



**Planning Commission
November 8, 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
Jeff Jack – Ex-Officio

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 25, 2011.

C. PUBLIC HEARING

- 1. Annexation:** **C12M-2011-0011 - Lazy Nine Municipal Utility District 1-A**
Location: 16300-16449 West SH 71, Hurst Creek, Little Barton Creek, Lake Travis Watersheds
Owner/Applicant: WS-COS INVESTMENTS, LLC (Michael L. Rafferty)
Agent: Terry Irion
Request: Request the City's consent to the annexation of 393 acres into Lazy Nine MUD 1-A
Staff Rec.: **Recommended**
Staff: Virginia Collier, 974-2022, virginia.collier@austintexas.gov;
Planning and Development Review Department
- 2. Plan Amendment:** **NPA-2011-0016.01 - East Boggy Creek Greenbelt**
Location: 5702 1/2 Jain Lane, Boggy Creek Watershed, Govalle/Johnston Terrace Combined NPA
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 Meredith, 974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department
- 3. 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
- 4. 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

5. **Plan Amendment:** **NPA-2011-0016.02 - East Boggy Creek Greenbelt**
 Location: 5509 - 5609 Stuart Circle, Boggy Creek Watershed, Govalle/Johnston Terrace Combined NPA
 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 Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
6. **Plan Amendment:** **NPA-2011-0023.01 - 6500 Manor Rd.**
 Location: 6500 and 6502 Manor Road, Little Walnut Creek Watershed, University Hills/Windsor Park (University Hills) NPA
 Owner/Applicant: Sneed Realtors (Mildred and Kennie Sneed)
 Agent: Kennie Sneed
 Request: Office to Commercial
 Staff Rec.: **Recommendation of Neighborhood Mixed Use land use.**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
7. **Rezoning:** **C14-2011-0087 - 6500 Manor Road**
 Location: 6500 and 6502 Manor Road, Little Walnut Creek Watershed, University Hills/Windsor Park (University Hills) NPA
 Owner/Applicant: Sneed Realtors (Mildred and Kennie Sneed)
 Agent: Kennie Sneed
 Request: LO-NP to CS-NP
 Staff Rec.: **Recommendation of LR-MU-CO-NP**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
8. **Plan Amendment:** **NPA-2011-0015.01 - Walnut Creek Greenbelt**
 Location: 6406 Garden View Drive, Walnut Creek Watershed, East Martin Luther King, Jr. Combined NPA
 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 Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department

- 9. 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
- 10. Plan Amendment: NPA-2010-0012.01 - 2001 & 2005 Chicon Street**
Location: 2001 and 2005 Chicon Street, Boggy Creek Watershed, Upper Boggy Creek NPA
Owner/Applicant: Youth and Family Alliance dba LifeWorks (Susan McDowell)
Agent: Metcalfe Williams, LLP (Michele Rogerson Lynch)
Request: Single Family to Mixed Use/Office
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department
- 11. Rezoning: C14-2011-0127 - LifeWorks East Central**
Location: 2001 and 2005 Chicon Street, Boggy Creek Watershed, Upper Boggy Creek NPA
Owner/Applicant: Youth and Family Alliance dba LifeWorks (Susan McDowell)
Agent: Metcalfe Williams, LLP (Michele Rogerson Lynch)
Request: SF-3 to LO-MU-CO-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department
- 12. Plan Amendment: NPA-2010-0005.03 - McElhenney Tract**
Location: 526 & 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: Winstead, P.C. (Michele Haussmann)
Request: Single Family to Commercial
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov;
Planning & Development Review Department

- 13. 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: Winstead, P.C. (Michele Hausmann)
 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@austintexas.gov;
 Planning and Development Review Department
- 14. Restrictive Covenant Amendment: C14-05-0112(RCA) - AMLI Southshore1620**
 Location: 1620 East Riverside Drive, Colorado River, Country Club East, Harper's Branch Watersheds, East Riverside/Oltorf NPA
 Owner/Applicant: Pff 1620 East Riverside, LLC
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: To amend a restrictive covenant to allow for an increase in allowable multifamily units.
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov;
 Planning and Development Review Department
- 15. 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

- 16. Rezoning: C14-2011-0125 - Archways II**
Location: 2500 and 2502 Manor Road, Boggy Creek Watershed, Upper Boggy Creek NPA
Owner/Applicant: Jason and Richard Berkowitz
Agent: Land Answers (Jim Wittliff)
Request: LR-MU-V-CO-NP to GR-MU-V-CO-NP for Tract 1 and CS-1-MU-V-CO-NP for Tract 2
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
- 17. Rezoning: C14-2011-0126 - Guidone Rezoning**
Location: 813 and 8131/2 East 13th Street, Waller Creek Watershed, Central East Austin NPA
Owner/Applicant: Roger Easley
Agent: Land Answers (Jim Wittliff)
Request: LR-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
- 18. Rezoning: C14-2011-0130.SH - Village**
Location: 2712 East 12th Street, Boggy Creek Watershed, MLK TOD
Owner/Applicant: South End MLK TOD, LLP
Agent: Pegasus Planning, LLC (Sean Garretson)
Request: TOD-NP (Low Density Residential) to TOD-NP (Live Work Flex)
Staff Rec.: **Recommendation of TOD-NP-CO (Live Work Flex) with Conditions**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
- 19. Rezoning: C14-2011-0128 - 4500 East 51st Street**
Location: 4500 East 51st Street, Fort Branch Watershed, East Martin Luther King, Jr. East MLK Combined (Pecan Springs-Springdale) NPA
Owner/Applicant: Benjamin Rosas
Agent: McClendon & Associates (Carl McClendon)
Request: GR-CO-NP to GR-CO-NP to change the conditional overlay that applies to this property
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

- 20. Rezoning: C14H-2011-0001 - Shoal Creek Houses**
 Location: 623 and 702 Wood Street, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: Historic Landmark Commission
 Request: MF-3 to MF-3-H
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@austintexas.gov;
 Planning and Development Review Department
- 21. Rezoning: C14-2011-0065 - The Austin Hotel**
 Location: 800 & 804 Congress Avenue, Town Lake Watershed, Downtown NPA
 Owner/Applicant: Gone to Texas Capital One, L.P. (David Kahn); The Karotkin Family Real Estate Trust (Doris Karotkin, Trustee)
 Agent: Winstead, P.C. (Michele Haussmann)
 Request: CBD & CBD-H to CBD-CURE & CBD-H-CURE
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
 Planning and Development Review Department
- 22. 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
- 23. Site Plan Conditional Use Permit: SPC-2011-0063C - City of Austin/YMCA North Austin Community Recreation Center**
 Location: 1000 West Rundberg Lane, Tannehill Branch Watershed, North Austin Civic Association NPA
 Owner/Applicant: City of Austin, Public Works Department (Mark Schruben)
 Agent: Urban Design Group (J Segura)
 Request: Request approval of a Conditional Use Permit to construct a Recreation Center with associated improvements on 3.9 acres in P (Public) zoning.
 Staff Rec.: **Recommended**
 Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov;
 Planning and Development Review Department

- 24. Resubdivision: C8-2011-0026.0A - Resubdivision of Lot 14 Sims Subdivision**
Location: 2110 Fort View Road, Williamson Creek Watershed, South Lamar NPA
Owner/Applicant: Gerald R. Wagner II
Agent: Mike McHone Real Estate (Mike McHone)
Request: Approve the resubdivision of one lot into 3 lots on 0.505 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department
- 25. Resubdivision: C8-20111-0059.0A - E.P. Austin Properties Subdivision, Resubdivision of a Part of Block 27, Walling Place**
Location: 5011 Burnet Road, Shoal Creek Watershed, Brentwood NPA
Owner/Applicant: E.P. Austin Properties (George Thorne)
Agent: Hector Avila
Request: Approve the resubdivision of part of a block into 4 lots on 2.062 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department
- 26. Resubdivision: C8-2011-0089.0A - RREEF Domain Block V Subdivision**
Location: 11501 Domain Drive, Walnut Creek Watershed, North Burnet NPA
Owner/Applicant: RREEF Domain, LP (Chad Marsh)
Agent: Bury & Partners, Inc. (Nick Brown)
Request: Approval of the RREEF Domain Block V Resubdivision, a resubdivision of 1 lot into 7 lots on 149.595 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov;
Planning and Development Review Department
- 27. 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

- 28. Resubdivision:** **C8-2011-0136.0A - Lifeworks Subdivision, Blk A, Lot 1; Resubdivision**
Location: 835 North Pleasant Valley Road, Boggy Creek Watershed
Owner/Applicant: Youth and Family Alliance, dba LifeWorks (Susan McDowell)
Agent: Bury & Partners, Inc. (Alastair Jenkin)
Request: Approval of the Lifeworks Subdivision, Block A, Lot 1, Resubdivision composed of 2 lots on 5.889 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 29. Final Plat:** **C8-2011-0138.0A - Crestview Addition Section 4**
Location: 1705 Morrow Street, Shoal Creek Watershed, Crestview NPA
Owner/Applicant: David Weekly Homes (Chad Durham)
Agent: ATS Engineers (Mark Dickey)
Request: Approval of the Crestview Addition Section 4, composed of 4 lots on 0.726 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

1. New Business:

Discussion and action on appointing a member to the Bond Election Advisory Task Force.

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: Don Perryman, 974-2786
City Attorney: Meghan Riley, 974-2458