



**Planning Commission
October 23, 2012 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX. 78701**

Dave Anderson - Chair
Danette Chimenti – Vice-Chair
Richard Hatfield
Alfonso Hernandez - Parliamentarian
Jeff Jack – Ex-Officio

Howard Lazarus – Ex-Officio
James Nortey
Stephen Oliver
Brian Roark
Myron Smith
Jean Stevens – Secretary

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 October 9, 2012.

C. PUBLIC HEARING

- 1. Code Amendment:** **C20-2012-010 - Amphitheater Code Amendment**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Greg Dutton)
Request: Consider an amendment to Chapter 25-2 of the City Code to make outdoor amphitheaters a conditional use in all zoning districts.
Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov;
Planning and Development Review Department
- 2. Code Amendment:** **C20-2011-018 - Pedicab Land Use Code Amendment**
Location: City-wide
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Greg Dutton)
Request: Consider an amendment to Chapter 25-2 of the City Code to define a new land use “Pedicab Storage and Dispatch” to allow for the staging, storage and dispatch of non-motorized vehicles also including incidental parking and servicing of these vehicles.

Staff Rec.: **Recommended**
Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov;
Planning and Development Review Department
- 3. Code Amendment:** **C20-2011-003 - East Riverside Corridor Regulating Plan**
Location: Generally bounded by Lady Bird Lake on the north, State Highway 71 on the east and south, and IH-35 on the west; East Riverside/Oltorf and Montopolis NPAs

Owner/Applicant: Various
Agent: Planning and Development Review Department (Erica Leak)
Request: Consider an ordinance amending Chapter 25 of the city code to implement the East Riverside Corridor Regulating Plan

Staff Rec.: **Recommended**
Staff: Erica Leak, 974-2856, erica.leak@austintexas.gov;
Planning & Development Review Department

- 4. Plan Amendment: NPA-2012-0021.02 - East Riverside Corridor Regulating Plan**
Location: Along or in proximity to East Riverside Drive, between IH-35 on the west and Grove Boulevard on the east; Harper's Branch, Town Lake, Country Club Creek West, Country Club Creek East, Carson Creek Watersheds; East Riverside/Oltorf NPA
Owner/Applicant: Various
Agent: Planning and Development Review Department (Erica Leak)
Request: Various to Specific Regulating District
Staff Rec.: **Recommended**
Staff: Erica Leak, 974-2856, erica.leak@austintexas.gov;
Planning & Development Review Department
- 5. Plan Amendment: NPA-2012-0005.04 - East Riverside Corridor Regulating Plan**
Location: Along or in proximity to East Riverside Drive, between Grove Boulevard on the west and State Highway 71 on the east; Country Club Creek, Carson Creek, Colorado River Watersheds; Montopolis NPA
Owner/Applicant: Various
Agent: Planning and Development Review Department (Erica Leak)
Request: Various to Specific Regulating District
Staff Rec.: **Recommended**
Staff: Erica Leak, 974-2856, erica.leak@austintexas.gov;
Planning & Development Review Department
- 6. Rezoning: C14-2012-0111 - East Riverside Corridor Regulating Plan**
Location: Along or in proximity to East Riverside Drive, between Grove Boulevard on the west and State Highway 71 on the east; Country Club Creek, Carson Creek, Colorado River Watersheds; Montopolis NPA
Owner/Applicant: Various
Agent: Planning and Development Review Department (Erica Leak)
Request: Various to East Riverside Corridor Regulating District
Staff Rec.: **Recommended**
Staff: Erica Leak, 974-2856, erica.leak@austintexas.gov;
Planning & Development Review Department

- 7. Rezoning: C14-2012-0112 - East Riverside Corridor Regulating Plan**
 Location: Generally along or in proximity to East Riverside Drive, between IH-35 on the west and Grove Boulevard on the east; Harper's Branch, Town Lake, Country Club Creek West, Country Club Creek East, Carson Creek Watersheds; East Riverside/Oltorf NPA
 Owner/Applicant: Various
 Agent: Planning and Development Review Department (Erica Leak)
 Request: Various to East Riverside Corridor Regulating District
 Staff Rec.: **Recommended**
 Staff: Erica Leak, 974-2856, erica.leak@austintexas.gov; Planning & Development Review Department
- 8. 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 land use to Multifamily land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
- 9. Rezoning: C14-2012-0052 - George Shia Zoning**
 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: SF-6-NP & LO-MU-NP to MF-5-NP
 Staff Rec.: **Recommendation of MF-5-CO-NP, with conditions**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

- 10. Rezoning:** **C14-2009-0055.01 - Texas State Troopers Rezoning**
Location: 826 Houston Street & 5536-5540 N. Lamar Blvd., Waller Creek Watershed, Brentwood NPA
Owner/Applicant: Texas State Troopers Association (Claude Hart)
Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
Request: CS-1-MU-V-CO-NP & CS-MU-V-CO-NP to CS-1-MU-V-CO-NP & CS-MU-V-CO-NP, to change a condition of zoning.
Staff Rec.: **Recommended, with conditions**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department
- 11. Plan Amendment:** **NPA-2012-0026.02 - Georgian Retail**
Location: 9310 Georgian Drive, Little Walnut Creek Watershed, North Lamar Combined NPA
Owner/Applicant: Amir Hossein Batoeinng
Agent: Amir Hossein Batoeinng
Request: Single Family land use to Neighborhood Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning & Development Review Department
- 12. Rezoning:** **C14-2012-0101 - 9310 Georgian Drive**
Location: 9310 Georgian Drive, Little Walnut Creek Watershed, North Lamar Combined NPA
Owner/Applicant: Amir Hossein Batoeinng
Request: SF-3-NP to LR-MU-NP
Staff Rec.: **Recommendation of LO-MU-CO-NP**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department
- 13. Plan Amendment:** **NPA-2012-0019.03 - 2814 San Pedro St.**
Location: 2814 San Pedro Street, Shoal Creek Watershed, Central Austin Combined (West University) NPA
Owner/Applicant: Cater Joseph
Agent: Jim Bennett Consulting (Jim Bennett)
Request: Single Family land use to Multifamily land use
Staff Rec.: **Not Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning & Development Review Department

- 14. Rezoning:** **C14-2012-0079 - ACC Rio Grande Campus #1**
Location: 1218 West Avenue, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Austin Community College (William Mullane)
Agent: MWM DesignGroup, Inc. (Frank Del Castillo, Jr.)
Request: SF-3; P to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department
- 15. Rezoning:** **C14-2012-0080 - ACC Rio Grande Campus #2**
Location: 1204 West Avenue, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Austin Community College (William Mullane)
Agent: MWM DesignGroup, Inc. (Frank Del Castillo, Jr.)
Request: LO; MF-4; CS to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department
- 16. Rezoning:** **C14-2012-0081 - ACC Rio Grande Campus #3**
Location: 1212 Rio Grande Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Austin Community College (William Mullane)
Agent: MWM DesignGroup, Inc. (Frank Del Castillo, Jr.)
Request: UNZ; UNZ-H to DMU & DMU-H
Staff Rec.: **Recommendation of DMU-CO & DMU-H-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department
- 17. Rezoning:** **C14-2012-0082 - ACC Rio Grande Campus #4**
Location: 1209 Rio Grande Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Austin Community College (William Mullane)
Agent: MWM DesignGroup, Inc. (Frank Del Castillo, Jr.)
Request: GO & LR-CO to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department

- 18. Rezoning: C14-2012-0113 - 7003 E Riverside**
Location: 7003 E. Riverside Drive, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: Bradsher Family Trust
Agent: Thrower Design (Ron Thrower)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommendation of SF-6-CO-NP with conditions**
Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov;
Planning and Development Review Department
- 19. Rezoning: C14-2012-0115 - Landscape Resources**
Location: 7404 Old Bee Caves Road, Williamson Creek Watershed-Barton Springs Zone, Oak Hill NPA
Owner/Applicant: WEAPSA LLC
Agent: Thrower Design (Ron Thrower)
Request: RR-NP to LR-NP
Staff Rec.: **Recommendation of GO-MU-NP**
Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov;
Planning and Development Review Department
- 20. Rezoning: C14-2012-0114 - Monaco II**
Location: 2440 Wickersham Lane, Country Club Creek East Watershed, East Riverside/Oltorf Combined NPA
Owner/Applicant: PDQ Austin Overlook, Inc. (T. Mark Knutson)
Agent: Vaughn & Associates (Rick Vaughn)
Request: MF-2 to GR-MU
Staff Rec.: **Recommendation of LR-MU-CO**
Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov;
Planning and Development Review Department
- 21. Rezoning: C14-2011-0065 - The Austin Hotel**
Location: 800 & 804 Congress Avenue, Town Lake Watershed, Downtown NPA
Owner/Applicant: Gone to Texas Capital One, L.P. (David Kahn); The Karotkin Family Real Estate Trust (Doris Karotkin, Trustee)
Request: CBD & CBD-H to CBD-CURE & CBD-H-CURE
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department

- 22. Site Plan - Conditional Use Permit:** **SPC-2011-0280C - Del Curto Park**
 Location: 3000 Del Curto Rd., West Bouldin Creek Watershed, South Lamar Combined NPA
 Owner/Applicant: City of Austin, Parks and Recreation Dept. (Ricardo Soliz)
 Agent: City of Austin, Parks and Recreation Dept. (D'Anne Williams)
 Request: Approval of a Conditional Use Permit in order to construct park improvements in P (Public) zoning over 1 acre.
 Staff Rec.: **Recommended**
 Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov; Planning and Development Review Department
- 23. Resubdivision:** **C8-2012-0052.0A - Resubdivision of Lot 3, Block 2, Loveless Addition**
 Location: 616 Terrell Hill Dr., East Bouldin Creek Watershed, Galindo NPA
 Owner/Applicant: Glenn H. Glover
 Agent: Stansberry Engineering (Blyane Stansberry)
 Request: Approve the resubdivision of one lot into 4 lots on 0.92 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department
- 24. Preliminary Plan:** **C8-2012-0148 - 1st Street Highlands**
 Location: 900 South 2nd Street, West Bouldin Creek Watershed, Bouldin Creek NPA
 Owner/Applicant: PSW Real Estate (Ryan Diepenbrock)
 Agent: Perales Engineering, LLC (Jerry Perales)
 Request: Approval of 1st Street Highlands composed of 14 lots on 3.64 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 25. Final Plat/ Amended Plat:** **C8-2012-0147.0A.SH - Mueller Section VII-B; Amended Plat**
 Location: 3600 Manor Road, Tannehill Branch, Boggy Creek Watersheds, RMMA
 Owner/Applicant: City of Austin (Pam Hefner)
 Agent: Bury & Partners, Inc. (David Miller)
 Request: Approval of Mueller Section VII-B; Amended Plat composed of 2 lots on 4.451 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

D. NEW BUSINESS

1. Code Amendment: Waterfront Overlay District Boundary

Request: Discussion and possible action to direct staff to initiate a code amendment amending Chapter 25 of the City Code to modify the boundary of the Waterfront Overlay District between the Auditorium Shores and Butler Shores Subdistricts.

Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov;
Planning and Development Review Department

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.