



**Planning Commission  
May 8, 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 April 24, 2012.

## C. PUBLIC HEARING

### 1. Briefing:

Request: Update on SOS Amendment for Barton Springs Pool By-Pass Improvements.  
Staff: Johnnie Price, 974-3393, [johnnie.price@austintexas.gov](mailto:johnnie.price@austintexas.gov);  
Watershed Protection Department

### 2. Plan Amendment:

**NPA-2012-0025.01 - Estates of Travis Country**  
Location: 4806 1/2 Trail West Drive, Barton Creek-Barton Springs Zone Watershed, Oak Hill Combined Neighborhood Plan (East Oak Hill) NPA  
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](mailto:maureen.meredith@austintexas.gov);  
Planning and Development Review Department

### 3. Rezoning:

**C14-2012-0016 - Estates at Travis Country**  
Location: 4806-1/2 Trail West Drive, Barton Creek-Barton Springs Zone Watershed, Oak Hill Combined Neighborhood Plan (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

### 4. 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.: **Postponement request by staff to May 22, 2012**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department

5. **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 Neighborhood Plan 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](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department
6. **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 Neighborhood Plan 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](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department
7. **Rezoning: C14-2012-0028 - 3rd & Colorado**  
Location: 301, 311 Colorado & 114 W. 3rd Street, Town Lake Watershed, Downtown NPA  
Owner/Applicant: S/H Austin Partnership (John Beauchamp)  
Agent: Winstead PC (Michele Haussmann)  
Request: CBD-CURE-CO to CBD-CURE  
Staff Rec.: **Recommendation pending**  
Staff: Clark Patterson, 974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov); Planning and Development Review Department

- 8. Restrictive Covenant Amendment:** **C14-2008-0159(RCA) - 3rd & Colorado**
- Location: 301, 311 Colorado & 114 W. 3rd Street, Town Lake Watershed, Downtown NPA
- Owner/Applicant: S/H Austin Partnership (John Beauchamp)
- Agent: Winstead PC (Michele Haussmann)
- Request: To amend Section 1. of the restrictive covenant (recorded as Document No. 2009063957) to delete certain provisions.
- Staff Rec.: **Recommendation pending**
- Staff: Clark Patterson, 974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov); Planning and Development Review Department
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- 9. Site Plan - Variances Only:** **SP-2011-0216C - Top Golf**
- Location: 11301 Burnet Road, Walnut Creek Watershed, North Burnet/Gateway TOD NPA
- 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
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- 10. Partial Vacation:** **C8-95-0214.2A(VAC) - Lot 1, Block B, Commerce Center South Section Two**
- Location: 3400 Comsouth, Carson Creek Watershed, Southeast NPA
- Owner/Applicant: MC-PAC Austin Industrial LP
- Agent: Land Strategies, Inc. (Paul W. Linehan)
- Request: Approval of a partial vacation to the Commerce Center South Section Two subdivision to vacate Lot 1 from the existing subdivision.
- Staff Rec.: **Recommended**
- Staff: Cesar Zavala, 974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Planning and Development Review Department

- 11. Resubdivision: C8-2011-0047.0A - Powell-Houston Subdivision; Resubdivision of Lot 2**  
 Location: 2111 Kramer Lane, Little Walnut Creek Watershed, North Burnet-Gateway NPA  
 Owner/Applicant: Powell Austin Properties (Bill Yahn)  
 Agent: Land Answers (Jim Wittliff)  
 Request: The request is to resubdivide 1 lot into 3 lots  
 Staff Rec.: **Recommended**  
 Staff: David Wahlgren, 974-6455, [David.wahlgren@austintexas.gov](mailto:David.wahlgren@austintexas.gov); Planning and Development Review Department
- 12. Resubdivision: C8-2011-0090.0A - Resubdivision of Lots 1 and 2, Cowan Addition**  
 Location: 707 Kinney Avenue, West Bouldin Creek Watershed, South Lamar Combined (Underway) NPA  
 Owner/Applicant: David & Laura Hausman  
 Agent: Malone/Wheeler, Inc. (Pete Malone)  
 Request: Approve the resubdivision of 2 lots into 3 lots on 0.893 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 974-2767, [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov); Planning and Development Review Department
- 13. Final with Preliminary: C8-2009-0063.3A.SH - Colorado Crossing III Section 8**  
 Location: Autumn Bay Dr., Onion Creek Watershed, Southeast NPA  
 Owner/Applicant: Lennar Buffington Colorado Crossing LP (Ryan Mattox)  
 Agent: Lakeside Engineers (Chris Ruiz)  
 Request: Approval of the Colorado Crossing III Section 8 composed of 4 lots into 47 lots on 7.196 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 14. Resubdivision: C8-2012-0052.0A - Loveless Addition; Resub of Lot 3, Blk 2**  
 Location: 616 Terrell Hill Dr, E Bouldin Creek Watershed  
 Owner/Applicant: Glenn Glover  
 Agent: Stansberry Engineering Co (Blayne Stansberry)  
 Request: Approval of the Loveless Addition; Resub of Lot 3, Blk 2 composed of 4 lots on 0.92 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.