



**Planning Commission
January 24, 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 January 10, 2012.

C. PUBLIC HEARING

- 1. Briefing and Request for Recommendation on a Consent Agreement:** **C12M-2010-0003**
C12M-2010-0004
C12M-2010-0005
C12M-2010-0006
C12M-2010-0007 - Pilot Knob MUDs 1-5

Location: Briefing and Request for Recommendation on a Consent Agreement, Cottonmouth Creek, North Fork Dry Creek, South Fork Dry Creek, and Marble Creek Watershed, n/a NPA

Owner/Applicant: Carma Easton, Inc. (Shaun Cranston)

Agent: Armbrust & Brown, PLLC (Sue Littlefield)

Request: Approval of a Consent Agreement to create a Municipal Utility District (MUD) in the City's Extra-territorial Jurisdiction, to be known as Pilot Knob Municipal Utility District 1-5

Staff Rec.: Recommended

Staff: Virginia Collier, 974-2022, virginia.collier@austintexas.gov

Planning and Development Review Department
- 2. Briefing and Request for Recommendation on a Consent Agreement:** **C12M-2011-0003**
C12M-2011-0004
C12M-2011-0005
C12M-2011-0006 - Southeast Travis County MUDs 1-4

Location: Briefing and Request for Recommendation on a Consent Agreement, Dry Creek East Watershed, n/a NPA

Owner/Applicant: Qualico CR, LP (Vera Massaro)

Agent: Armbrust & Brown, PLLC (Sue Littlefield)

Request: Approval of a Consent Agreement to create a Municipal Utility District (MUD) in the City's Extra-territorial Jurisdiction, to be known as Southeast Travis County Municipal Utility District 1-4

Staff Rec.: **Recommended**

Staff: Virginia Collier, 974-2022, virginia.collier@austintexas.gov

Planning and Development Review Department
- 3. Code Amendment:** **C20-2010-017 - Short Term Rentals**

Location: Citywide

Owner/Applicant: City of Austin

Agent: Robert Heil (PDR)

Request: Conduct a public hearing and consider an ordinance amending the City Land Development Code addressing the short term rental of residential units.

Staff Rec.: **Postponement to February 24, 2012**

Staff: Robert Heil, 974-2330, Robert.Heil@AustinTexas.gov

Planning and Development Review Department
- 4. Code Amendment:** **C20-2011-036 - Land Use Determination**

Location: Citywide

Owner/Applicant: City of Austin

Agent: Robert Heil (PDR)

Request: Conduct a public hearing and consider an ordinance amending City Code Chapters 25-1 (General Requirements and Procedures) and 25-2 (Zoning) to: (A) establish appropriate requirements for the issuance, notification, and appeal of zoning use determinations; and (B) require that use determinations be made either concurrent with issuance of a development approval or as part of a pre-permitting review process that provides for public notice.

Staff Rec.: Recommended

Staff: Robert Heil, 974-2330, Robert.Heil@AustinTexas.gov
Planning and Development Review Department

5. Code Amendment: C20-2011-037 - Alternative Financial Services

Location: Citywide

Owner/Applicant: City of Austin

Agent: Robert Heil (PDR)

Request: Conduct a public hearing and consider an ordinance amending the City Land Development Code to regulate the location and use of buildings and land for alternative financial services businesses.

Staff Rec.: Recommended

Staff: Robert Heil, 974-2330, Robert.Heil@AustinTexas.gov
Planning and Development Review Department

6. Neighborhood Plan: NP-2011-0029 - St. John/Coronado Hills Combined Neighborhood Plan

Location: U.S. Highway 183 on the north, U.S. Highway 290 on the southeast, and Middle Fiskville Road to East Huntland Drive to Twin Crest Drive to East Croslin Street and generally along the lot line to U.S. Highway 183 on the west; Tannehill Branch; Fort Branch; Buttermilk Branch; Little Walnut Creek Watersheds

Owner/Applicant: City of Austin

Agent: Planning and Development Review Department

Request: To approve the St. John/Coronado Hills Combined Neighborhood Plan and the St. John/Coronado Hills Future Land Use Map

Staff Rec.: Recommended

Staff: Dee Dee Quinnelly; Greg Dutton, 974-2976; 974-3509, kathryn.quinnelly@austintexas.gov; greg.dutton@austintexas.gov
Planning and Development Review Department

7. Plan Amendment: NPA-2011-0015.01 - Tillery Street

Location: U.S. Highway 183 on the north, Cameron Road on the east, U.S. Highway 290 on the south and Middle Fiskville Road to East Huntland Drive to Twin Crest Drive to East Croslin Street and generally along the lot line to U.S. Highway 183 on the west; Tannehill Branch, Fort Branch, Buttermilk Branch Watersheds

Owner/Applicant: DCR III Mortgage, Sub I, LLC. (Lance B. Amano)

Agent: Richard H. Crank

Request: Mixed Use to Commercial

Staff Rec.: Not Recommended

- Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department
8. Rezoning: **C14-2011-0116 - Coronado Hills Neighborhood Plan Area Rezonings**
Location: U.S. Highway 183 on the north, U.S. Highway 290 on the southeast and Cameron Road on the west; Fort Branch, Buttermilk Branch, Little Walnut Creek Watersheds
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: To approve rezonings that implement the land use recommendations of the Coronado Hills Neighborhood Plan on 11 tracts of land (79.2 acres out of 353 total acres).
Staff Rec.: Recommended
Staff: Dee Dee Quinnelly; Greg Dutton; Wendy Rhoades, 974-2976; 974-3509; 974-7719, kathryn.quinnelly@austintexas.gov; greg.dutton@austintexas.gov; wendy.rhoades@austintexas.gov
Planning and Development Review Department
9. Plan Amendment: **NPA-2011-0002.01 - Jaylee Ltd.**
Location: 1605 and 1645 East 6th Street; Town Lake Watershed, East Cesar Chavez Neighborhood Plan & Plaza Saltillo Station Area Plan
Owner/Applicant: Jaylee Ltd.
Agent: Michele Haussmann
Request: TOD-Mixed Use to TOD-Mixed Use
Staff Rec.: Staff recommendation is pending. Applicant requests indefinite postponement.
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department
10. Plan Amendment: **NPA-2011-0012.01 - 4020 Airport**
Location: 4020 Airport Boulevard, Boggy Creek Watershed, Upper Boggy Creek NPA
Owner/Applicant: Airport Boulevard Trust
Agent: Shaw Hamilton
Request: Mixed Use/Office to Commercial
Staff Rec.: Staff recommendation is pending. Staff recommends postponement to February 28, 2012 Planning Commission hearing date.
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department
11. Plan Amendment: **NPA-2011-0015.02 - 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.: Not Recommended
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

12. Restrictive Covenant Termination:
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.: Recommended
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department
13. Rezoning:
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 of CS-MU-CO-NP
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department
14. Rezoning:
Location: 7914-8023 West U.S. Highway 290 (except 7912 West U.S. Highway 290); Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA
Owner/Applicant: Buffalo Equities, Ltd. (Rudy Belton)
Agent: Coats Rose (Kelly Wright)
Request: GR-CO-NP; PUD-NP to PUD-NP
Staff Rec.: Recommendation Pending; Indefinite Postponement request by the Applicant
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department
15. Rezoning:
Location: 800 and 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)
16. Rezoning:
Location: 2209 Maxwell Lane, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: Marbella Development, LP (Mitchell Kalogridis)
Agent: Granite Development Services (Keith Parkan)
Request: SF-3-NP to SF-6-NP
Staff Rec.: Recommended
Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov
Planning and Development Review Department
17. Site Plan Conditional Use Permit:
SPC-2011-0131A - Third Base

Location: 2712 West 6th Street, Building 2, Suite 210R, Johnson Creek/Town Lake Watersheds, Old West Austin NPA
Owner/Applicant: Michael Tashnik, Third Base
Agent: Denise Reid
Request: Approval of a Conditional Use Permit for Late Hours
Staff Rec.: Recommended
Staff: Michael Simmons-Smith, 974-1225, michael.simmons-smith@austintexas.gov
Planning and Development Review Department

18. Site Plan Conditional Use Permit with Variances: SPC-2010-0367C - Southern Walnut Creek Hike and Bike Trail

Location: 10900 ½ Staked Plains Drive, Walnut Creek, Boggy Creek Watersheds, Johnston Terrace, Govalle, MLK-183 NPA
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). 3. To allow construction in a Critical Water Quality Zone (CWQZ). (LDC Section 25-8-392)
Staff Rec.: Postponement request by staff to February 14, 2012.
Staff: Sue Welch, 974-3294, sue.welch@austintexas.gov
Brad Jackson, 974-3410, brad.jackson@austintexas.gov
Planning and Development Review Department

19. Resubdivision: C8-2010-0138.0A - Andriotakis Subdivision, Resubdivision of Lot 23 of the Sam Huston Heights Subdivision

Location: 3609 Pennsylvania Avenue; Tannehill Branch Watershed, East MLK Combined NPA
Owner/Applicant: James & Diane Andriotakis (Moody Andrews)
Agent: Urban Design Group (J Segura)
Request: Approve the resubdivision of one lot into 4 single family lots on One acre.
Staff Rec.: Recommended
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov
Planning and Development Review Department

20. 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

D. NEW BUSINESS

- 1. New Business:** **Initiate a Code Amendment - Mixed Use and Comptibility**
Request: Discussion and possible action to initiate an ordinance to related to Mixed Use overlay districts and compatibility standards.
Staff: Robert Heil, 974-2330, Robert.Heil@AustinTexas.gov
Planning and Development Review Department
- 2. New Business:** **Initiate a Code Amendment - McMansion Attic Regulations**
Request: Discussion and possible action to initiate an ordinance to amend the McMansion regulations as they relate to attics and floor area calculations.
Staff: Robert Heil, 974-2330, Robert.Heil@AustinTexas.gov
Planning and Development Review Department
- 3. New Business:** **Initiate a Code Amendment - Cocktail Lounges on Rainey Street**
Request: Discussion and possible action to initiate an ordinance to make Cocktail Lounge a conditional use in the Rainey Street District.
Staff: Robert Heil, 974-2330, Robert.Heil@AustinTexas.gov
Planning and Development Review Department
- 4. New Business:** **Initiate a Code Amendment - Heritage Trees**
Request: Discussion and possible action to initiate an ordinance to amend the Heritage Tree Ordinance
Staff: Robert Heil, 974-2330, Robert.Heil@AustinTexas.gov
Planning and Development Review Department
- 5. New Business:** **Initiate a Code Amendment - North Burnet Gateway (Two Story Minimum)**
Request: Discussion and possible action to initiate an ordinance to provide clarification to the definition of "two-story" and provide flexibility in the code to accommodate projects which may not be able to meet a full two-story requirement.
Staff: Robert Heil, 974-2330, Robert.Heil@AustinTexas.gov
Planning and Development Review Department
- 6. New Business:** **Initiate a Code Amendment - North Burnet Gateway (Sign Regulations)**
Request: Discussion and possible action to initiate an ordinance to amend provisions of the North Burnet Gateway District sign regulations.
Staff: Robert Heil, 974-2330, Robert.Heil@AustinTexas.gov
Planning and Development Review Department

7. New Business: Initiate a Code Amendment - North Burnet Gateway (Subdistrict Map)

Request: Discussion and possible action to initiate an ordinance to clarify the boundaries of the North Burnet Gateway subdistricts.

Staff: Robert Heil, 974-2330, Robert.Heil@AustinTexas.gov
Planning and Development Review Department

8. New Business: Initiate a Code Amendment - North Burnet Gateway (Water Quality Control)

Request: Discussion and possible action to initiate an ordinance to amend Section 4.11.3 (A) of the North Burnet/ Gateway Regulating Plan related to Water Quality Control in the Urban Watershed.

Staff: Robert Heil, 974-2330, Robert.Heil@AustinTexas.gov
Planning and Development Review Department

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.