



**Planning Commission
October 25, 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 October 11, 2011.

C. PUBLIC HEARING

- 1 Code Amendment: C20-2011-021 - Personal Services in Limited Office**
Location: Citywide
Owner/Applicant: City of Austin
Agent: Robert Heil
Request: Amend Chapter 25-2 of the Land Development Code to amend the allowable uses in the Limited Office (LO) base zoning district to make the Personal Services land use a permitted use in this district.

Staff Rec.: **Recommended**
Staff: Robert Heil, 974-2330, robert.heil@austintexas.gov
Planning and Development Review Department
- 2. Code Amendment: C20-2011-012 - Temporary Use Permits in Downtown**
Location: Central Business District, Downtown NPA
Owner/Applicant: City of Austin
Agent: Robert Heil
Request: Amend the City of Austin's Land Development Code to allow for the expedited issuance of temporary use permits and other process improvements related to short-term commercial retail uses.

Staff Rec.: **Recommended**
Staff: Robert Heil, 974-2330, robert.heil@austintexas.gov
Planning and Development Review Department
- 3. Plan Amendment: NPA-2011-0005.02 (no zoning case submitted) - CSK Austin Neighborhood Plan Amendment**
Location: 6914, 7000, & 7016 East Ben White Boulevard
Owner/Applicant: CSK Partners, L.L.C.
Agent: Garrett-Ihnen Civil Engineering, Inc. (Mike Wilson)
Request: Commercial & Industry to Mixed Use

Staff Rec.:
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

- 4. Restrictive Covenant Termination: C14-97-0102(RCT) – Dreyfus Antiques Brocante**
- Location: 1901 N. Lamar Blvd., Shoal Creek Watershed, Central Austin Combined NPA
- Owner/Applicant: Dreyfus Antiques Brocante (George Dreyfus)
- Agent: Armbrust & Brown, PLLC (Lynn Ann Carley)
- Request: The applicant is requesting a Restrictive Covenant Termination that will remove land use restrictions and a zoning rollback provision in a 1997 Restrictive Covenant.
- Staff Rec.: **Recommended**
- Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department
- 5. Rezoning: C14-2011-0100 - Dreyfus Antiques Brocante**
- Location: 1901 N. Lamar Blvd., Shoal Creek Watershed, Central Austin Combined NPA
- Owner/Applicant: Dreyfus Antiques Brocante (George Dreyfus)
- Agent: Armbrust & Brown, PLLC (Lynn Ann Carley)
- Request: LR-CO-NP to LR-CO-NP, to change a condition of zoning
- Staff Rec.: **Recommended**
- Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department
- 6. Rezoning: C14-2011-0103 – IBC Mueller View**
- Location: 1206, 1208, 1210, 1212, 1216 & 1218 East 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.: **Not Recommended**
- Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

- 7. Plan Amendment: NPA-2011-0019.01 - Helms Condominiums**
 Location: 201 East 34th Street, Waller Creek Watershed, Central Austin Combined Neighborhood Plan 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@austintexas.gov
 Planning and Development Review Department
- 8. 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@austintexas.gov
 Planning and Development Review Department
- 9. Plan Amendment: NPA-2011-0009.01 - Wallen/Gamboa (2315 East 8th Street)**
 Location: 2315 East 8th Street
 Owner/Applicant: Rolling RDR Properties, Rick Wallen
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: Single Family to Mixed Use
 Staff Rec.: **Not Recommended**
 Staff: Maureen Merideth, 974-2695, maureen.meredith@austintexas.gov
 Planning and Development Review Department
- 10. Rezoning: C14-2011-0079 – Wallen/Gamboa (2315 East Street)**
 Location: 2315 East 8th St. Town Lake Watershed, Central East Austin NPA
 Owner/Applicant: Rolling RDR Properties, Rick Wallen
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: SF-3-NP to GO-MU-NP
 Staff Rec.: **Not Recommended**

- 11. Plan Amendment: NPA-2011-0019.02 (formally NPA-2011-0021.01) - 3208 Red River Street**
 Location: 3208 Red River Street, Waller Creek Watershed, Central Austin Combined NPA
 Owner/Applicant: River Holdings, LTD
 Agent: Metcalfe Williams, L.L.P. (Michele Rogerson Lynch)
 Request: GO-MU-CO-NP to GR-MU-CO-NP
 Staff Rec.: **Recommended**
 Staff: Maureen Merideth, 974-2695, maureen.meredith@austintexas.gov
 Planning and Development Review Department
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department
- 12. Rezoning: C14-2011-0113 – Block 11 - Convention Center Hotel**
 Location: 608 East Cesar Chavez Street, Waller Creek Watershed, Downtown NPA
 Owner/Applicant: Waller Creek Eleven, G. P., Inc. (Perry Lorenz)
 Agent: Manchester Texas Financial Group, L.L.C. (Doug Manchester)
 Request: CBD to CBD-CURE
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department
- 13. Rezoning: C14-2011-0117 – Crestview Station Residential**
 Location: 950 Banyon Street, Waller Creek Watershed, Crestview Station TOD
 Owner/Applicant: Continental Homes of Texas, L.P. (Richard Mair)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: TOD-NP to TOD-NP to change a condition of zoning
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department
- 14. Rezoning: C14-2011-0098 – San Gabriel Liquor**
 Location: 2408 San Gabriel Street, Waller Creek Watershed, Central Austin Combined NPA
 Owner/Applicant: Yates Living Trust & Louis Kowalski
 Agent: The Faust Group (Bill Faust)
 Request: LR-NP to CS-1-NP
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department

- 15. Rezoning: C14-2011-0093 - The Grove**
 Location: 3707 Manchaca Road, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: FHB Forest Apartments, LP
 Agent: WGA Austin (Scott Wuest)
 Request: LO and MF-2 to MF-3
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov
 Planning and Development Review Department
- 16. Plan Amendment: NPA-2011-0016.02 - East Boggy Creek Greenbelt**
 Location: 5509 - 5609 Stuart Circle
 Owner/Applicant: City of Austin, Parks and Recreation Department
 Agent: Greg Montes, Parks & Recreation Department
 Request: Single Family & Water to Recreation/Open Space
 Staff Rec.: **Recommended**
 Staff: Maureen Merideth, 974-2695, maureen.meredith@austintexas.gov
 Planning and Development Review Department
- 17. Rezoning: C14-2011-0083 - Southern Walnut Creek Hike & Bike Trail**
 Location: 5200 Bolm Road; 5509-5609 Stuart Circle, Boggy Creek Watershed, Govalle/Johnston Terrace Combined NPA
 Owner/Applicant: City of Austin Parks and Recreation Department (Gregory Montes)
 Agent: City of Austin Parks and Recreation Department (Gregory Montes)
 Request: SF-3-NP to P-NP
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov
 Planning and Development Review Department
- 18. Plan Amendment: NPA-2011-0016.01 - 5702 1/2 Jain Lane**
Location: 5702 1/2 Jain Lane
 Owner/Applicant: City of Austin, Parks and Recreation Department
 Agent: Greg Montes, Parks & Recreation Department
 Request: Civic and Single Family to Recreation/OpenSpace
 Staff Rec.: **Recommended**
 Staff: Maureen Merideth, 974-2695, maureen.meredith@austintexas.gov
 Planning and Development Review Department

- 19. Rezoning: C14-2011-0082 - Southern Walnut Creek Hike & Bike Trail**
 Location: 5702-1/2 Jain Lane, Boggy Creek Watershed, Govalle/Johnston Terrace
 Combined NPA
 Owner/Applicant: City of Austin Parks and Recreation Department (Gregory Montes)
 Agent: City of Austin Parks and Recreation Department (Gregory Montes)
 Request: SF-3-NP to P-NP
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov
 Planning and Development Review Department
- 20. Plan Amendment: NPA-2011-0015.01 - Walnut Creek Greenbelt**
 Location: 6406 Garden View Lane
 Owner/Applicant: City of Austin, Parks and Recreation Department
 Agent: Greg Montes, Parks & Recreation Department
 Request: Mixed Residential and Mixed Use to Recreation/Open Space
 Staff Rec.: **Recommended**
 Staff: Maureen Merideth, 974-2695, maureen.meredith@austintexas.gov
 Planning and Development Review Department
- 21.A Rezoning: C14-2011-0086 - Southern Walnut Creek Hike & Bike Trail**
 Location: 6406 Garden View Drive, Walnut Creek Watershed, East Martin Luther
 King, Jr. Combined NPA
 Owner/Applicant: City of Austin Parks and Recreation Department (Gregory Montes)
 Agent: City of Austin Parks and Recreation Department (Gregory Montes)
 Request: SF-3-NP to P-NP
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov
 Planning and Development Review Department
- 21.B Rezoning: C14-2011-0101 – 3208 Red River**
 Location: 3208 Red River Street, WallerCreek Watershed, Central Austin
 Combined NPA
 Owner/Applicant: River Holdings, Ltd. (Gerald Kucera)
 Agent: Metcalf Williams, L.L.P. (Michelle Lynch)
 Request: GO-MU-CO-NP to GO-MU-CO-NP
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department

- 22. Site Plan Compatibility Waiver: SP-2011-0157CT – East Austin Hotel**
- Location: 1108 East 6th Street, Waller Creek Watershed, Plaza Saltillo TOD
 Owner/Applicant: Easutin Austin Hotel LLC (Jayson Seidman)
 Agent: Espey Consultants Inc. (Dale Gray P.E.)
 Request: Request approval of a waiver to allow a drive aisle within the compatibility setback of 25 feet or less from a lot in which a use permitted in an SF-5 or more restrictive zoning district is located. [LDC Sec. 25-2-1067(G)(2)]
- Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov
 Planning and Development Review Department
- 23. Site Plan Conditional Use Permit: SPC-2011-0149A – Pour House Pub**
- Location: 6701 Burnet Road, Shoal Creek Watershed, Brentwood NPA
 Owner/Applicant: Spiritual Urban Warrior, LLC (Andrew Creixell)
 Agent: Marcos Canchola
 Request: To approve a Conditional Use Permit for a Cocktail Lounge in CS-1-MU-V-CO-NP zoning district.
- Staff Rec.: **Recommended**
 Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov
 Planning and Development Review Department
- 24. Site Plan Conditional Use Permit: SPC-2011-0146A – Draft Pick**
- Location: 1618 East Riverside Drive, Town Lake Watershed, East Riverside NPA
 Owner/Applicant: AMLI Residential Properties
 Agent: Weiss Architecture (Richard Weiss)
 Request: To approve a Conditional Use Permit for a restaurant with late hours in GR-NP zoning district.
- Staff Rec.: **Recommended**
 Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov
 Planning and Development Review Department

25. 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 Combined 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

27. Final with Preliminary: **C8-04-0043.05.1A.SH- Mueller-Section V1 Final Plat**
Location: 3600 Manor Road
Owner/Applicant: COA-Redevelopment Services Office (Pam Hefner)
Agent: Bury & Partners, Inc. (David Miller)
Request: Approval of the Mueller-Section VI Final Plat composed of 202 lots on 24.684 acres.
Staff Rec.: **Pending**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
Planning and Development Review Department

D. NEW BUSINESS

1: New Business:

Request: Discussion and possible action to initiate an amendment related to the "McMansion" ordinance, correcting errors in the existing code.

2: New Business:

Request: Discussion and possible action to initiate an amendment related to individual land uses in the Downtown Mixed Use base zoning district.

3: New Business:

Request: Discussion and possible action to initiate an amendment related to group residential uses in single family districts, aka "stealth dorms."

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.