



**Planning Commission
October 9, 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 September 25, 2012.

C. PUBLIC HEARING

1. Briefing:

Request: Briefing on recommendations on improvements to the Land Development Code and Technical codes to address sound mitigation for construction of new residential dwelling units and other uses with overnight guests, such as hotels, in the Downtown Austin area. (The Building & Fire Code Board will make final recommendation to City Council).

Staff: Dan McNabb, 974-2752, dan.mcnabb@austintexas.gov
Planning and Development Review Department

2. Briefing:

Request: Briefing on Waller Creek: A Completion
Presenter: A representative from the Waller Creek Conservancy

3. Plan Amendment:

NPA-2012-0005.01 - La Estancia Del Rio
Location: 1700 ½ Frontier Valley Drive, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: Equity Secured Capital
Agent: MWM Design Group (Frank Del Castillo, Jr.)
Request: Commercial to Multifamily Residential, as amended
Staff Rec.: **Recommended**
Staff: Justin Golbabai, 974-6439, justin.golbabai@austintexas.gov
Planning and Development Review Department

4. Rezoning:

C14-2012-0067 - La Estancia Del Rio
Location: 1700 ½ Frontier Valley Drive, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: Equity Secured Capital
Agent: MWM Design Group (Frank Del Castillo, Jr.)
Request: CS-NP to MF-3-NP, as amended
Staff Rec.: **Recommended for MF-3-NP**
Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov
Planning and Development Review Department

5. **Plan Amendment:** **NPA-2012-0018.01 - Texas State Troopers Zoning**
 Location: 826 Houston St. and 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: Mixed Use to Multifamily
 Staff Rec.: **Recommended. On October 3, 2012, the application was withdrawn by the applicant because the revised zoning request does not require a change in the future land use map.**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
 Planning and Development Review Department
6. **Rezoning:** **C14-2012-0052 - Texas State Troopers Rezoning**
 Location: 826 Houston St. and 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**
 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:** **C14-2012-0054 - 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 to MF-5-NP
 Staff Rec.: **Recommendation of MF-5-CO-NP**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department

- 9. 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.: **Not Recommended; Applicant requests a postponement to November 13, 2012**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
 Planning and Development Review Department
- 10. Rezoning:** **C14H-2012-0009 - S. Leroy and Josephine Brown House**
 Location: 2707 Hemphill Park, Waller Creek Watershed, North University NPA
 Owner/Applicant: Historic Landmark Commission, applicant; Purple Owl House Corporation, owner
 Agent: Kent Collins; John Philip Donisi
 Request: MF-5-NCCD-NP to MF-5-H-NCCD-NP
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@austintexas.gov
 Planning and Development Review Department
- 11. Rezoning:** **C14-2012-0097 - Little Woodrow's Bar & Restaurant**
 Location: 5425 Burnet Road, Waller Creek Watershed, Brentwood NPA
 Owner/Applicant: Rick Engel
 Agent: Alice Glasco Consulting, Inc. (Alice Glasco)
 Request: CS-MU-V-CO-NP to CS-1-MU-V-CO-NP
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department
- 12. Rezoning:** **C14-2012-0105 - 702 San Antonio Street**
 Location: 702 San Antonio Street, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: HUU Architects (Thomas Hatch)
 Request: DMU-H-CO to DMU-H-CO
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department

- 13. Rezoning: C14-2012-0106 - 5th & San Jacinto Rezoning**
 Location: 300 E. 5th St., Town Lake Watershed, Downtown NPA
 Owner/Applicant: Harry Whittington, Mercedes Whittington, Sally May, Mercedes Greg, Margaret Puckett Trust, Sara May Trust, Caroline Puckett Trust, Michael May Trust, Camille May Trust, William Puckett Trust, Claire Whittington Trust
 Agent: Armbrust & Brown, PLLC (Richard Suttle)
 Request: CBD to CBD-CURE
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department
- 14. Rezoning: C14-2012-0102 - Texas PTA Rezoning #1**
 Location: 408 W. 11th St., Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: Texas Congress of Parents & Teachers (Kyle Ward)
 Agent: Garrett-Ihnen Civil Engineers, Inc. (Mike Wilson)
 Request: DMU to CBD
 Staff Rec.: **Recommendation of DMU-CO**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department
- 15. Rezoning: C14-2012-0103 - Texas PTA Rezoning #2**
 Location: 416 W. 11th St., Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: Texas Congress of Parents & Teachers (Kyle Ward)
 Agent: Garrett-Ihnen Civil Engineers, Inc. (Mike Wilson)
 Request: CS to CBD
 Staff Rec.: **Recommendation of DMU-CO**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department

- 16. Site Plan - Compatibility Waiver only: SP-2012-0122C - IBC Bank Mueller View**
 Location: 1218 East 51st Street, Tannehill Branch Watershed, Windsor Park NPA
 Owner/Applicant: International Bank of Commerce (Robert B. Barnes)
 Agent: Bury & Partners (Jonathan Fleming)
 Request: The applicant is requesting a compatibility setback variance for a driveway in order to construct a bank with associated improvements.
 Staff Rec.: **Recommended**
 Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov
 Planning and Development Review Department
- 17. Site Plan - Conditional Use Permit: SPC-2011-0351C - Facilities Improvements West Enfield Neighborhood Pool**
 Location: 2008 Enfield Road, Johnson Creek Watershed, Central West Austin Combined NPA
 Owner/Applicant: City of Austin - PARD (Reynaldo Hernandez)
 Agent: Chan Partners (Tom Curran P.E.)
 Request: Request approval of a conditional use permit because the site is zoned P, Public and over 1 acre in size [LDC Section 25-2-625(D)(2)]
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 974-2863, Nikki.Hoelter@austintexas.gov
 Planning and Development Review Department
- 18. Site Plan- Waivers Only: SP-2012-0102C - Sun Moon and Stars Addition**
 Location: 3810 South 1st Street, West Bouldin Creek Watershed, Galindo NPA
 Owner/Applicant: Rahul Singh
 Agent: Advanced Consulting Engineers (Ash Tariq)
 Request: Waiver Requests: 1) Request a waiver to permit a building to encroach into the 25 foot compatibility setback [LDC Section 25-2-1063(B)(1)]; 2. Request a waiver to allow an intensive recreational use (playground) within 50 feet of a property in an SF-5 or more restrictive zoning district [LDC Section 25-2-1067(F)(1)]
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 974-2863, Nikki.Hoelter@austintexas.gov
 Planning and Development Review Department

19. Resubdivision: **C8-2012-0053.0A - Resubdivision of Lot 17, Block 4, Broadacres Subdivision**
Location: 5503 Clay Avenue, Shoal Creek Watershed, Brentwood NPA
Owner/Applicant: Pride of Austin Homes, LLC (Yusuf Johnson)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Approve the resubdivision of one lot into 2 lots on 0.330 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov
Planning and Development Review Department

20. Vacation: **C8S-77-109(VAC) - Resubdivision of Lots B & C, Riverside Divide Section 3**
Location: 1620 E. Riverside, Lady Bird Lake Watershed, Riverside NPA
Owner/Applicant: 1620 East Riverside Drive, LLC (Marcy Phillips)
Agent: Adam Koransky
Request: Approval of the total vacation of the Resubdivision of Lots B & C, Riverside Divide Section 3 composed of 1.54 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 974-3404, cesar.zavala@austintexas.gov
Planning and Development Review Department

21. Vacation: **C8S-76-172(VAC) - Riverside Divide Section 3**
Location: 1620 E. Riverside, Lady Bird Lake Watershed, Riverside NPA
Owner/Applicant: 1620 East Riverside Drive, LLC (Marcy Phillips)
Agent: Adam Koransky
Request: Approval of the total vacation of the Riverside Divide Section 3 composed of 2.39 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 974-3404, cesar.zavala@austintexas.gov
Planning and Development Review Department

22. Final Plat w/Preliminary: **C8-04-0043.06.1A.SH - Mueller Section II-C Phase 1 Final Plat**
Location: 3600 Manor Road, Tannehill Branch/Boggy Creek Watershed, RMMA NPA
Owner/Applicant: COA-Redevelopment Services Office (Pam Hefner)
Agent: Bury & Parnters (Jonathan Fleming)
Request: Approval of the Mueller Section II-C Phase 1 Final Plat composed of 5 lots on 5.513 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Department

- 23. Final Plat w/Preliminary:** **C8-04-0043.06.2A.SH - Mueller Section I-C Phase 1 Final Plat**
 Location: 3600 Manor Road, Tannehill Branch/Boggy Creek Watershed, RMMA NPA
 Owner/Applicant: COA-Redevelopment Services Office (Pam Hefner)
 Agent: Bury & Partners (Jonathan Fleming)
 Request: Approval of the Mueller Section I-C Phase 1 Final Plat composed of 64 lots on 5.228 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Department
- 24. Final Plat/Resubdivision:** **C8-2012-0145.0A - Castle East Subdivision**
 Location: 1101 West 11th Street, Shoal Creek Watershed, Old West Austin NPA
 Owner/Applicant: Rooknoll, LLC (Dick Clark)
 Agent: Big Red Dog Engineering (Ricardo De Camps)
 Request: Approval of the Castle East Subdivision composed of 2 lots on 1.194 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Department
- 25. Preliminary Plan:** **C8-04-0043.06.SH - Mueller Section 2 Preliminary Plan Revision 6**
 Location: 3600 Manor Road, Tannehill Branch/Boggy Creek Watershed, RMMA NPA
 Owner/Applicant: COA-Redevelopment Services Office (Pam Hefner)
 Agent: Bury & Partners (David Miller)
 Request: Approval of the Mueller Section 2 Preliminary Plan Revision 6 composed of 1096 lots on 314.97 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Department
- 26. Resubdivision:** **C8-2012-0146.0A - Met Center II Section 3, Lot 4, Blk D; Resub**
 Location: 7101 Metropolis Dr., Onion Creek Watershed
 Owner/Applicant: Met Center II Nyctex Phase II, Ltd (Howard Yancy)
 Agent: Ron Thrower
 Request: Approval of the Met Center II Section 3, Lot 4, Blk D; Resub composed of 1 lot on 50.212 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on electing 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.