



**Planning Commission
May 22, 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 May 8, 2012.

C. PUBLIC HEARING

- 1. Discussion and Possible Action:** **Airport Boulevard Form-Based Code**
Place early on Agenda

Location: Area along and next to Airport Blvd. from Lamar Blvd. to IH-35
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Jorge Rousselin)
Request: Continue public input and consider action on the Airport Boulevard Form-Based Code Initiative

Staff Rec.: **Recommended**
Staff: Jorge Rousselin, 974-2975, jorge.rousselin@austintexas.gov
Planning and Development Review Department
- 2. Resubdivision:** **C8-2011-0090.0A - Resubdivision of Lots 1 and 2, Cowan Addition**
Place early on Agenda

Location: 707 Kinney Avenue, West Bouldin Creek Watershed, South Lamar Combined 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
Planning and Development Review Department
- 3. Briefing:**

Request: Briefing on the Planning and Development Review Department's Forecast Presentation.

Staff: Greg Guernsey, Director, 974-2387, greg.guernsey@austintexas.gov
Planning and Development Review Department;
Chris Jistel, Budget Manager, 974-3936, christ.jistel@austintexas.gov;
Budget Office

4. **Code Amendment:** **C20-2010-017 - Short Term Rentals**
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 addressing the short term rental of residential units.

Staff Rec.: **Not Recommended**
Staff: Robert Heil, 974-2330, Robert.Heil@AustinTexas.gov
Planning and Development Review Department
5. **Code Amendment:** **C20-2011-018 - Pedi-Cab Storage Land use**
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 creating a new land use for pedi-cab storage.

Staff Rec.: **Recommended**
Staff: Robert Heil, 974-2330, Robert.Heil@AustinTexas.gov
Planning and Development Review Department
6. **Code Amendment:** **C20-2012-010 - Amphitheater Land Use**
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 regarding the allowable placement of amphitheaters as an accessory use.

Staff Rec.: **Recommended**
Staff: Robert Heil, 974-2330, Robert.Heil@AustinTexas.gov
Planning and Development Review Department
7. **Code Amendment:** **C20-2012-011 - UNO Affordability**
Location: University Neighborhood Overlay
Owner/Applicant: City of Austin
Agent: Neighborhood Housing and Community Development (Javier Delgado)
Request: Conduct a public hearing and consider an ordinance amending the provisions for affordability in the University Neighborhood Overlay

Staff Rec.: **Recommended**
Staff: Javier Delgado, 974-3154, Javier.Delgado@AustinTexas.gov
Neighborhood Housing and Community Development

- 8. Code Amendment: C20-2012-012 - UNO Land Uses**
Location: University Neighborhood Overlay
Owner/Applicant: City of Austin
Agent: Neighborhood Housing and Community Development (Javier Delgado)
Request: Conduct a public hearing and consider an ordinance amending the City Land Development Code regarding land uses in the University Neighborhood Overlay

Staff Rec.: **Recommended**
Staff: Javier Delgado, 974-3154, Javier.Delgado@AustinTexas.gov
Neighborhood Housing and Community Development
- 9. Discussion and Possible Action: Austin-Bergstrom International Airport Master Development Plan**
Request: Discussion and possible action on updates to the Bergstrom International Airport Master Development Plan.

Staff: Joseph Medici, 550-6563, joseph.medici@austintexas.gov
Aviation Department
- 10. 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 (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
Planning and Development Review Department
- 11. Rezoning: C14-2012-0016 - Estates at Travis Country**
Location: 4806 ½ Trail West Drive, Barton Creek Watershed-Barton Springs Zone, Oak Hill Combined (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
Planning and Development Review Department

- 12. Plan Amendment: NPA-2012-0019.01 - West 34th Street Redevelopment**
Location: 3206 West Avenue, 3205 and 3207 Grandview Street, Shoal/Waller Creek Watersheds, Central Austin Combined NPA
Owner/Applicant: B & G Partners, LP (Richard D. Stilovich)
Agent: McCann Adams Studios, (Jana McCann)
Request: Single Family to Mixed Use/Office
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department
- 13. 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
- 14. 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
- 15. Rezoning: C14-2011-0133 - West 34th St. Redevelopment, Tract "C"**
Location: 801 West 34th St., 3206 West Avenue, 3205 & 3207 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

- 16. 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
- 17. Plan Amendment:** **NPA-2011-0012.01 - 4020 Airport**
 Location: 4020 Airport Blvd., 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.: **Recommendation of Neighborhood Mixed Use**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
 Planning and Development Review Department
- 18. Restrictive Covenant Termination:** **C14-83-307(RCT) - 4020 Airport**
 Location: 4020 Airport Blvd., Boggy Creek Watershed, Upper Boggy Creek NPA
 Owner/Applicant: Airport Boulevard Trustee (Betty Terrell)
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: To terminate the public restrictive covenant for this property.
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department
- 19. Rezoning:** **C14-2011-0085 - 4020 Airport**
 Location: 4020 Airport Blvd., Boggy Creek Watershed, Upper Boggy Creek NPA
 Owner/Applicant: Airport Boulevard Trustee (Betty Terrell)
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: LO-V-NP to GR-V-NP
 Staff Rec.: **Recommendation of LR-V-MU-CO-NP**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department

- 20. Plan Amendment: NPA-2012-0025.03 - Mountain Shadows**
Location: 6000 Mountain Shadows Drive, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA
Owner/Applicant: Coastal Science Leasing (Kenneth Winters)
Agent: Kenneth Winters
Request: Single Family to Neighborhood Mixed Use
Staff Rec.: **Recommended**
Staff: Justin Golbabai, 974-6439, justin.golbabai@austintexas.gov
Planning and Development Review Department
- 21. Rezoning: C14-2012-0024 - 6000 Mountain Shadows**
Location: 6000 Mountain Shadows Drive, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA
Owner/Applicant: Coastal Science Leasing (Kenneth Winters)
Agent: Kenneth Winters
Request: RR-NP to LO-MU-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department
- 22. Plan Amendment: NPA-2012-0013.01 - Polvos Parking**
Location: 603 West Johanna Street, East Bouldin Creek Watershed, Bouldin Creek NPA
Owner/Applicant: Oscar Linares/Phil Moncada
Agent: Phil Moncada
Request: Single Family to Mixed Use
Staff Rec.: **Not Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department
- 23. Rezoning: C14-2012-0021 - Polvo's Parking Offsite**
Location: 603 West Johanna Street, East Bouldin Creek Watershed, Bouldin Creek NPA
Owner/Applicant: Jose Linares
Agent: Moncada Consulting (Phil Moncada)
Request: SF-3-NP to NO-MU-NP
Staff Rec.: **Not Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

- 24. Plan Amendment: NPA-2012-0025.02 - Covered Bridge PUD**
 Location: 6804 Covered Bridge Drive, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA
 Owner/Applicant: Covered Bridge Assisted Living, L.P.
 Agent: Ron Thrower Design (A. Ron Thrower)
 Request: Multifamily to Mixed Use
 Staff Rec.: **Recommended**
 Staff: Justin Golbabai, 974-6439, justin.golbabai@austintexas.gov
 Planning and Development Review Department
- 25. Rezoning: C14-2012-0038 - 11012 Georgian Drive**
 Location: 11010 Georgian Drive, Walnut Creek Watershed, North Lamar Combined NPA
 Owner/Applicant: The Perry Company (Ryan Perry)
 Agent: Stansberry Engineering Co. (Blayne E. Stansberry)
 Request: LO-NP to CS-NP
 Staff Rec.: **Recommendation of CS-CO-NP**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
 Planning and Development Review Department
- 26. 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.: **Recommended with conditions**
 Staff: Jim Dymkowski, 974-2707, james.dymkowski@austintexas.gov
 Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov
 Planning and Development Review Department

- 27. Resubdivision:** **C8-2011-0060.0A - Resubdivision of Lot 5-A, the Domain Shopping Center Section 3**
Location: 11800 Domain Drive, Walnut Creek Watershed, North Burnet NPA
Owner/Applicant: SPGIL Domain L.P. (Joseph Stallsmith)
Agent: Bury and Partners (Joe Isaja)
Request: Request to approve a resubdivision of 1 lot into 2 lots for commercial use.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
Planning and Development Review Department
- 28. Plat Vacation:** **C8S-84-070(VAC) - E.D. Bohls Subdivision No. 2**
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: Approval of the total plat vacation of the E.D. Bohls Subdivision No. 2 composed of one lot on 5.771 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 974-3404, cesar.zavala@austintexas.gov
Planning and Development Review Department
- 29. Final without Preliminary:** **C8-2012-0054.0A - Domain Section 1-A**
Location: 3216 W. Braker Lane, Walnut/Shoal Creek Watersheds, North Burnet/Gateway NPA
Owner/Applicant: W. Hunter Sage
Agent: Jones & Carter Inc. (Sharon Graham)
Request: Approval of the Domain Section 1-A composed of 2 lots on 33.135 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 30. Resubdivision:** **C8-2012-0053.0A - Block 4, Broadacres; Resub of Lot 17**
Location: 5503 Clay Avenue, Shoal Creek Watershed, Brentwood NPA
Owner/Applicant: Pride of Austin Homes (Yusuf Johnson)
Agent: Land Answers, Inc (Jim Wittliff)
Request: Approval of the Block 4, Broadacres; Resubdivision of Lot 17 composed of 2 lots on 0.3332 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 31. Resubdivision: C8-2012-0058.0A - Zilker Hills, Resubdivision of Lots 4 & 5**
Location: 2010 Rabb Glen Street, West Bouldin Creek Watershed, Zilker NPA
Owner/Applicant: 2101 Rabb Glen, LLC (Scott Turner)
Agent: 2101 Rabb Glen, LLC (Scott Turner)
Request: Approval of the Zilker Hills, Resubdivision of Lots 4 & 5 composed of 5 lots on 0.796 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 32. Final Plat: C8-2012-0060.0A - Thrasher JV Subdivision**
Location: 2300 Thrasher Lane, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: LOC Consultants LLP (Sergio Lozano Sanchez)
Agent: LOC Consultants (Mauricio Quintero)
Request: Approval of the Thrasher JV Subdivision composed of 4 lots on 1.120 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 33. Final Plat: C8-2012-0061.0A - Velasquez Subdivision**
Location: 2109 Thrasher Lane, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: Gilbert & Doris R. Velasquez
Agent: Candelerio Moreno (Candy Moreno)
Request: Approval of the Velasquez Subdivision composed of 4 lots on 0.99 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 34. Final Plat: C8-2012-0067.0A - Georgian Acres, Block D, Lot 2; Resubdivision**
Location: 8833 Georgian Drive, Little Walnut Creek Watershed, Georgian Acres NPA
Owner/Applicant: Maria F. Jaimes
Agent: Hector L. Avila
Request: Approval of the Georgian Acres, Block D, Lot 2; Resubdivision composed of 4 lots on 0.765 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. Discussion and Possible Action:**
 Airport Boulevard Form-Based Code
 Location: Area along and next to Airport Blvd. from Lamar Blvd. to IH-35
 Owner/Applicant: City of Austin
 Agent: Planning and Development Review Department (Jorge Rousselin)
 Request: Discussion and possible action on the Special-called Combined meeting minutes of the Planning Commission, Design Commission, and Urban Transportation Commission on February 23, 2012
 Staff: Jorge Rousselin, 974-2975, jorge.rousselin@austintexas.gov
 Planning and Development Review Department

- 2. New Business:**
 Request: Discussion and possible action on directing staff to initiate revisions to the NCCD for E. 11th and E. 12th Streets.

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.