



**Planning Commission
December 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
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. (Postponed from Nov. 8th meeting).
2. Approval of minutes for November 8, 2011.
3. Approval of minutes for November 22, 2011, Executive Committee Meeting.

C. PUBLIC HEARING

- 1. Code Amendment: C20-2011-029 - Historic Preservation Code Amendments**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Steve Sadowsky)
Request: Amend Chapters 11-1, 25-1, 25-2 and 25-11 of the City of Austin Land Development Code, amending and adding sections relating to the historic landmark tax exemptions, designation criteria for historic landmarks, designation criteria for historic districts, and demolition delays for contributing structures in National Register and local historic districts.

Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@austintexas.gov;
Planning and Development Review Department
- 2. Code Amendment: C20-2011-015 - Joint Use Driveways**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (George Zapalac)
Request: Amend Chapter 30-3 related to provisions for joint use driveways in the Extraterritorial Jurisdiction (ETJ) in Travis County.

Staff Rec.: **Recommended**
Staff: Geroge Zapalac, 974-2725, george.zapalac@austintexas.gov;
Planning and Development Review Department
- 3. Code Amendment: C20-2011-016 - Authority of County Executive**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (George Zapalac)
Request: Amend Title 30 related to the authority of the Travis County Executive in the Extraterritorial Jurisdiction (ETJ).

Staff Rec.: **Recommended**
Staff: Geroge Zapalac, 974-2725, george.zapalac@austintexas.gov;
Planning and Development Review Department
- 4. Code Amendment: C20-2011-030 - North Burnet/Gateway**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Robert Heil)
Request: Amend the North Burnet/Gateway Regulating Plan to allow certain legal non-conforming uses to continue or change in the Neighborhood Residential Subdistrict.

Staff Rec.: **Recommended**
Staff: Robert Heil, 974-2330, Robert.Heil@austintexas.gov;
Planning and Development Review Department

5. **Plan Amendment:** **NPA-2011-0023.01 - 6500 Manor Road**
 Location: 6500 and 6502 Manor Road, Little Walnut Creek Watershed, University Hills/Windsor Park Combined (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
6. **Rezoning:** **C14-2011-0087 - 6500 Manor Road**
 Location: 6500 and 6502 Manor Road, Little Walnut Creek Watershed, University Hills/Windsor Park Combined (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
7. **Plan Amendment:** **NPA-2011-0025.02 - Landscape Resources**
 Location: 7401 Old Bee Caves Road, Williamson Creek - Barton Springs Zone Watershed, 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
8. **Rezoning:** **C14-2011-0140 - Countryside Pump Station**
 Location: 3010 Honey Tree Lane, Eanes Creek Watershed
 Owner/Applicant: City of Austin Water Utility (Kathi Flowers)
 Agent: City of Austin Water Utility (Eric Sermeno)
 Request: P to SF-2
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov;
 Planning and Development Review Department

- 9. Rezoning: C14-2011-0153 - Hanover South Lamar 1**
 Location: 807, 809 and a portion of 811 South Lamar Boulevard, West Bouldin Creek Watershed
 Owner/Applicant: Lamar Building Partners, LP (Thomas Rogers)
 Agent: Metcalfe Williams, LLP (Michele Rogerson Lynch)
 Request: GR-MU-V-CO, SF-3, GR-V, RR to MF-6-CO
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov;
 Planning and Development Review Department
- 10. Rezoning: C14-2011-0154 - Hanover South Lamar 2**
 Location: 903 and 905 South Lamar Boulevard, West Bouldin Creek Watershed
 Owner/Applicant: Fine Art Services, Inc. (John Traber); SOLA Management, LLC. (Daryl Kunik)
 Agent: Metcalfe Williams, LLP (Michele Rogerson Lynch)
 Request: SF-3; GR-CO to MF-6-CO
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov;
 Planning and Development Review Department
- 11. 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
- 12. 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 LO, MF-2 and MF-3
 Staff Rec.: **Recommendation of MF-3-CO**
 Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov;
 Planning and Development Review Department

- 13. Rezoning:** **C14-2011-0159 - Time Warner Cable Hub K Station**
Location: 801 1/2 South 1st Street, East Bouldin Creek Watershed, Bouldin NPA
Owner/Applicant: Texas School For the Deaf (Gary Bego)
Agent: Axiom Engineers, Inc. (Nicole Findeisen)
Request: SF-2-NP to NO-NP
Staff Rec.: **Recommended**
Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov;
Planning and Development Review Department
- 14. Rezoning/NCCD Amendment:** **C14-01-0046.01 - Hyde Park NCCD Amendment #1**
Location: East 45th Street to the north, 38th Street to the south, Guadalupe Street to the west, and Duval Street to the east; Waller Creek Watershed, Hyde Park NPA
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Clark Patterson)
Request: The NCCD amendment is to establish a maximum amount of residential and certain civic types of development permitted on a property.
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department
- 15. Rezoning/NCCD Amendment:** **C14-04-0196.03 - North Hyde Park NCCD Amendment #3**
Location: 51st Street to the north, 45th Street to the south, Guadalupe Street to the west, and Red River Street to the east; Waller Creek Watershed, Hyde Park NPA
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Clark Patterson)
Request: The NCCD amendment is to 1) establish a maximum amount of residential and certain civic types of development permitted on a property and 2) to delete a driveway provision for duplex development.
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department

- 16. Site Plan Approval: SP-2010-0356C - Avery Station Cluster 1, Stage 2**
Location: 10900 1/2 Staked Plains Drive, South Brushy Creek Watershed, Northwest Park and Ride TOD
Owner/Applicant: Northwoods Avery Ranch LLC (Gary Newman)
Agent: Bury & Partners, Inc. (David Miller)
Request: Approval of a site plan per the approved PUD.
Staff Rec.: **Recommended**
Staff: Sue Welch, 974-3294, sue.welch@austintexas.gov;
Planning and Development Review Department
- 17. Site Plan Conditional Use Permit: SPC-2011-0008C - Waller Creek Tunnel 8th Street Side Inlet**
Location: 615 1/2 E. 9th Street, Waller Creek Watershed, Downtown NPA
Owner/Applicant: City of Austin – Public Works Department (Gary Jackson)
Agent: Kellogg Brown and Root/ Espey Consultants
Request: Request approval of a CUP for a project greater than 1 acre on P-Public zoning
Staff Rec.: **Recommended**
Staff: Lynda Courtney, 974-2810, lynda.courtney@austintexas.gov;
Planning and Development Review Department
- 18. Site Plan Conditional Use permit: SPC-2007-0439C(R3) - Western Oaks Retail**
Location: 4625 West William Cannon Drive, Williamson Creek - Barton Springs Zone Watershed, Oak Hill Combined NPA
Owner/Applicant: AVG-Austin (Peter Gilbert)
Agent: Land Strategies, Inc. (Paul Linehan)
Request: Approval of a Conditional Use Permit to allow a restaurant use in LR zoning in accordance with a restrictive covenant on the site
Staff Rec.: **Recommended**
Staff: Lynda Courtney, 974-2810, lynda.courtney@austintexas.gov;
Planning and Development Review Department

- 19. Site Plan Conditional Use Permit with Variances:** **SPC-2010-0367C - Southern Walnut Creek Hike and Bike Trail**
- Location: 5200 1/2 Bolm Road, Walnut Creek/Boggy Creek Watersheds, Govalle/Johnston Terrace and MLK-183 NPAs
- Owner/Applicant: City of Austin - Public Works and Parks and Recreation Departments (Richard Duane)
- Agent: MWM Design (Frank Del Castillo)
- Request: Approval of a Conditional Use Permit with variances requested as follows:
1. To allow cut up to a maximum of 8 feet for bridge and box-culvert construction (LDC Section 25-8-341); 2. To allow fill up to a maximum of 16 feet for bridge and box-culvert construction (LDC Section 25-8-342); and 3. To allow construction in a Critical Water Quality Zone (CWQZ) (LDC Section 25-8-392)
- Staff Rec.: **Recommended with conditions**
- Staff: Sue Welch, 974-3294, sue.welch@austintexas.gov;
Brad Jackson, 974-3410, brad.jackson@austintexas.gov;
Planning and Development Review Department
- 20. 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@austin.texas.gov;
Planning and Development Review Department
- 21. Final with Preliminary:** **C8-04-0043.05.3A.SH - Mueller Section II-B**
- Location: McBee Street and Simond Avenue, Boggy Creek/Tannehill Branch Watersheds, RMMA
- Owner/Applicant: City of Austin-Redevelopment Services Office (Pam Hefner)
- Agent: Bury & Partners, Inc. (David Miller)
- Request: Approval of the Mueller-Section IIB Final Plat composed of 4 lots on 7.122 acres.
- Staff Rec.: **Recommended**
- Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov;
Planning and Development Review Department

- 22. 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-Redevelopment Services Office (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.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov;
Planning and Development Review Department
- 23. 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
- 24. Final Plat: C8-2011-0052.0A - Resubdivision of Lot 1 Crestview Station**
Location: 7114 North Lamar Boulevard, Waller Creek Watershed, Crestview NPA
Owner/Applicant: Crestview Station Phase II LLC (Mark Fowler)
Agent: Kimbell/Bruehl (Chad Kimbell)
Request: The approval of the Resubdivision of Lot 1 Crestview Station. The request is to resubdivide 1 lot into 3 lots.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, David.wahlgren@austintexas.gov;
Planning and Development Review Department

- 25. Amended Plat:** **C8-2011-0151.0A - Amended Plat of Lots 1 & 2, Block A, Whitecrowe Addition**
- Location: Covered Bridge Drive and West SH 71, Williamson Creek Watershed – Barton Springs Zone, West Oak Hill NPA
- Owner/Applicant: CBAL Whitecrow LLC (Stuart Dupuy), Christi Crow Clark, William Lile Crow, John Dudeley Crowe, & Tiffany R. Crowe Wade
- Agent: Thrower Design (Ron Thrower)
- Request: Approval of the Amended Plat of Lots 1 & 2, Block A, Whitecrowe Addition composed of 3 lots on 44.84 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department
- 26. Final Plat:** **C8-2011-0155.0A - Freewater Addition, Block 5, Lot 10 & Part of Lot 1 Resub.**
- Location: 907 Cardinal Lane, West Bouldin Creek Watershed, Galindo NPA
- Owner/Applicant: MX3 Investment, LLC (Sal Martinez)
- Agent: Hector L. Avila
- Request: Approval of the Freewater Addition, Block 5, Lot 10 & Part of Lot 1 Resubdivision, composed of 5 lots on 0.832 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department
- 27. Final Plat:** **C8-2011-0151.0A - Whitecrowe Addition and lots 1&2, Block A; Amended Plat**
- Location: Covered Bridge Drive, Williamson Creek Watershed – Barton Springs Zone, Oak Hill Combined NPA
- Owner/Applicant: CBAL Whitecrow LLC (Stuart Dupuy), Christi Crow Clark, William Lile Crow, John Dudeley Crowe, & Tiffany R. Crowe Wade
- Agent: Thrower Design (Ron Thrower)
- Request: Approval of the Whitecrowe Addition and Lots 1&2, Block A; Amended Plat composed of 3 lots on 44.84 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department
- 28. Final without Preliminary:** **C8-2011-0149.0A - Lakeshore Phase 1 Replat of Lot 6**
- Location: 2201 South Lakeshore Boulevard, Lady Bird Lake Watershed, East Riverside NPA
- Owner/Applicant: CRV Shoreline TRS Inc. (David Cox)
- Agent: Jones & Carter, Inc. (Darren Webber)
- Request: Approval of Lakeshore Phase 1 Replat of Lot 6 composed of 11 lots into 2 lots on 2.396 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

- 29. Resubdivision: C8-2011-0147.0A - Lot 20, Block 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
- 30. Resubdivision: C8-2011-0156.0A - A.E. Habicht's Subdivision Blk 2 Outlot 34, Lot 9 & portion of Lot 8, Resubdivision**
 Location: 2203 East 13th Street, Boggy Creek Watershed
 Owner/Applicant: Armer & Smith Capital Group LLC (Kevin Smith)
 Agent: Hector Avila
 Request: Approval of the A.E. Habicht's Subdivision Block 2 Outlot 34, Lot 9 & portion of Lot 8, Resubdivision, composed of 2 lots on 0.269 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. New Business:**
 Request: Discussion and action on approving the 2012 Planning Commission meeting schedule.
- 2. New Business:**
 Request: Discussion and action on revising the Planning Commission by-laws dealing with ex officio members.
- 3. New Business:**
 Request: Discussion and action on a resolution asking City Council to initiate code changes in City Code 2-1 (City Boards) relating to the ex officio board members.
- 4. New Business:**
 Request: Discussion and action on a resolution asking the Charter Revision Committee and City Council to consider charter amendment proposals relating to Planning Commission ex officio board members.

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.