



**Planning Commission  
March 13, 2012 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> 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 February 28, 2012.

## C. PUBLIC HEARING

- 1. Plan Adoption:** **Imagine Austin Comprehensive Plan**  
Owner/Applicant: City of Austin, Planning and Development Review Department  
Request: Public hearing and action on the Imagine Austin Comprehensive Plan. This plan was authorized by the City Council in the Fiscal Year 2008-2009 city budget. The comprehensive plan contains the Council's policies for growth, development and beautification of the land within the corporate limits and the extraterritorial jurisdiction of the city. The plan addresses the following elements: future land use; traffic circulation and mass transit; wastewater, solid waste, drainage and potable water; conservation and environmental resources; recreation and open space; housing element; public services and facilities, which shall include but not be limited to a capital improvement program; public buildings and related facilities; economic for commercial and industrial development and redevelopment; health and human service; creativity; historic and cultural preservation; children, families, and education; arts, culture, and creativity; and urban Design. The Comprehensive Planning Committee of the Planning Commission has been involved in the development of the plan throughout the two-year process of developing the plan.

Staff Rec.: **Recommended**  
Staff: Mark Walters, 974-7695, [mark.walters@austintexas.gov](mailto:mark.walters@austintexas.gov);  
Planning and Development Review Department
- 2. 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](mailto:maureen.meredith@austintexas.gov);  
Planning and Development Review Department

3. **Rezoning:** **C14-2011-0149.SH - Chicon Corridor**  
Location: 1807 E. 13th St. & 1212 Chicon St., Boggy 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: Heather Chaffin, 974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department
4. **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](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department
5. **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 the public restrictive covenant for this property.  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department
6. **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 of CS-MU-CO-NP**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department

7. **Restrictive Covenant Termination:**  
Location: 304 East William Cannon Drive and 6607 Circle S Road, Williamson Creek Watershed, South Congress Combined (Sweetbriar) NPA  
Owner/Applicant: NB 26 Properties LLC (Joe Stafford); 6607 Inc. (Andrew Hrenick)  
Agent: B. Knightly Development, LLC (Mark Tolley)  
Request: To terminate the Restrictive Covenant which limits the density of residential development to 17 units per acre.  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department
8. **Rezoning:**  
Location: 4806-1/2 Trail West Drive, Barton Creek Watershed-Barton Springs Zone, East Oak Hill NPA  
Owner/Applicant: Austin Independent School District (Paul Turner)  
Agent: Independent Realty, L.L.C. (Nicholas Dean)  
Request: P-NP to SF-2-NP  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov); Planning and Development Review Department
9. **Rezoning:**  
Location: 300 Pressler Street, Town Lake Watershed, Old West Austin NPA  
Owner/Applicant: Parkview Partners (Jimmy Nassour), Pressler Park, L.L.C. (Larry Peel)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: CS-1-MU-CO-NP & LI-CO-NP to CS-NP  
Staff Rec.: **Recommendation of CS-CO-NP**  
Staff: Clark Patterson, 974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov); Planning and Development Review Department
10. **Rezoning:**  
Location: 315 Pressler Street, Town Lake Watershed, Old West Austin NPA  
Owner/Applicant: Parkview Partners (Jimmy Nassour), Pressler Park, L.L.C. (Larry Peel)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: LI-CO-NP to CS-NP  
Staff Rec.: **Recommendation of CS-CO-NP**  
Staff: Clark Patterson, 974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov); Planning and Development Review Department

- 11. Restrictive Covenant Amendment:** **C14-04-0181.SH(RCA) - Shire's Court**  
Location: 1910-1/2 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: To amend the Restrictive Covenant and make Carlson Drive a private access roadway.  
Staff Rec.: **Recommendation Pending**  
Staff: Stephen Rye, 974-7604, [stephen.rye@austintexas.gov](mailto:stephen.rye@austintexas.gov); Planning and Development Review Department
- 12. Rezoning:** **C14-2012-0020 - Lamar/Manchaca Mixed Use**  
Location: 2807 Manchaca Road, West Bouldin Creek Watershed; Barton Creek Watershed-Barton Springs Zone  
Applicant: City of Austin Planning and Development Review Department (Stephen Rye)  
Agent: City of Austin Planning and Development Review Department (Stephen Rye)  
Request: GR-CO to GR-CO to clarify an ordinance to confirm VMU site development standards on the property.  
Staff Rec.: **Recommended**  
Staff: Stephen Rye, 974-7604, [stephen.rye@austintexas.gov](mailto:stephen.rye@austintexas.gov); Planning and Development Review Department
- 13. Site Plan Appeal:** **SP-2007-0560C(XT) - Reagan National (extension)**  
Location: 1640 South IH 35, Harper's Branch Watershed, Greater South River City Combined NPA  
Owner/Applicant: Woodland I-35, L.P. (Billy Reagan II)  
Agent: Land Strategies, Inc. (Paul Linehan)  
Request: An appeal of staff's administrative approval of a 1-year extension to a perviously approved site plan.  
Staff Rec.: **Not Recommended**  
Staff: Donna Galati, 974-2733, [donna.galati@austintexas.gov](mailto:donna.galati@austintexas.gov); Planning and Development Review Department

- 14. Partial Plat Vacation:** **C8-2011-0041.0A(VAC) - Lakeshore Phase 1, Vacation of Lot 6**  
Location: 2201 South Lakeshore Boulevard, Town Lake Watershed, East Riverside NPA  
Owner/Applicant: CRV Shoreline TRS Inc. (David Cox)  
Agent: Jones and Carter Inc. (Darren Webber)  
Request: Approval of the partial vacation of the Lakeshore Phase 1 Subdivision. The applicant proposes to vacate Lot 6 from the existing recorded subdivision.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department
- 15. Final Plat:** **C8-2012-0024.0A - Lot 20, Block 1, Fredricksburg Rd. Acres Subdivision**  
Location: 2315 Thornton Road, West Bouldin Creek Watershed, South Lamar NPA  
Owner/Applicant: Blaine & Delva Zimmer  
Agent: Zimmer Auto Repair Inc. (Delva Zimmer)  
Request: Approval of the Lot 20, Block 1, Fredricksburg Road Acres Subdivision, composed of 2 lots on 1.1729 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 16. Final Plat:** **C8-2012-0023.0A - Nowotny Subdivision**  
Location: Twilight Drive, Williamson Creek Watershed-Barton Springs Zone, West Oak Hill NPA  
Owner/Applicant: Thomas C. Nowotny  
Agent: Noble S&E Works, LLC (Tres Howland)  
Request: Approval of the Nowotny Subdivision composed of 3 lots on 4.26 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 17. Final Plat:** **C8-2012-0016.0A - Tarrytown Oaks**  
Location: 2200 Bonita Street, Johnson Creek Watershed  
Owner/Applicant: Joseph & Laura Lee Kozusko & Gary & Barbara Garner  
Agent: Perales Engineering, LLC (Jerry Perales)  
Request: Approval of the Tarrytown Oaks composed of 4 lots on 0.68 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

## **D. NEW BUSINESS**

### **1. New Business:**

Request: Discussion and action on adopting a schedule of public hearings on the Imagine Austin Comprehensive Plan.

### **2. New Business:**

Request: Discussion and action on directing staff to initiate a rezoning case at 2915 E. MLK Blvd., from TOD-NP to TOD-NP, to change a condition of zoning.

## **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: Wendy Rhoades, 974-7719

City Attorney: Judd Leach, 974-2568