



**Planning Commission
January 10, 2012 @ 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 December 13, 2011.

C. PUBLIC HEARING

- 1. 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
- 2. 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
- 3. Plan Amendment:** **NPA-2011-0015.01 - Tillery Street**
Location: 2200 Tillery Street, Boggy Creek/Tannehill Branch Watersheds, East MLK Combined NPA
Owner/Applicant: DCR III Mortgage, Sub I, LLC. (Lance B. Amano)
Agent: Richard H. Crank
Request: Mixed Use to Commercial
Staff Rec.: **Recommendation Pending**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
- 4. Restrictive Covenant Termination:** **C14-84-361 (RCT) - Tillery Street**
Location: 2200 Tillery Street, Boggy Creek/Tannehill Branch Watersheds, East MLK Combined NPA
Owner/Applicant: DCR III Mortgage, Sub I, LLC. (Lance B. Amano)
Agent: Richard H. Crank
Request: To terminate public restrictive covenant for this property.
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department

5. **Rezoning:** **C14-2011-0088 - Tillery Street**
Location: 2200 Tillery Street, Boggy Creek/Tannehill Branch Watersheds, East MLK Combined NPA
Owner/Applicant: DCR III Mortgage, Sub I, LLC. (Lance B. Amano)
Agent: Richard H. Crank
Request: LO-MU-NP to CS-MU-NP
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department
6. **Plan Amendment:** **NPA-2011-0025.03 - Oak Hill Heights Commercial**
Location: 7401 West US 290 Highway, Williamson Creek Watershed – Barton Springs Zone, Oak Hill Combined NPA
Owner/Applicant: Jimmy Nassour
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Office to Commercial
Staff Rec.: **Recommendation of Neighborhood Mixed Use**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
7. **Rezoning:** **C14-2011-0146 - Oak Hill Heights Commercial**
Location: 7401 West US Highway 290, Williamson Creek Watershed – Barton Springs Zone, Oak Hill Combined NPA
Owner/Applicant: Jimmy Nassour
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Office to Commercial
Staff Rec.: **Recommendation of LR-CO-NP**
Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov; Planning and Development Review Department
8. **Plan Amendment:** **NPA-2011-0025.04 - 8739 & 8743 West State Highway 71 FLUM Amendment**
Location: 8739 & 8743 West State Highway 71, Williamson Creek Watershed – Barton Springs Zone, Oak Hill Combined NPA
Owner/Applicant: CBAL Whitecrowe, LLC
Agent: A. Ron Thrower
Request: Rural Residential to Mixed Use and Multifamily
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department

- 9. Rezoning:** **C14-2011-0091 - Jaylee, Ltd.**
Location: 1601 East 6th Street, Town Lake Watershed, East Cesar Chavez NPA
Owner/Applicant: Jaylee, Ltd. (Jim Arnold)
Agent: Winstead, P.C. (Michele Haussmann)
Request: TOD-NP to TOD-NP-CURE
Staff Rec.: **Pending**
Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov
Planning and Development Review Department
- 10. Restrictive Covenant Termination:** **C14-83-307(RCT) - 4020 Airport**
Location: 4020 Airport Boulevard, Boggy Creek Watershed, Upper Boggy Creek NPA
Owner/Applicant: O Airport Boulevard Trustee (Betty Terrell)
Agent: Shaw Hamilton Consultants (Shaw Hamilton)
Request: LO-V-NP to GR-V-NP
Staff Rec.: **Recommendation Pending**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department
- 11. Rezoning:** **C14-2011-0085 - 4020 Airport**
Location: 4020 Airport Boulevard, Boggy Creek Watershed, Upper Boggy Creek NPA
Owner/Applicant: O Airport Boulevard Trustee (Betty Terrell)
Agent: Shaw Hamilton Consultants (Shaw Hamilton)
Request: LO-V-NP to GR-V-NP
Staff Rec.: **Recommendation Pending**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department
- 12. Rezoning:** **C14-2011-0155 - Harmony Science Academy**
Location: 930 East Rundberg Lane, Little Walnut Creek Watershed, Windsor Hills NPA
Owner/Applicant: Cosmos Foundation, Inc. (Erdal Caglar)
Agent: MWM Design Group, Inc. (Frank Del Castillo)
Request: SF-3-NP to GO-NP
Staff Rec.: **Recommendation of GO-CO-NP**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

- 13. 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
- 14. Rezoning: C14-2011-0157 - Animal Allergy Center**
Location: 2207 Lake Austin Boulevard, Town Lake Watershed, Central West Austin NPA
Owner/Applicant: Minerva, LTD. (Doug Kadison)
Agent: Animal Allergy Center (Patrick Nicholes, DVM)
Request: NO-NP to LR-NP
Staff Rec.: **Recommendation of LR-CO-NP**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department
- 15. Rezoning: C14-2011-0124 - 702 San Antonio Street**
Location: 702 San Antonio Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: HUU Architects (Thomas Hatch)
Request: GO-H to DMU-H
Staff Rec.: **Recommendation of DMU-H-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department
- 16. Resubdivision: C8-2011-0096.0A - Austin (Pleasant Valley) DTP IV, LLC Addition, Being a Resubdivision of Lot 1-A, Block A, Daugherty Subdivision**
Location: 1401 South Pleasant Valley Road, Country Club West Watershed, Pleasant Valley NPA
Owner/Applicant: GBT Realty Corporation (Austin Rogers)
Agent: Longaro & Clarke (Alex Clarke)
Request: Approve the resubdivision of one lot into 2 lots on 3.273 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov;
Planning and Development Review Department

- 17. Resubdivision: C8-2011-0117.0A - Brentwood Terrace, Resubdivision of Lot 1 Block C**
Location: 1715 Karen Avenue, Shoal Creek Watershed, Brentwood NPA
Owner/Applicant: Dean Chen
Agent: Bleyl & Associates (Kenny Watkins)
Request: Approval of the Brentwood Terrace Resubdivision from a one lot to a two lot subdivision on 0.329 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 974-3404, cesar.zavala@austintexas.gov; Planning and Development Review Department
- 18. Resubdivision: 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
- 19. Final Plat: C8-2011-0167.0A - Kramer Lane 65 Section 4, Resubdivision of Lot 1**
Location: 2214 West Braker Lane, Walnut Creek Watershed, North Burnet/Gateway NPA
Owner/Applicant: N/A
Agent: Griffin Engineering Group (Greg Griffin)
Request: Approval of Kramer Lane 65 Section 4, Resubdivision of Lot 1, composed of 2 lots of 4.63 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 20. Resubdivision: C8-2011-0166.0A - Broadacres Subdivision - DWDC, Blk 4, Lots 35A & 36A; Resubdivision**
Location: 5504 Jeff Davis Ave, Shoal Creek/Hancock Branch Watershed
Owner/Applicant: David Whitworth Development Company (David Whitworth)
Agent: David Whitworth Development Company (David Whitworth)
Request: Approval of the Broadacres Subdivision - DWDC, Block 4, Lots 35A & 36A; Resubdivision, composed of 2 lots on 0.33 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

21. Resubdivision: **C8-2011-0161.0A - Pleasant Grove Addition Block 2 Portion of Lots 3 & 4; Resubdivision**
Location: 3905 Tonkawa Trail, Shoal Creek Watershed
Owner/Applicant: Robert, Aaron & Brandy Mueller
Agent: Steve Wenzel
Request: Approval of the Pleasant Grove Addition Block 2 Portion of Lots 3 & 4; Resubdivision, composed of 2 lots on 0.629 acres

Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

1. New Business:
Request: Consider directing staff to initiate a neighborhood plan amendment case to change the Future Land Use Map and a rezoning case for property located at 2416 E. 6th Street (Balcones Resources, Inc.).

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

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

Facilitator: Sylvia Limon, 974-2767
City Attorney: Meitra Farhadi, 974-2310

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.