



**Planning Commission
July 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
Jeff Jack – Ex-Officio

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

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 July 10, 2012.

C. PUBLIC HEARING

- 1. Plan Amendment:** **NPA-2011-0025.02 – Landscape Resources**
Location: 7401 Old Bee Caves Road, 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
- 2. Plan Amendment:** **NPA-2012-0011.02 – North Loop Area Wide Plan Amendment**
Location: Koenig Lane to the north, E.51st Street & E. 45th Street to the south, IH-35 to the East & N. Lamar Blvd. to the west; Boggy Creek, Tannehill Branch, Waller Creek Watersheds, North Loop NPA
Owner/Applicant: Sebastian Wren, Contact Team Chairperson
Request: Adopt three residential design tools to the North Loop Neighborhood Planning Area.
Staff Rec.: **Recommended**
Staff: Kathleen Fox, 974-7877, kathleen.fox@austintexas.gov;
Planning and Development Review Department
- 3. Rezoning:** **C14-2012-0057 – North Loop Area Wide Plan Amendment**
Location: Koenig Lane to the north, E. 51st Street & E. 45th Street to the south, IH-35 to the east & N. Lamar Blvd. to the west; Boggy Creek, Tannehill Branch, Waller Creek Watersheds, North Loop NPA
Owner/Applicant: Sebastian Wren, Contact Team Chairperson
Request: Adopt three residential design tools to the North Loop Neighborhood Planning Area.
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department

4. **Plan Amendment:** **NPA-2012-0019.04 – Austin Vintage Guitars**
Location: 4306 Red River Street, Waller Creek Watershed, Central Austin Combined NPA
Owner/Applicant: Paula Johnson
Agent: Robin McCall Company (Robin McCall)
Request: Mixed Use/Office to Neighborhood Mixed Use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
5. **Rezoning:** **C14-2012-0065- Austin Vintage Guitars**
Location: 4306 Red River Street, Waller Creek Watershed, Central Austin Combined NPA
Owner/Applicant: Paula Johnson
Agent: Robin McCall Company (Robin McCall)
Request: LO-MU-NP to LR-MU-NP
Staff Rec.: **Recommendation of LR-MU-CO-NP**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department
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 Street, Tract “A”**
Location: 800 and 808 West 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 with conditions**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

8. **Rezoning:** **C14-2011-0132 – West 34th Street, Redevelopment, Tract “B”**
Location: 3316 Grandview Street and 905 West 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 with conditions**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department
9. **Rezoning:** **C14-2011-0133 – West 34th Street Redevelopment, Tract “C”**
Location: 801 West 34th Street, 3206 West Avenue, 3205 and 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 with conditions**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department
10. **Rezoning:** **C14-2011-0134 – West 34th Street Redevelopment, Tract “D”**
Location: 715 West 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 with conditions**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department
11. **Plan Amendment:** **NPA-2012-0013.02 – 900 S. 1st Street**
Location: 900, 904 and 908 South 2nd Street, 1000 and 1002 South 2nd Street, 705 Christopher Street and unaddressed Christopher Street (Lots 4-7, Blk 2, Oak Cliff Addition, 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.: **Not Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department

- 12. Rezoning: C14-2012-0031 – 900 S. 1st Street (Part 1)**
Location: 900-908 South 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.: **Not Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 13. Rezoning: C14-2012-0033 – 900 S. 1st Street (Part 2)**
Location: 1000-1002 South 2nd Street and 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.: **Not Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 14. Restrictive Covenant Amendment: C14-04-0181.SH(RCA) – Shire's Court**
Location: 1910 ½ Wickshire Lane, Country Club East Watershed, East Riverside/Oltorf Combined (Parker Lane) NPA
Owner/Applicant: Shire's Court G.P., Inc. (David Mahn) et. al.
Agent: Myra Goepp
Request: To amend the Restrictive Covenant and make Carlson Drive a private access roadway.
Staff Rec.: **Recommendation Pending; Postponement request by Staff to August 28, 2012**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

- 15. Rezoning:** **C14-2012-0049 – 2104 W. Ben White Zoning Change**
 Location: 2104 West Ben White Boulevard, Williamson Creek Watershed, South Lamar NPA
 Owner/Applicant: Curtis & Terry Sutherland
 Agent: Robert Fien
 Request: SF-3 to LR
 Staff Rec.: **Recommendation of LR-MU**
 Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
- 16. Rezoning:** **C14-2012-0018 – Ben White Commercial**
 Location: 4108 IH-35 South, Williamson Creek Watershed, South Congress Combined (East Congress) NPA
 Owner/Applicant: 4108 IH35, LLC (Lampros Moumouris)
 Agent: Brown McCarroll, L.L.P. (Nikelle S. Meade)
 Request: LI-PDA-NP to CS-MU-NP
 Staff Rec.: **Recommendation Pending; Postponement request by the Applicant to September 11, 2012.**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 17. Rezoning:** **C14-2012-0062 – The Marchesa Hall & Theater**
 Location: 6406 North IH-35 Service Road Southbound, Suite 3100, Tannehill Branch Watershed, St. John NPA
 Owner/Applicant: Wells Fargo Bank (Joseph Akers)
 Agent: Jackson Walker, L.L.P. (Katherine Loayza)
 Request: CS-NP to CS-1-NP
 Staff Rec.: **Recommendation of CS-1-CO-NP**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department
- 18. Site Plan - Conditional Use Permit:** **SPC-2011-0320C – Facilities Improvements Bartholomew Municipal Pool**
 Location: 1800 East 51st Street, Tannehill Branch Watershed, Windsor Park NPA
 Owner/Applicant: City of Austin - PARD (Reynaldo Hernandez)
 Agent: Chan & Partners Engineering LLC (Tom Curran, P.E.)
 Request: Approval of a conditional use permit because the site is over one acre in size and zoned P, public [LDC Section 25-2-625]
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 974-2864, nikki.hoelter@austintexas.gov; Planning and Development Review Department

- 19. Resubdivision:** **C8-2011-0161.0A – Resubdivision of a portion of Lots 3 and 4, Block 2, Pleasant Grove Addition**
Location: Tonkawa Trail at West 39 ½ Street, Shoal Creek Watershed, Rosedale (Underway) NPA
Owner/Applicant: Robert A. & Brandy K. Mueller
Agent: Steve Wenzel
Request: Approve the resubdivision of one lot and part of another lot into 2 lots on 0.629 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department
- 20. Resubdivision:** **C8-2012-0047.0A – Resubdivision of Lots 38A and 39A of the Resubdivision of Lots 37, 38, 39 and a portion of Lot 40, Enfield D**
Location: 1501 and 1507 Rainbow Bend, Shoal Creek Watershed, Windsor Road NPA
Owner/Applicant: BPR Partners Ltd. and Rainbow Bend Properties, LLC
Agent: Hector Avila
Request: Approve the resubdivision of 2 lots into 3 lots on 0.927 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department
- 21. Street Vacation:** **F#9045-1203**
Request: Vacation of a right-of-way adjacent to 2518 Woolridge Drive.
Staff Rec.: **Recommended**
Staff: Jennifer Grant, 974-7991, jennifer.grant@austintexas.gov; Office of Real Estate Services
- 22. Final Plat:** **C8-2012-0102.0A – Josue Subdivision, a Resubdivision of Lot 2, Block 5, Fiskville School Addition**
Location: 211 Beaver Street, Little Walnut Creek Watershed, Georgian Acres NPA
Owner/Applicant: Josue Flores
Agent: Live Oak Surveying (Phyllis Marucci Woodley)
Request: Approval of the Josue Subdivision, a Resubdivision of Lot 2, Block 5, Fiskville School Addition composed of three lots on a 0.49 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 23. Final Plat-Resubdivision:** **C8-2012-0099.0A- East 12th and Walnut Subdivision**
Location: 2700 East 12th Street, Boggy Creek Watershed, Chestnut NPA
Owner/Applicant: Therese & Ray McQuary
Agent: Texas Design Interests, LLC (Kolbe Scott)
Request: Approval of the East 12th and Walnut Subdivision composed of 3 lots on 0.298 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 24. Final Plat w/o Preliminary:** **C8-2012-0109.0A – Thornton Trails**
Location: 2505 Thornton Road, West Bouldin Creek Watershed, South Lamar NPA
Owner/Applicant: Covert Duke & Danay C Trustees Attn Andra
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approval of Thornton Trails composed of 3 lots on 3.995 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 25. Resubdivision:** **C8-2012-0112.0A – Capitol Studio; Resubdivision**
Location: 309 East 11th Street, Waller Creek Watershed, Downtown NPA
Owner/Applicant: FFS Investments No 16, LTD (Michael E Casey); 303 Office Condominium Owners Assoc, Inc. (Farid Rebeiz)
Agent: Big Red Dog (Eliot Davenport)
Request: Approval of Capitol Studio; Resubdivision composed of 2 lots on 0.781 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. New Business:**
Request: Discussion and action on electing new Planning Commission Officers.

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.