



**Planning Commission
February 14, 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 24, 2012.

C. PUBLIC HEARING

- 1. Code Amendment:** **C20-2011-036 – Land Use Determination**
Location: Citywide
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Robert Heil)
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
- 2. Code Amendment:** **C20-2011-037 – Alternative Financial Services**
Location: Citywide
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Robert Heil)
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
- 3. 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: 7508 FM 1625, Cottonmouth Creek, North Fork Dry Creek, South Fork Dry Creek, and Marble Creek Watersheds
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

4. **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: Pearce Lane, Dry Creek East Watershed
- 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
5. **Plan Amendment:** **NPA-2011-0009.02 – Chicon Corridor**
- Location: 1807 East 13th Street & 1212 Chicon Street, Boggy Creek Watershed, Central East Austin NPA
- Owner/Applicant: Calavan Family Partnership (Brooks Calavan)
- Agent: Chestnut Neighborhood Revitalization Corp. (CNRC), (Sarah Andre & Sean Garretson)
- Request: Single Family to Mixed Use
- Staff Rec.: **Recommended**
- Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
6. **Rezoning:** **C14-2011-0149.SH – Chicon Corridor**
- Location: 1807 East 13th Street & 1212 Chicon Street, Boggy Creek Watershed, Central East Austin / Davis-Thompson NPA
- Owner/Applicant: Calavan Family Partnership (Brooks Calavan)
- Agent: Chestnut Neighborhood Revitalization Corp. (CNRC), (Sarah Andre)
- Request: CS-NP to CS-MU-NP
- Staff Rec.: **Recommendation of CS-MU-CO-NP; Staff Requesting Postponement to March 13, 2012**
- Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

7. **Plan Amendment – NPA-2011-0010.01 – Holly Plan Amendment – Canterbury Street City-Initiated:**
Location: 2601, 2603, 2605, 2607, 2609, 2611, 2613, 2615, and 2617 Canterbury Street, Town Lake Watershed, Holly NPA
Owners: Bayer, Alissa & Shon (2601 Canterbury St)
Pardo, Debbie Ann (2603 Canterbury St)
Melvin, Elizabeth (2605 Canterbury St)
Victor-McCawley, Chris and Alice (2607 Canterbury St)
Addington, Paul (2609 Canterbury St)
Juarez, Ofelia (2611 Canterbury St)
Bumper One LLC (2613 Canterbury St)
Andrew Robeson Tidrick (2615 and 2617 Canterbury St)
Agent: Planning and Development Review Department (Wendy Rhoades)
Request: Recreation/Open Space to Single Family
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department

8. **Rezoning – C14-2011-0166 – 2601-2701 Canterbury Street City-Initiated:**
Location: 2601, 2603, 2605, 2607, 2609, 2611, 2613, 2615 & 2617 Canterbury Street, Town Lake Watershed, Holly NPA
Owners: Bayer, Alissa & Shon (2601 Canterbury St)
Pardo, Debbie Ann (2603 Canterbury St)
Melvin, Elizabeth (2605 Canterbury St)
Victor-McCawley, Chris and Alice (2607 Canterbury St)
Addington, Paul (2609 Canterbury St)
Juarez, Ofelia (2611 Canterbury St)
Bumper One LLC (2613 Canterbury St)
Andrew Robeson Tidrick (2615 and 2617 Canterbury St)
Agent: Planning and Development Review Department (Wendy Rhoades)
Request: P-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov;
Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

9. **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.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department
10. **Rezoning:** **C14-2011-0131 – West 34th St. Redevelopment, Tract “A”**
Location: 800 & 808 West 34th Street, Shoal/Waller Creek Watersheds, Central Austin Combined NPA
Owner/Applicant: REIT Management & Research, L.L.C. (Richard Stilovich)
Agent: McCann Adams Studios (Jana McCann)
Request: LO-NP to GO-NP
Staff Rec.: **Recommendation of GO-CO-NP**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department
11. **Rezoning:** **C14-2011-0132 – West 34th St. Redevelopment, Tract “B”**
Location: 3316 Grandview Street, Shoal/Waller Creek Watersheds, Central Austin Combined NPA
Owner/Applicant: REIT Management & Research, L.L.C. (Richard Stilovich)
Agent: McCann Adams Studios (Jana McCann)
Request: LO-NP to GO-NP
Staff Rec.: **Recommendation of GO-CO-NP**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department
12. **Rezoning:** **C14-2011-0133 – West 34th St., Redevelopment, Tract “C”**
Location: 801 West 34th Street, Shoal/Waller Creek Watersheds, Central Austin Combined NPA
Owner/Applicant: REIT Management & Research, L.L.C. (Richard Stilovich)
Agent: McCann Adams Studios (Jana McCann)
Request: LO-NP to GO-NP
Staff Rec.: **Recommendation of GO-CO-NP**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

- 13. Rezoning: C14-2011-0134 – West 34th St., Redevelopment, Tract “D”**
Location: 715 West 34th Street, Shoal/Waller Creek Watersheds, Central Austin
Combined NPA
Owner/Applicant: REIT Management & Research, L.L.C. (Richard Stilovich)
Agent: McCann Adams Studios (Jana McCann)
Request: LO-NP to GO-NP
Staff Rec.: **Recommendation of GO-CO-NP**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department
- 14. Rezoning: C14H-2011-0002 – Routon-Alvarez-Lopez House**
Location: 809 E. 9th Street, Waller Creek Watershed, Central East Austin NPA
Owner/Applicant: Historic Landmark Commission - applicant; Mary Helen Lopez, owner
Agent: Steve Sadowsky, Historic Preservation Office
Request: SF-3-NCCD-NP to SF-3-H-NCCD-NP
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@austintexas.gov;
Planning and Development Review Department
- 15. Rezoning: C14-2011-0165 – Randerson Creekside Rezoning**
Location: 3108 East 51st Street, Fort Branch Watershed, Pecan Springs-Springdale /
East MLK Combined NPA
Owner/Applicant: CNB Austin (Mark Kalish)
Agent: Central Tx Development Assessments, Inc. (Mike Wilson)
Request: SF-3-NP to MF-2-NP
Staff Rec.: **Recommendation of SF-6-CO-NP; Applicant Requesting
Postponement to February 28, 2012**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

- 16. Restrictive Covenant Amendment:** **C14-04-0181.SH(RCA) – Shire’s Court**
- Location: 1910 ½ Wickshire Lane, Country Club East Watershed, East Riverside/Oltorf Combined NPA
- Owner/Applicant: Shire's Court G.P., Inc. (David Mahn)
- Agent: Myra Goepp
- Request: Restrictive Covenant Amendment to make Carlson Drive a private access roadway.
- Staff Rec.: **Recommended**
- Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov; Planning and Development Review Department
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- 17. Site Plan Conditional Use Permit with Variances:** **SPC-2010-0367C – Southern Walnut Creek Hike and Bike Trail**
- Location: 5200 ½ Bolm Road, Walnut, Boggy, Fort Branch, Tannehill, Decker 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); 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
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- 18. Site Plan - Extension:** **SP-2007-0241C(XT2) – Crestview Station**
- Location: 950 Banyon Street, Waller Creek Watershed, Lamar/Justin TOD NPA
- Owner/Applicant: High Street Crestview Station LLC; Crestview Station Phase I LLC
- Agent: Bury & Partners, Inc. (Jonathan Neslund)
- Request: Request approval of a second extension to an approved site plan permit, which would extend the permit to April 17, 2012.
- Staff Rec.: **Recommended**
- Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov; Planning and Development Review Department

- 19. Preliminary Plan:** **C8-2011-0101 – Preliminary Plan, Resubdivision of Lot 7, Crestview Station**
- Location: 950 Banyon Street, Waller Creek Watershed, Crestview/Wooten Combined NPA
- Owner/Applicant: Trammell Crow
- Agent: Gray Jansing Inc. (James Brewer)
- Request: The approval of the Preliminary Plan Resubdivision of Lot 7, Crestview Station, composed of 304 lots on 32.62 acres with a variance as follows: To Section 25-4-171(a) Access to Lots - In that a large number of lots in this subdivision do not abut a dedicated public street, but rather take access through private streets and alleys (RECOMMENDED).
- Staff Rec.: **Recommended**
- Staff: David Wahlgren, 974-6455, David.wahlgren@austintexas.gov; Planning and Development Review Department
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- 20. Resubdivision:** **C8-2011-0129.0A – Wynn-Lewis Subdivision, Resubdivision of Lot 1, Aerie Subdivision**
- Location: 3604 Windsor Road, Taylor Slough South Watershed, Lady Bird Lake & Lake Austin Watersheds, Old West Austin NPA
- Owner/Applicant: Anne E. Wynn; Mary E. Lewis & G. Suzanne Lewis
- Agent: Civiltude Engineer & Planners (Fayez Kazi)
- Request: Approve the resubdivision of one lot and a portion of unplatted land into 2 lots on 1.503 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 9742767, sylvia.limon@austintexas.org; Planning and Development Review Department
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- 21. 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 Zahrser)
- 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

- 22. Final Plat:** **C8-2012-0003.0A – Springdale at 51st Street**
Location: 4500 E. 51st Street, Fort Branch Watershed, Pecan Springs-Sprindale NPA
Owner/Applicant: (Benjamin Rosas)
Agent: Genesis 1 Engineering Co. (George Gonzalez)
Request: The approval of the Springdale at 51st Street composed of 1 lot on 1.491 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 23. Final Plat:** **C8-2012-0004.0A – E.D. Bohls Subdivision No. 2; Replat**
Location: 2900 Manor Road, Boggy Creek Watershed, Upper Boggy Creek NPA
Owner/Applicant: Toro Canyon Partners, LP (Jeff Musgrove)
Agent: Big Red Dog Engineering & Consulting (Ricky DeCamps)
Request: The approval of E.D. Bohls Subdivision No. 2; Replat composed of 1 lot on 5.596 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 24. Final Plat:** **C8-2012-0007.0A – Lots 1-3 Block 5 Bouldin DW**
Location: 700 W. Annie Street, East Bouldin Creek Watershed, Bouldin Creek NPA
Owner/Applicant: David Weekly Homes (Chad Durham)
Agent: ATS Engineers (Marc Dickey)
Request: The approval of the Lots 1-3 Block 5 Bouldin DW composed of 3 lots on .5108 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. New Business:**
Request: Consider directing Staff to initiate a rezoning case for property located at 2717 South Lamar Boulevard.

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.