



Planning Commission
September 27, 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 September 13, 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@austintexas.gov
 Planning and Development Review Department

- 2. Code Amendment:** **C20-2011-011 - Flag lot code amendments**
Location: City-wide
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Discussion and possible action on amendments to Title 25 for flag lots.
Staff Rec.: **Recommended with conditions**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
 Planning and Development Review Department

- 3. Rezoning:** **C14-2011-0103 - IBC Mueller View**
Location: 1206, 1208, 1210, 1212, 1216 & 1218 E. 51st Street, Tannehill Branch Watershed, Windsor Park NPA

Owner/Applicant: Tommie Nell Bernal, Gary & Doyal Valdez, Larry Bartling, Mueller View, L.P., Austin Gay & Lesbian International Film Festival & Thomas McDonald

Agent: Graves, Dougherty, Hearon & Moody (Peter Cesaro)
Request: GR-MU-V-CO-NP to GR-MU-V-CO-NP, to change a condition of zoning
Staff Rec.: **Recommendation Pending**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department

- 4. Site Plan Conditional Use Permit:** **SPC-2009-0362C(R1) - Waller Creek Tunnel Project-Waller Beach Improvements**
Location: 74 Trinity Street, Waller Creek, Town Lake Watersheds
Owner/Applicant: City of Austin Watershed Protection Department (Gary Jackson)
Agent: Kellogg Brown and Root (Jason Devaney)
Request: To approve the revision of a CUP to define an outlet structure for the Waller Creek Tunnel.
Staff Rec.: **Recommended**
Staff: Lynda Courtney, (512) 974-2810, Lynda.Courtney@austintexas.gov
Planning and Development Review Department
- 5. Resubdivision:** **C8-2011-0067.0A - 201 West 5th Subdivision, a Resubdivision of Lots 7 - 10, Block 44 Original City of Austin Plan**
Location: 201 W. 5th Street, Town Lake Watershed, Downtown NPA
Owner/Applicant: John C. Horton III / Estate of Wilmot R. Horton
Agent: Bury & Partners (Joseph Isaja)
Request: Approval of the 201 West 5th Subdivision, a Resubdivision of Lots 7 - 10, Block 44 Original City of Austin Plan, from 4 lots to a 1 lot subdivision on 0.542 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 974-3404, Cesar.Zavala@austintexas.gov
Planning and Development Review Department
- 6. 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: George Gonzalez
Request: Approval of the Resubdivision of Lot 1, Block C, Neans Place Section 1 composed of 3 lots on 0.430 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
Planning and Development Review Department

- 7. 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.: **Pending**
 Staff: David Wahlgren, 974-6455, David.wahlgren@austintexas.gov
 Planning and Development Review Department
- 8. Final without Preliminary:** **C8-2011-0120.0A - South Block - FLR II Subdivision**
 Location: 405 North Lamar Boulevard, Town Lake & Shoal Creek Watersheds, Downtown NPA
 Owner/Applicant: Schlosser Development Corp. (Paul Gaddis) & Fifth/Lamar Retail I Ltd. (Paul Gaddis)
 Agent: Axiom Engineers, Inc. (Alan Rhames, P.E.)
 Request: Approval of the South Block - FLR II Subdivision composed of 2 lots on 2.44 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 9. Amended Plat:** **C8-2011-0127.0A - Original City of Austin, Block 129, Lots 1A & 4A; Amended Plat**
 Location: 1003 Rio Grande Street, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: 1003, FLP (George Nalle, III)
 Agent: Karey Oddo
 Request: Approval of the Original City of Austin, Block 129, Lots 1A and 4A; Amended Plat composed of 1 lot on 0.456 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Resubdivision:** **C8-2011-0121.0A - Resubdivision of Lots 3 & 4, Phase 1, Southpark Meadows Commercial Phase 6**
 Location: West Slaughter Lane, Slaughter Creek Watershed
 Owner/Applicant: BDDDB32, LTD (Will Marsh)
 Agent: GICE, Inc. (Jason Rodgers)
 Request: Approval of the Resubdivision of Lots 3 & 4, Phase 1, Southpark Meadows Commercial Phase 6, composed of 2 lots into 3 lots on 2.951 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 11. Resubdivision: C8-2011-0114.0A - Lot 20, Blk 1, Fredericksburg Road Acres Subdivision; Resubdivision of 1.1729 Acres**
 Location: 2315 Thornton Road, West Bouldin Creek Watershed
 Owner/Applicant: Blaine & Delva Zimmer
 Agent: Zimmer Auto Repair Inc. (Delva Zimmer)
 Request: Approval of the Lot 20, Block 1, Fredericksburg Road Acres Subdivision; Resubdivision of 1.1729 acres composed of 2 lots on 1.1729 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 12. Final Plat: C8-2011-0117.0A - Lot 1 Block C Brentwood Terrace**
 Location: 1715 Karen Avenue, Shoal Creek Watershed, Brentwood NPA
 Owner/Applicant: Dean Chen
 Agent: Bleyl & Associates (Kenny Watkins)
 Request: Approval of the Lot 1, Block C Brentwood Terrace composed of 2 lots on 0.3078 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final without Preliminary: C8-2011-0125.0A - Banister Heights**
 Location: 1400 Morgan Lane, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: Banister Morgan LLC (Simon Studd)
 Agent: Banister Morgan LLC (Simon Studd)
 Request: Approval of the Banister Heights Subdivision composed of 3 lots on 0.499 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Street Vacation: C10V-2011-03 - F#8938-1107**
 Request: Vacation of the alley between Nueces and San Antonio Streets, from West 22nd Street, 250' south.
 Staff Rec.: **Recommended**
 Staff: Jennifer Grant, 974-7991, jennifer.grant@austintexas.gov
 Office of Real Estate Services

D. NEW BUSINESS

- 1. New Business:** **Bicycle Parking Code Amendment**
Request: Discuss and consider directing staff to initiate an amendment clarifying and updating requirements for bicycle parking.

- 2. New Business:** **Mobile Retail Code Amendment**
Request: Discuss and consider directing staff to initiate an amendment related open air markets and mobile retail sales.

- 3. New Business:** **Cocktail Lounges in TOD Code Amendment**
Request: Discuss and consider directing staff to initiate an amendment related to the regulation of cocktail lounges in Transit Oriented Design districts, and the possibility of pursuing a temporary suspension of approval of new cocktail lounges in TOD zoning.

- 4. New Business:** **Parking for Cocktail Lounge Code Amendment**
Request: Discuss and consider directing staff to initiate an amendment related to parking requirements for cocktail lounges including off site parking.

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.

Facilitator: David Wahlgren, 974-6455
City Attorney: Mitzi Cotton, 974-2179