



**Planning Commission
April 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 April 10, 2012.

C. PUBLIC HEARING

- 1. Code Amendment: C20-2011-0011 - Flag Lot Code Amendments**
Location: Citywide
Owner/Applicant: City of Austin, Planning and Development Review Department
Agent: Planning and Development Review Department (Don Perryman)
Request: Discussion and possible action on code amendments pertaining to the use of flag lots.

Staff Rec.: **Alternative Recommendation**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
Planning and Development Review Department
- 2. Code Amendment: C20-2010-017 - Short Term Rentals**
Location: Citywide
Owner/Applicant: City of Austin, Planning and Development Review Department
Agent: Planning and Development Review Department (Robert Heil)
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 request to May 22, 2012**
Staff: Robert Heil, 974-2330, Robert.Heil@AustinTexas.gov
Planning and Development Review Department
- 3. 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 (Paul Turner)
Agent: Independent Realty, L.L.C. (Nicholas Dean)
Request: Civic to Single Family
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

4. **Rezoning:** **C14-2012-0016 - Estates at 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 (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
Planning and Development Review Department
5. **Rezoning:** **C14-2012-0037 – E. MLK Mixed Use**
Location: 2911 and 2915 E. Martin Luther King Jr. Blvd., Boggy Creek Watershed, MLK TOD
Applicant/Agent: City of Austin, Planning and Development Review Department (Jerry Rusthoven)
Request: TOD-NP to TOD-NP, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov
Planning and Development Review Department
6. **Rezoning:** **C14-2011-0065 - The Austin Hotel**
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)
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
7. **Rezoning:** **C14-2012-0002 - The Domain**
Location: 10728-11306 and 11500-11900 Burnet Road; 3300 West Braker Lane; 11105 and 11401-11925 Domain Drive, and 2900-3210 Esperanza Crossing, Walnut Creek Watershed, North Burnet/Gateway NPA
Owner/Applicant: RREEF Domain, LP (Chad Marsh); Domain Retail I, LP (Chad Marsh), Domain Parkside I, LP (Robert Shaw)
Agent: Winstead PC (Michele Haussmann)
Request: MI-PDA to MI-PDA
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

Facilitator: Heather Chaffin, 974-2122

City Attorney: Leela Fireside, 974-2163; David Sorola, 974-2175

- 8. Restrictive Covenant Amendment:**
- C14-2010-0087 (RCA) - The Domain Restrictive Covenant Amendment**
- Location: 10728-11306 and 11500-11900 Burnet Road; 3300 West Braker Lane; 11105 and 11401-11925 Domain Drive, and 2900-3210 Esperanza Crossing, Walnut Creek Watershed, North Burnet/Gateway NPA
- Owner/Applicant: RREEF Domain, LP (Chad Marsh); Domain Retail I, LP (Chad Marsh), Domain Parkside I, LP (Robert Shaw)
- Agent: Winstead PC (Michele Haussmann)
- Request: To amend Section 1. of the restrictive covenant (recorded as Document No. 2010156428) to relocate the 1-acre of zero impervious cover within the nine acre park area.
- Staff Rec.: **Recommended**
- Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department
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- 9. Rezoning:**
- C14-2011-0165 - Randerson Creekside Rezoning**
- Location: 3108 E. 51st Street, Fort Branch Watershed, Pecan Springs-Springdale /E. 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**
- Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov
Planning and Development Review Department

- 10. Subdivision Construction Plans - Environmental Variances Only:**
Location: 3230 Travis Country Circle, Barton Creek-Barton Springs Zone Watershed, Oak Hill Combined NPA
Owner/Applicant: Regents School of Austin
Agent: Hanrahan Pritchard Engineering (Ron Pritchard, P.E.)
Request: Approve the following variances in construction plans: (1) allow berm to be constructed as part of the floodplain modifications on the east campus in the CWQZ (Recharge) LDC 25-8-482; (2) allow same berm to be constructed in the WQTZ (Recharge) LDC 25-8-483(A); (3) allow same berm to be constructed on the east campus and three jetties on the west campus in the WQTZ (Contributing) LDC 25-8-483(B); (4) allow up to 14.5-ft cut for backwater pond on the west campus in the uplands and transition areas (Contributing) LDC 25-8-341; and (5) allow up to 7.2-ft fill to keep water from overtopping road on the west campus in the uplands area (Contributing) LDC 25-8-342.
Staff Rec.: **Recommended with conditions**
Staff: Ron Czajkowski, 974-6307, ron.czajkowski@austintexas.gov
Jeb Brown, 974-2709, jeb.brown@austintexas.gov
Planning and Development Review Department
- 11. Resubdivision:** **C8-2011-0166.0A - Lot 35A and 36A, Block 4, Broadacres Subdivision-DWDC**
Location: 5504 Jeff Davis Avenue, Shoal Creek Watershed, Brentwood NPA
Owner/Applicant: David Whitworth Development Company
Agent: David Whitworth
Request: Approve the resubdivision of a portion of 2 lots into 2 lots on 0.333 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov
Planning and Development Review Department
- 12. Resubdivision:** **C8-2012-0047.0A - Enfield "D" Resubdivision, Lots 38A & 39A of the Resubdivision of Lots 37, 38, 39 & a Part of Lot 40**
Location: 1501 Rainbow Bend, Shoal Creek Watershed
Owner/Applicant: BPR Partners Limited (Hector Avila) & Rainbow Bend Properties LOC (Hector Avila)
Agent: Hector Avila
Request: Approval of the Enfield "D" Resubdivision, Lots 38A & 39A of the Resubdivision of Lots 37, 38, 39 & a Part of Lot 40, composed of 3 lots on 1.301 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Facilitator: Heather Chaffin, 974-2122

City Attorney: Leela Fireside, 974-2163; David Sorola, 974-2175

13. Resubdivision: **C8-2012-0046.0A – Mrs. Omer A. Copeland Subdivision, Resubdivision of Lots 1& 2**
Location: 2010 Goodrich Avenue, West Bouldin Creek Watershed
Owner/Applicant: Timothy E. and Tina K. Weitz & Eric G. and Janna B. Bear
Agent: Hector Avila
Request: Approval of the Mrs. Omer A. Copeland Subdivision, Resubdivision of Lots 1& 2, composed of 4 lots on 1.00 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

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.