised of 4 lots into 3 lots on 24.701 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

1. New Business:
Request: Discussion and action on a nomination to the 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.