



**Planning Commission
June 26, 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 June 12, 2012.

C. PUBLIC HEARING

1. Briefing:

Request: Briefing and discussion on Travis Central Appraisal District policies and practices.

Staff: Marya Crigler, Travis Central Appraisal District Office

2. Briefing:

Request: Briefing on the Fiscal Year 2013 Capital Improvements Program Plan.

Staff: Kimberly Springer, 974-2924, kimberly.springer@austintexas.gov; Capital Planning Office

3. Discussion and Possible Action:

Request: Discussion and possible action on the Fiscal Year 2013 Capital Improvements Program Plan.

Staff: Kimberly Springer, 974-2924, kimberly.springer@austintexas.gov; Capital Planning Office

4. 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

5. 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

6. **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 (West University) 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
7. **Rezoning:** **C14-2011-0131 - West 34th St. Redevelopment, Tract "A"**
Location: 800 & 808 West 34th St., Shoal/Waller Creek Watersheds, Central Austin Combined (West University) 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
8. **Rezoning:** **C14-2011-0132 - West 34th St. Redevelopment, Tract "B"**
Location: 3316 Grandview Street & 905 W. 34th Street, Shoal/Waller Creek Watersheds, Central Austin Combined (West University) 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
9. **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 (West University) 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

- 10. Rezoning:** **C14-2011-0134 - West 34th St. Redevelopment, Tract "D"**
Location: 715 West 34th St. , Shoal/Waller Creek Watersheds, Central Austin
Combined (West University) 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
- 11. Plan Amendment:** **NPA-2012-0018.01 - Texas State Troopers**
Location: 5538 North Lamar Blvd. and 826 Houston St., Waller Creek Watershed,
Brentwood NPA
Owner/Applicant: Texas State Troopers
Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
Request: Mixed Use to Multifamily
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department
- 12. Rezoning:** **C14-2012-0053 - Texas State Troopers Rezoning**
Location: 5538 North Lamar Blvd. and 826 Houston St., Waller Creek Watershed,
Brentwood NPA
Owner/Applicant: Texas State Troopers (Claude Hart)
Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
Request: CS-1-MU-V-CO-NP & CS-MU-CO-NP to MF-6
Staff Rec.: **Postponement request by the Staff to July 10, 2012**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department
- 13. Plan Amendment:** **NPA-2012-0018.02 - George Shia**
Location: 828, 836, 900 and 902 Houston St. & 5527 Sunshine Dr., Waller Creek
Watershed, Brentwood NPA
Owner/Applicant: George Shia
Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
Request: Higher Density Single Family and Mixed Use/Office to Multifamily
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department

- 14. Rezoning:** **C14-2012-0052 - George Shia Zoning #1**
Location: 828, 836, 900 and 902 Houston St, Waller Creek Watershed, Brentwood NPA
Owner/Applicant: George Shia
Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
Request: SF-6 to MF-6
Staff Rec.: **Postponement request by the Staff to July 10, 2012**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department
- 15. Rezoning:** **C14-2012-0054 - George Shia Zoning #2**
Location: 5527 Sunshine Drive, Waller Creek Watershed, Brentwood NPA
Owner/Applicant: George Shia
Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
Request: LO-MU-NP to MF-6
Staff Rec.: **Postponement request by the Staff to July 10, 2012**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department
- 16. Restrictive Covenant Amendment:** **C14-04-0181.SH(RCA) - Shire's Court**
Location: 1910 ½ 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; Postponement request by the Staff to July 24, 2012**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 17. Rezoning:** **C14-2012-0045 - Hackberry**
Location: 1311 Hackberry St. and 1168 Angelina St., Boggy Creek Watershed, Central East Austin NPA
Owner/Applicant: Metropolitan AME Church
Agent: Ken Ballage
Request: SF-3-NP to LO-MU-NP
Staff Rec.: **Recommendation of NO-MU-NP**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

- 18. Final Plat Resubdivision:** **C8-2012-0038.0A - Thomas C. Green Subdivision**
Location: 500 W. Cesar Chavez Street, Shoal Creek/Town Lake Watersheds, Downtown NPA
Owner/Applicant: COA-Economic Growth & Redevelopment Service Office (Fred Evins)
Agent: Jones & Carter, Inc. (James Schissler)
Request: Approval of the Thomas C. Green Subdivision; Resubdivision composed of 4 lots on 4.353 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, David.wahlgren@austintexas.gov; Planning and Development Review Department
- 19. Final Plat Amended Plat:** **C8-2012-0088.0A - Evergreen Heights Subdivision**
Location: 1803 S. Lamar Blvd., West Bouldin Creek Watershed, South Lamar Combined NPA
Owner/Applicant: Garadi Corporation (Viswas S. Garadi)
Agent: Garadi Corporation (Viswas S. Garadi)
Request: Approval of the Evergreen Heights Subdivision composed of 1 lot on 0.3329 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 20. Final Plat Resub:** **C8-2012-0092.0A - Tarrytown Oaks**
Location: 34 Marganita Crescent, Johnson Creek Watershed
Owner/Applicant: Lander & Nancy Lewallen (Katie Hunt)
Agent: ATS Engineers (Marc Dickey)
Request: Approval of the Tarrytown Oaks Subdivision composed of 2 lots on 0.3010 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 21. Final Plat w/Preliminary:** **C8-84-102(88).1A - Lantana Lot 1, Block B**
Location: Vega Avenue, Barton Creek Watershed-Barton Springs Zone, East Oak Hill NPA
Owner/Applicant: Stratus Properties Operating Co. (Steve Hay)
Agent: LJA Engineering & Surveying, Inc. (Paul J. Viktorin, P.E.)
Request: Approval of the Lantana Lot 1, Block B subdivision composed of 1 lot on 18.383 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.