



**Planning Commission  
December 11, 2012 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> 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 November 27, 2012.

## C. PUBLIC HEARING

- 1. Plan Amendment: NPA-2012-0022.01 - 518 E Oltorf Street**  
Location: 518 E. Oltorf Street, Blunn Creek Watershed, Greater South River City Combined NPA (South River City)  
Owner/Applicant: Jimmy Nassour/Howard A. Ramey and Michael R. McWatters  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: Office to Commercial; Postponement Request from Applicant to January 22, 2013  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
Planning and Development Review Department
- 2. Rezoning: C14-2012-0116 - 518 E Oltorf Street**  
Location: 518 E. Oltorf Street, Blunn Creek Watershed, Greater South River City Combined NPA (South River City)  
Owner/Applicant: Jimmy Nassour/Howard A. Ramey and Michael R. McWatters  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: GO-NP to GR-NP; Postponement Request from Applicant to January 22, 2013  
Staff Rec.: **Recommendation of LR-CO-NP, with conditions**  
Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov  
Planning and Development Review Department
- 3. Restrictive Covenant Termination: C14-74-145(RCT) - 500 South Third**  
Location: 500 South Third, Town Lake Watershed, Bouldin Creek NPA  
Owner/Applicant: Michael Martin  
Agent: Vaughn & Associates (Rick Vaughn)  
Request: To terminate the Restrictive Covenant to Allow Access to South 3rd Street, Permit MF-3 Land Uses without Special Permit, and remove Fencing Requirement  
Staff Rec.: **Recommended**  
Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov  
Planning and Development Review Department

4. **Rezoning: C14H-2012-0012 - Sellstrom House**  
 Location: 2617 Pecos Street, Johnson Creek Watershed, West Austin Neighborhood Group NPA  
 Owner/Applicant: Historic Landmark Commission – applicant; Kit Carson, Ltd. – owner  
 Agent: Ross Rathgeber, Southwest Destructors  
 Request: SF-3-NP to SF-3-H-NP  
 Staff Rec.: **Recommended**  
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@austintexas.gov  
 Planning and Development Review Department
5. **Rezoning: C814-2012-0055 - Covered Bridge Planned Unit Development**  
 Location: 6714 Covered Bridge Drive, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA (West Oak Hill)  
 Owner/Applicant: CBAL Whitecrowe LLC; Covered Bridge Section 8, LLC; PPF AMLI Covered Bridge Drive, LLC; Dudley White Estate; CBAL Whitecrowe, LLC; Covered Bridge Section 8, LLC; PPF AMLI Covered Bridge Drive, LLC; (Marcy Phillips)  
 Agent: Thrower Design (A. Ron Thrower)  
 Request: GR-NP, GR-CO-NP, MF-1-NP, SF-6-NP, & RR-NP to PUD-NP  
 Staff Rec.: **Recommendation of PUD-NP, with conditions**  
 Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov  
 Planning and Development Review Department
6. **Rezoning: C14-2012-0083 - Cirrus Rezoning**  
 Location: 800 W. 6<sup>th</sup> Street, Shoal Creek Watershed, Downtown NPA  
 Owner/Applicant: Cirrus Logic, Inc. (Thurman Case)  
 Agent: Armbrust & Brown, PLLC (Amanda Morrow)  
 Request: DMU-CO-CURE to DMU-CURE for Tract 1, and LO & GO to DMU for Tract 2  
 Staff Rec.: **Recommended**  
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
 Planning and Development Review Department
7. **Rezoning: C14-2012-0130 - 4th & Guadalupe Rezoning**  
 Location: 401 Guadalupe Street, Town Lake Watershed, Downtown NPA  
 Owner/Applicant: LG Guadalupe, L.P. (Ben Pisklak), Austin Trust Company (Ann Graham & Susan Harris)  
 Agent: Armbrust & Brown, PLLC (Lynn Ann Carley)  
 Request: CBD to CBD-CURE  
 Staff Rec.: **Recommended**  
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
 Planning and Development Review Department

- 8. Site Plan CUP: SPC-2012-0027C - Girls' School of Austin**  
 Location: 2007 McCall Road, Johnson Creek Watershed, West Austin Neighborhood Group NPA  
 Owner/Applicant: The Girls' School of Austin (Lisa Schmitt)  
 Agent: Big Red Dog Engineers (Matt Stewart)  
 Request: Approval of a Conditional Use Permit  
 Staff Rec.: **Recommended**  
 Staff: Lynda Courtney, 974-2810, lynda.courtney@austintexas.gov  
 Planning and Development Review Department
- 9. Resubdivision: C8-2012-0176.0A - 12th Street Lot 3, Resubdivision**  
 Location: 2912 East 12<sup>th</sup> Street, Boggy Creek Watershed, Rosewood NPA  
 Owner/Applicant: Verde Builders Group (Daniel Reeves)  
 Agent: Genesis 1 Engineering Co (George Gonzalez)  
 Request: Approval of the 12th Street Lot 3, Resubdivision composed of 2 lots on 0.2984 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.