



**Planning Commission  
March 27, 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 March 13, 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; 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 services; 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. Ordinance** **Ordinance No. 20081120-104 - East 11th and 12th Streets Urban**  
**Amendment:** **Renewal Plan Amendment**  
Location: 1123 E. 11<sup>th</sup> Street, Town Lake Watershed  
Owner/Applicant: 1123 Partners (Mark Vornberg)  
Agent: 1123 Partners (Mark Vornberg)  
Request: The proposed amendment would increase the allowable floor-to-area ratio from 0.7:1 to 1:1 for the property at 1123 E. 11th Street.

Staff Rec.: **Recommended**  
Staff: Sandra Harkins, 974-3128, [sandra.harkins@austintexas.gov](mailto:sandra.harkins@austintexas.gov);  
Neighborhood Housing and Community Development

3. **Plan Amendment:** **NPA-2011-0025.02 - Landscape Resources**  
Location: 7401 Old Bee Caves Rd., Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA (West Oak Hill)  
Owner/Applicant: WEAPSA, L.L.C.  
Agent: Ron Thrower Design (A. Ron Thrower)  
Request: Mixed Residential to Mixed Use  
Staff Rec.: **Not Recommended**  
Staff: Maureen Meredith, 974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department
4. **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: Jim Bennett Consulting (Jim Bennett)  
Request: Mixed Use/Office to Commercial  
Staff Rec.: **Staff recommends postponement to May 22, 2012.**  
Staff: Maureen Meredith, 974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department
5. **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: Jim Bennett Consulting (Jim Bennett)  
Request: LO-V-NP to GR-V-NP  
Staff Rec.: **Staff recommends postponement to May 22, 2012.**  
Staff: Clark Patterson, 974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov); Planning and Development Review Department
6. **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: Jim Bennett Consulting (Jim Bennett)  
Request: To terminate the public restrictive covenant for this property.  
Staff Rec.: **Staff recommends postponement to May 22, 2012.**  
Staff: Clark Patterson, 974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov); Planning and Development Review Department

- 7. Plan Amendment: NPA-2012-0025.01 - Estates of Travis Country**  
Location: 4806 ½ Trail West Drive, Barton Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA (East Oak Hill)  
Owner/Applicant: Austin Independent School District (A.I.S.D.)  
Agent: Independent Realty, L.L.C.  
Request: Civic to Single Family  
Staff Rec.: **Staff recommends postponement to April 10, 2012.**  
Staff: Maureen Meredith, 974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department
- 8. Site Plan - SP-2011-0216C - Top Golf**  
**Variances Only:**  
Location: 11301 Burnet Road, Walnut Creek Watershed, North Burnet/Gateway TOD  
Owner/Applicant: Endeavor (Jason Thumlert)  
Agent: Bury & Partners Inc. (Jonathan Neslund)  
Request: Variance Requests: To allow fill greater than 4 feet, not to exceed 18 feet [LDC 25-8-342]; 2. To allow cut greater than 4 feet, not to exceed 8 feet [LDC 25-8-341] (Administrative Variance)  
Staff Rec.: **Recommendation Pending**  
Staff: Jim Dymkowski, 974-2707, [james.dymkowski@austintexas.gov](mailto:james.dymkowski@austintexas.gov); Nikki Hoelter, 974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov); Planning and Development Review Department
- 9. Site Plan Appeal: SP-2007-0560C(XT) - Reagan National (extension)**  
Location: 1640 S. 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 previously 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

- 10. Resubdivision:** **C8-2011-0156.0A - Resubdivision of Lot 9 and a Portion of Lot 8, Block 2, A.E. Habicht's Subdivision of Outlot 34 Division B**  
Location: 2003 E. 13<sup>th</sup> Street, Boggy Creek Watershed, Chestnut NPA  
Owner/Applicant: Armer + Smith Capital Group LLC (Kevin Smith)  
Agent: Hector Avila  
Request: Approve the resubdivision of one lot and a portion of another lot into 2 lots on 0.269 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department
- 11. Resubdivision:** **C8-2011-0136.0A - Resubdivision of Lot 1, Block A, Lifeworks Subdivision**  
Location: 835 N. Pleasant Valley Road, Boggy Creek Watershed, Govalle NPA  
Owner/Applicant: Youth & Family Alliance D/B/A Lifeworks (Susan McDowell)  
Agent: Bury & Partners (Alastair Jenkins)  
Request: Approve the resubdivision of one lot into 2 lots on 5.889 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department
- 12. Resubdivision:** **C8-2012-0026.0A - Redeemer Presbyterian Subdivision, Resubdivision**  
Location: 2111 Alexander Avenue, Boggy Creek Watershed, MLK TOD  
Owner/Applicant: Redeemer Presbyterian Church (Barry McBee)  
Agent: MWM Design Group (Frank Del Castillo, Jr)  
Request: Approval of the Redeemer Presbyterian Subdivision; Resubdivision composed of 4 lots on 11.055 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 13. Preliminary:** **C8-2012-0031 – The Enclave at Covered Bridge**  
Location: Covered Bridge Drive, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA (West Oak Hill)  
Owner/Applicant: Evelyn & Marvin Bassford  
Agent: Carlson, Brigrance & Doering, Inc (Geoff Guerrero)  
Request: Approval of The Enclave at Covered Bridge subdivision, composed of 85 lots on 44.67 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

## **D. NEW BUSINESS**

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

Request: Discussion and action on directing staff to initiate a zoning case on behalf of the North Loop Planning Contact Team to add Design Tools (Front Porch Extension, Garage Placement and Parking Placement) options to the planning area.

Staff Rec.: **Recommended**

Staff: Maureen Meredith, 974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@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.