



**Planning Commission
July 10, 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
Jeff Jack – Ex-Officio

Saundra Kirk – Secretary
Howard Lazarus – Ex-Officio
Stephen Oliver
Jean Stevens
Donna Tiemann

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 26, 2012.
2. Approval of minutes from the April 14, 2012 Work Session meeting.

C. PUBLIC HEARING

- 1. Code Amendment: C20-2012-012 - UNO Land Uses**
Location: University Neighborhood Overlay
Owner/Applicant: City of Austin
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 Postponement to July 24, 2012)**
Staff: Robert Heil, 974-2330, Robert.Heil@AustinTexas.gov
Planning and Development Review Department
- 2. Plan Amendment: NPA-2011-0025.02 - Landscape Resources**
Location: 7401 Old Bee Caves Rd., Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA
Owner/Applicant: WEAPSA, L.L.C.
Agent: Thrower Design (A. Ron Thrower)
Request: Mixed Residential to Mixed Use
Staff Rec.: **Not Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department
- 3. Plan Amendment: NPA-2011-0002.01 - Jaylee Ltd.**
Location: 1601 & 1645 E. 6th Street, Town Lake Watershed, East Cesar Chavez NPA & Plaza Saltillo Station Area Plan
Owner/Applicant: Jaylee Ltd.
Agent: Winstead, P.C. (Michele Haussmann)
Request: TOD-Mixed Use to TOD-Mixed Use
Staff Rec.: **Staff recommendation is pending. Applicant is requesting an indefinite postponement.**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

4. **Rezoning:** **C14-2011-0091 - Jaylee Ltd.**
Location: 1601 & 1645 E. 6th Street, Town Lake Watershed, East Cesar Chavez NPA & Plaza Saltillo Station Area Plan
Owner/Applicant: Jaylee Ltd.
Agent: Winstead, P.C. (Michele Haussmann)
Request: TOD-NP to TOD-NP-CURE
Staff Rec.: **Staff recommendation is pending. Applicant is requesting an indefinite postponement.**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov
Planning and Development Review Department
5. **Plan Amendment:** **NPA-2012-0018.01 - Texas State Troopers**
Location: 5538 North Lamar Blvd., & 826 Houston Street, 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
6. **Rezoning:** **C14-2012-0053 - Texas State Troopers Rezoning**
Location: 5538 North Lamar Blvd. & 826 Houston Street, 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-V-CO-NP & CS-MU-CO-NP to MF-6
Staff Rec.: **Pending**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department
7. **Plan Amendment:** **NPA-2012-0018.02 - George Shia**
Location: 828, 836, 900 & 902 Houston Street & 5527 Sunshine Drive, 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

8. **Rezoning:** **C14-2012-0052 - George Shia Zoning #1**
Location: 828, 836, 900 & 902 Houston Street, 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.: **Pending**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department
9. **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.: **Pending**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department
10. **Plan Amendment:** **NPA-2012-0013.02 - 900 S. 1st Street**
Location: 900, 904, & 908 S. 2nd Street; 1000 & 1002 S. 2nd Street; 705 Christopher Street & Unaddressed Christopher Street (Lots 4-7, Blk 2, Oak Cliff Addn, 0.553 acres), East Bouldin Creek Watershed, Bouldin Creek NPA
Owner/Applicant: Margaret Quadlander/J. Ryan Diepenbrock
Agent: J. Ryan Diepenbrock
Request: Mixed Use and Single Family to Higher Density Single Family
Staff Rec.: **Pending; Postponement request by the Staff to July 24, 2012**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department
11. **Rezoning:** **C14-2012-0031 - 900 S. 1st Street (Part 1)**
Location: 900-908 S. 2nd Street & Unaddressed Christopher Street, East Bouldin Creek Watershed, Bouldin Creek NPA
Owner/Applicant: Margaret Quadlander
Agent: PSW Homes, LLC (J. Ryan Diepenbrock)
Request: GR-MU-CO-NP; SF-3-NP to SF-6-CO-NP
Staff Rec.: **Pending; Postponement request by the Staff to July 24, 2012**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department

- 12. Rezoning:** **C14-2012-0033 - 900 S. 1st Street (Part 2)**
Location: 1000-1002 S. 2nd Street & 705 Christopher Street, East Bouldin Creek Watershed, Bouldin Creek NPA
Owner/Applicant: Margaret Quadlander
Agent: PSW Homes, LLC (J. Ryan Diepenbrock)
Request: SF-3-NP to SF-6-CO-NP
Staff Rec.: **Pending; Postponement request by the Staff to July 24, 2012**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department
- 13. Plan Amendment:** **NPA-2012-0003.01.SH - Chicon Corridor Phase 2**
Location: 1301 & 1301 ½ Chicon Street, Boggy Creek Watershed, Chestnut NPA
Owner/Applicant: Chestnut Neighborhood Revitalization Corporation
Agent: Sarah Andre
Request: Commercial to Mixed Use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department
- 14. Rezoning:** **C14-2012-0044.SH - Chicon Corridor Phase 2**
Location: 1301 & 1301 ½ Chicon Street, Boggy Creek Watershed, Chestnut NPA
Owner/Applicant: Chestnut Neighborhood Revitalization Corporation
Agent: Sarah Andre
Request: LR-NP to LR-MU-NP
Staff Rec.: **Recommendation of LR-MU-CO-NP**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov
Planning and Development Review Department
- 15. Site Plan - Conditional Use Permit:** **SPC-2011-0327C - Boardwalk Trail at Lady Bird Lake**
Location: 1820 S. Lakeshore Boulevard, Lady Bird Lake Watershed, South River City/Riverside NPA
Owner/Applicant: City of Austin, Public Works (David Taylor)
Agent: Eclipse Environmental & Engineering, Inc. (William McCurley, P.E.)
Request: Approval of a conditional use permit for the Boardwalk Trail and associated amenities, on property zoned P-Public and over one acre.
Staff Rec.: **Recommended with condition.**
Staff: Sue Welch, 974-3294, sue.welch@austintexas.gov
Planning and Development Review Department

- 16. Site Plan - Conditional Use Permit:** **SPC-2011-0223AT - The Vortex**
Location: 2307 Manor Rd., Boggy Creek Watershed, Upper Boggy Creek NPA
Owner/Applicant: Brooks Albert Company (James A Cullum Jr.)
Agent: Vortex Repertory Company (Bonnie Cullum)
Request: Approval of a conditional use permit for a cocktail lounge serving an existing theater in CS-1-MU-V-CO-NP, a conditional use permit for off-site parking in CS-CO-NP and CS-MU-CO-NP, and a variance for cocktail lounge parking within 200 feet of single family property.
Staff Rec.: **Recommended**
Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov
Planning and Development Review Department
- 17. Partial Plat Vacation:** **C8-2007-0119.0A(VAC) - Resubdivision of Domain Section 1**
Location: 3216 W. Braker Lane, Walnut/Shoal Creek Watersheds, North Burnet/Gateway NPA
Owner/Applicant: SL Domain LP, Highline Braker, LLC; Austin Domain, LP
Agent: Jones and Carter (Jim Schissler)
Request: Approval of a partial vacation request for the Resubdivision of the Domain Section 1, Lots 1-A and 2-A
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
Planning and Development Review Department
- 18. Total Vacation:** **C8-2012-0055.0A(VAC) - Domain Section 1**
Location: 3216 W. Braker Lane, Walnut/Shoal Creek Watersheds, North Burnet/Gateway NPA
Owner/Applicant: SL Domain LP, Highline Braker, LLC; Austin Domain, LP
Agent: Jones and Carter (Jim Schissler)
Request: Approval of the total plat vacation of the Domain Section 1.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
Planning and Development Review Department

- 19. Final Plat w/Replat:** **C8-2012-0096.0A - Lady Bird Lake Village; Replat**
Location: 1620 E. Riverside Dr., Town Lake Watershed, Riverside NPA
Owner/Applicant: 1620 E. Riverside Dr., LLC (Marcy Phillips)
Agent: Jacobs Engineering (Judd Willmann)
Request: Approval of the Lady Bird Lake Village; Replat composed of 1 lot on 2.395 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 20. Resubdivision:** **C8-2012-0093.0A - Zilker Hills; Resubdivision of Lots 4 & 5**
Location: 2010 Rabb Glen St., West Bouldin Creek Watershed, Zilker NPA
Owner/Applicant: 2101 Rabb Glen, LLC (Scott Turner)
Agent: Axiom Engineers Inc (Alan Rhames)
Request: Approval of the Zilker Hills; Resubdivision of Lots 4 & 5 composed of 4 lots on 0.796 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.