C I T Y P L A N N I N G C O M M I S S I O N

August 14, 2007
City Hall – Council Chambers
301 W. 2nd Street
1st Floor
Annotations & Zoning Summaries

CALL TO ORDER – 6:00 P.M.
COMMENCED: 6:10 p.m. ***ADJOURNED: 12:38 a.m.***

_____Tracy Atkins
_____Perla Cavazos
_____Mandy Dealey - Parliamentarian
_*A*___Cid Galindo - Secretary
1 Vacancy
_____Paula Hui
_____Saundra Kirk
_____Jay Reddy – Vice-Chair
_____Dave Sullivan - Chair

CONDUCT OF PUBLIC HEARINGS

1. Chair announces request.
2. Staff presents a summary of the case.
3. Chair calls on those FAVORING the request.
4. Applicant's presentation (5 minutes).
5. Up to three speakers favoring the request (3 minutes); additional speakers (1 minute).
6. Chair calls on those OPPOSING the request.
7. Primary presentation (5 minutes).
8. Up to three speakers opposing the request (3 minutes); additional speakers (1 minute).
9. Applicant is given opportunity to answer objections stated. (3 minutes)
10. Staff summation and questions from the Commission.
11. The public hearing on a zoning case may be closed and no further testimony is taken from the public.
12. If the public hearing is closed, the Commission shall make a recommendation to the City Council within 14 days or the case will be forwarded to the City Council without a recommendation. (Section 25-2-282).

All of the following items may be acted upon by one motion. The Commission does not consider items earlier than the time stated on the agenda; "Other Business" items can be taken at any time. After the posted time, the Commission Chairperson may announce the item and, if there is no opposition, the item may be taken "by consent" for approval without discussion.

CITIZENS WISHING TO SPEAK BEFORE THE COMMISSION OR CITIZENS THAT ARE UNABLE TO SPEAK BUT WOULD LIKE TO MAKE THE COMMISSION AWARE OF THEIR POSITION ARE REQUESTED to REGISTER BY SIGNING A CARD AT THE ENTRANCE.

Any interested party aggrieved by a decision of the Planning Commission on a Hill Country Site Plan, Conditional Use Permit, Replacement Site Plan, or a Preliminary Subdivision Plan with an environmental variance may only appeal the Commission's decision to the City Council. The notice of appeal must be submitted in writing on a form provided by the Director of Neighborhood Planning & Zoning Department within fourteen (14) days following the decision of the Planning Commission.

The Commission may recommend additional future land use designations that have not been requested or future land use designations that are more or less intensive than the requested future land use. The

Commission may also recommend zoning that includes combining districts such as mixed use, conditional overlays, or other combining districts.

AGENDA POSTING & POSTPONEMENT POLICIES

AGENDA POSTING POLICY

Normally when placing an item on a future agenda, commissioners should inform the chair prior to a meeting and announce the item under Items from Commission at the end of the agenda.

If the topic is of a sensitive nature or may be considered outside the scope of the Commission's charge, then the chair may request that it be presented to the Executive Committee for consideration prior to being placed on the agenda.

- An item that arises during the conduct of a meeting may be announced during the pertinent discussion or at the end of the meeting.
- If no objection is raised to the posting of an item, a vote and a second on the posting will not be required.
- If a disagreement arises on the posting of an item, the Commission will act upon the posting by a motion and vote.

POSTPONEMENT POLICY

General Policy: Anyone may request a postponement of a public hearing by following the instructions provided below. Individual commissioners may request postponements to be voted on by the full Commission. Note that requests for postponements of Neighborhood Plans or the rezonings that stem from Neighborhood Plans are strongly discouraged, and will not be granted except in extraordinary circumstances. Examples may include a significant defect in the planning process (e.g. lack of notification) or the availability of relevant and significant information that was not available during the planning process (e.g. the development of the Airport Overlay Zone around Austin-Bergstrom International Airport).

To Request a Postponement:

1. **Write a letter to the case manager** (case manager's name is provided in the agenda item under "City Staff") that includes 1) the date/time the letter was delivered to city staff, 2) the reason for requesting postponement, 3) requested postponement date.
2. **Ensure that the case manager or the Planning Commission Coordinator receives your letter by the beginning of the Planning Commission meeting.** Do not send requests for postponement directly to the Planning Commission. Letters to the Planning Commission Coordinator may be mailed or faxed to the address/number given below, or hand delivered to 505 Barton Springs Road, 5th floor.
3. **Attend the Commission meeting in case the request for postponement is discussed.**

CORRESPONDENCE WITH THE PLANNING COMMISSION

E-mail: E-mail addresses for individual Commissioner's are available on the last page of this agenda.

Mail: Neighborhood Planning & Zoning Department
Attn: Planning Commission Coordinator
P.O. Box 1088, Austin TX, 78767

Fax: Fax: (512) 974-6054
Attn: Planning Commission Coordinator

MORE INFORMATION

Planning Commission Web Page: www.cityofaustin.org/smartgrowth/pc.htm
COA Development Web: www.cityofaustin.org/development/

Facilitator: Chris Yanez , 974-1810
City Attorney: Mitzi Cotton; Holly Noelke, 974-2179

Land Development Code: www.cityofaustin.org/development/ldc1.htm
For further information, please contact Dora Anguiano, Neighborhood Planning & Zoning Department at 974-2104 or dora.anguiano@ci.austin.tx.us.

6:00 P.M.

PUBLIC HEARING

A. REGULAR AGENDA

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 Planning Commission may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other item on this agenda.

Private Consultation with Attorney – Section 551.071

CITIZEN COMMUNICATION:

1. The first four (4) speakers signed up to speak will each be allowed a three-minute allotment to address their concerns regarding items *not* posted on the agenda.

SHANNON HYBNER – ROAD CONNECTIVITY PROJECT IN NORTH AUSTIN.

APPROVAL OF MINUTES

2. Approval of minutes from July 24, 2007.

APPROVED MINUTES FOR JULY 24, 2007; BY CONSENT.
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

DISCUSSION AND ACTION ON ZONING CASES

3.	**Zoning:**	**C814-06-0218 - Lakeline Station Planned Unit Development (PUD)**
	Location:	North FM 620 Road and 13713 Rutledge Spur, South Brushy Creek and Lake Creek Watersheds Watershed, Portions within the Northwest Park & Ride Town Center TOD District NPA
	Owner/Applicant:	PCG Summit – Lakeline Station L.P. (Steve Levenson)
	Agent:	Armbrust & Brown, L.L.P. (David Armbrust)
	Request:	From I-RR to PUD
	Staff Rec.:	**Recommended with conditions.**
	Staff:	Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us Neighborhood Planning & Zoning Department

APPROVED APPLICANT'S REQUEST FOR PUD ZONING.
[M.DEALEY, J.REDDY 2ND] (7-0) C.GALINDO – ABSENT

DISCUSSION AND ACTION ON CODE AMENDMENT

4. Code Amendment: **C20-07-011 -**

Request: Discussion and action on an ordinance amending Chapter 25-2, Subchapter F: Residential Design and Compatibility Standards (the "McMansion Ordinance) to authorize the Residential Design and Compatibility Commission (RDCC) to waive or modify the side wall articulation requirement if certain criteria are met. (Currently, RDCC may increase by up to 25% the minimum depth or length of a required wall articulation requirement for any specific project proposed by an applicant).

Staff: Joi Harden, 974-3455, joi.harden@ci.austin.tx.us
Watershed Protection and Development Review

MOTION MADE TO APPROVE CODE AMENDMENT.
[S.KIRK, J.REDDY 2ND] (7-0) C.GALINDO – ABSENT

5. Code Amendment: **C2o-06-012 - Consider amending sidewalk regulations**

Request: Consider amending sidewalk regulations, including a new variance process, new building permit requirements and proposed fee in-lieu of process.

Staff Rec.: **Recommended**

Staff: George Zapalac, 974-2725, george.zapalac@ci.austin.tx.us
Watershed Protection and Development Review

APPROVED STAFF'S RECOMMENDATION.
[J.REDDY, T.ATKINS 2ND] (7-0) C.GALINDO – ABSENT

DISCUSSION AND ACTION ON NEIGHBORHOOD PLAN AMENDMENT

6. Neighborhood Plan Amendment: **NPA-007-0017.01 - Austin Energy & Crestview Station**

Location: Waller Creek Watershed, Crestview/Wooten NPA
Owner/Applicant: Austin Energy
Agent: Lena Lund & Alice Glasco
Request: Utilities to Mixed Use and Major Planned Development to Utilities
Staff Rec.: **Recommended**
Staff: Kathleen Fox, 974-7877, kathleen.fox@ci.austin.tx.us
NPZD

POSTPONED TO 08/28/07 (APPLICANT)
[J.REDDY, M.DEALEY 2ND] (7-0) C.GALINDO – ABSENT

DISCUSSION AND ACTION ON ZONING CASES

7. Rezoning: C14-2007-0094 - Justin Lane

Location: 6909 Ryan Drive, Waller Creek Watershed, Crestview/Wooten NPA
Owner/Applicant: City of Austin -- Austin Energy (Lena Lund)
Agent: City of Austin -- Neighborhood Planning and Zoning Department (Jorge E. Rousselin)
Request: P-NP to GR-MU-NP
Staff Rec.: **Recommendation of GR-MU-CO-NP**
Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us
Neighborhood Planning & Zoning Department

POSTPONED TO 08/28/07 (APPLICANT)
[J.REDDY, M.DEALEY 2ND] (7-0) C.GALINDO – ABSENT

8. Rezoning: C14-2007-0095 - Justin Substation

Location: 7520 - 7530 North Lamar Boulevard, Waller Creek Watershed, Crestview/Wooten NPA
Owner/Applicant: City of Austin -- Austin Energy (Lena Lund)
Agent: City of Austin -- Neighborhood Planning and Zoning Department (Jorge E. Rousselin)
Request: PDA-NP to P-NP
Staff Rec.: **Recommended**
Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us
Neighborhood Planning & Zoning Department

POSTPONED TO 08/28/07 (APPLICANT)
[J.REDDY, M.DEALEY 2ND] (7-0) C.GALINDO – ABSENT

9. Rezoning: C14-2007-0099 - Asian Center 1800

Location: 801 West Braker Lane, Walnut Creek Watershed, North Lamar NPA
Owner/Applicant: Asian Center Grocery (Minh Duc Lu)
Agent: Jim Bennet Consulting (Jim Bennett)
Request: CS to CS-1
Staff Rec.: **Recommended**
Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us
Neighborhood Planning & Zoning Department

POSTPONED TO 08/28/07 (NEIGHBORHOOD)
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

10. Rezoning: **C14-2007-0106 - Chinatown Residential Community**

Location:	104 Ferguson Road, Walnut Creek Watershed, North Lamar NPA
Owner/Applicant:	Tan International Group (Alex Tan)
Agent:	Land Answers (Jim Wittliff)
Request:	CS and LO to CS-MU-CO
Staff Rec.:	**Recommendation of LO-MU for Tract 1; GR-MU-Co for Tract 2; and CS-MU-Co for Tract 3**
Staff:	Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us Neighborhood Planning & Zoning Department

POSTPONED TO 08/28/07 (APPLICANT)
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

11. Rezoning: **C14-2007-0107 - Rock City Icehouse**

Location:	6406 North IH-35 Suite 1100, Tannehill Watershed, St. John's NPA
Owner/Applicant:	Lincoln Dunhill Holdings, Ltd. (Tim Denker)
Agent:	Armbust and Brown (Amanda Morrow)
Request:	CS to CS-1
Staff Rec.:	**Recommendation of CS-1-CO**
Staff:	Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us Neighborhood Planning & Zoning Department

APPROVED STAFF'S RECOMMENDATION FOR CS-1-CO ZONING; BY CONSENT.
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

12. Rezoning: **C14-2007-0067 - Clawson**

Location:	3608 Clawson Road, West Bouldin Watershed, South Lamar NPA
Owner/Applicant:	Clarita Riccobono, Richard Roberts, James Barnett
Agent:	Jay Dupont
Request:	From SF-3 to MF-2-CO
Staff Rec.:	**Alternative recommendation of SF-6**
Staff:	Robert Heil, 974-2330, robert.heil@ci.austin.tx.us Neighborhood Planning & Zoning Department

1st motion: APPROVED STAFF'S RECOMMENDATION FOR SF-6 ZONING.
[S.KIRK, J.REDDY 2ND] (3-4) MOTION FAILED;
2nd motion: MOTION MADE TO DENY STAFF & APPLICANT'S REQUEST; AND MAINTAIN THE SF-3 ZONING.
[P.CAVAZOS, S.KIRK 2ND] (4-3) MOTION FAILED.
CASE SENT TO CITY COUNCIL WITH NO RECOMMENDATION FROM PLANNING COMMISSION.

13. Rezoning: **C14-2007-0075 - Villa Court**
Location: 3505 Villa Court, West Bouldin Watershed, Galindo NPA
Owner/Applicant: Mattie Matthaei
Agent: A.J. Ghaddar
Request: From SF-3 to SF-4A
Staff Rec.: **Recommended**
Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
Neighborhood Planning & Zoning Department

POSTPONED TO 09/11/07 (NEIGHBORHOOD)
[J.REDDY, P.CAVAZOS 2ND] (7-0) C.GALINDO – ABSENT

14. Rezoning: **C14-2007-0079 - Los Tequilaeros**
Location: 6305 Cameron Road, Fort Branch Watershed, Windsor Park NPA
Owner/Applicant: Choi Investments (Son Thai)
Agent: Lenworth Consulting (Nash Gonzalez)
Request: From GR to CS-1
Staff Rec.: **Not Recommended**
Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
Neighborhood Planning & Zoning Department

APPROVED STAFF'S RECOMMENDATION TO DENY CS-1 ZONING.
[J.REDDY, M.DEALEY 2ND] (7-0) C.GALINDO – ABSENT

15. Rezoning: **C14-2007-0065 - Bassford 44**
Location: 8337 Hwy 71, Williamson Creek Watershed, Oak Hill NPA
Owner/Applicant: Marvin Bassford
Agent: Jim Bennet Consulting (Jim Bennett)
Request: From RR to SF-2
Staff Rec.: **Recommended**
Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
Neighborhood Planning & Zoning Department

POSTPONED TO 09/11/07 (APPLICANT)
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

16. Rezoning: **C14-2007-0080 - 1109 Shady Lane**
Location: 1109 Shady Lane, Boggy Creek Watershed, Johnston Terrace NPA
Owner/Applicant: Anthony Daywood
Agent: Permit Me (Maureen Morphew)
Request: From GR-NP to CS-MU-NP
Staff Rec.: **Staff requests a postponement of the item until 9/11/07**
Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
Neighborhood Planning & Zoning Department

POSTPONED TO 09/11/07 (STAFF)
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

17. Rezoning: **C14-2007-0076 - 2200 Tillery**

Location:	2200 Tillery Street, Boggy Creek, Tannehill Branch Watershed, MLK NPA
Owner/Applicant:	Smart Mail of Austin (Lawrence Mathis)
Agent:	Smart Mail of Austin (Lawrence Mathis)
Request:	From LO-MU-NP to CS-MU-NP
Staff Rec.:	**GR-MU-CO-NP**
Staff:	Robert Heil, 974-2330, robert.heil@ci.austin.tx.us Neighborhood Planning & Zoning Department

POSTPONED TO 08/28/07 (PC)
[J.REDDY, M.DEALEY 2ND] (7-0) C.GALINDO – ABSENT

18. Restrictive Covenant Termination: **C14-84-361 (RCT) - 2200 Tillery**

Location:	2200 Tillery Street
Owner/Applicant:	Smart Mail of Austin (Lawrence Mathis)
Agent:	Smart Mail of Austin (Lawrence Mathis)
Request:	Termination of the Restrictive Covenenat restricting use.
Staff Rec.:	**RECOMMENDED**
Staff:	Robert Heil, 974-2330, robert.heil@ci.austin.tx.us Neighborhood Planning & Zoning Department

POSTPONED TO 08/28/07 (PC)
[J.REDDY, M.DEALEY 2ND] (7-0) C.GALINDO – ABSENT

19. Rezoning: **C14-2007-0096.SH - Georgian Acres**

Location:	8837, 8839, 8841 East Drive, Little Walnut Creek Watershed, Georgian Acres NPA
Owner/Applicant:	Ron Chitsey
Agent:	Vaughn & Associates (Rick Vaughn)
Request:	SF-3 to SF-6
Staff Rec.:	**Not Recommended**
Staff:	Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us Neighborhood Planning and Zoning Department

POSTPONED TO 10/09/07 (APPLICANT)
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

20. Rezoning: **C14-2007-0016 - Stoney Ridge Phase D**

Location: Elroy Road & Kellam Lane, Dry Creek East Watershed
Owner/Applicant: MC Joint Venture (William Gurasich)
Agent: Doucet & Associates, Inc. (Ted McConaghey)
Request: From P and SF-2 to SF-4A
Staff Rec.: **Recommended**
Staff: Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us
Neighborhood Planning & Zoning Department

APPROVED STAFF'S RECOMMENDATION FOR SF-4A ZONING.
[J.REDDY, P.CAVAZOS 2ND] (7-0) C.GALINDO – ABSENT

DISCUSSION AND ACTION ON SITE PLAN

21. Site Plan - Conditional Use Permit: **SP-2007-0295A - Susy's Daycare**

Location: 308 W. William Cannon Dr., Williamson Creek Watershed, Sweetbriar NPA
Owner/Applicant: Irma Arrieta
Agent: Irma Arrieta
Request: Approval of a conditional use permit for Daycare Services (General).
Staff Rec.: **Recommended**
Staff: Chris Yanez, 974-1810, chris.yanez@ci.austin.tx.us
Watershed Protection and Development Review Department

APPROVED STAFF'S RECOMMENDATION.
[J.REDDY, M.DEALEY 2ND] (7-0) C.GALINDO – ABSENT

22. Site Plan-Environmental Variance Only: **SP-2007-0170C - Seton Southwest Healthcare Center**

Location: 7900 FM 1826, Williamson Creek Watershed, West Oak Hill NPA
Owner/Applicant: Lillibridge Healthcare Property (Mary Witt)
Agent: Gray Jansing and Associates (Brian Williams)
Request: Variance request to allow cuts that exceed the four foot maximum limits (LDC 25-8-341), up to 12 feet.
Staff Rec.: **Recommended**
Staff: Donna Cerkan, 974-2733, donna.cerkan@ci.austin.tx.us
Patricia Foran, 974-3427, patricia.foran@ci.austin.tx.us
Watershed Protection and Development Review Department

APPROVED STAFF'S RECOMMENDATION; BY CONSENT.
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

23. Site Plan-Environmental Variance Only: **SP-07-0130DS.SH - Pleasant Valley Retaining Wall**

Location:	3100 block of S. Pleasant Valley Rd., Country Club Watershed, Parker Ln NPA
Owner/Applicant:	City of Austin -- Public Works(Diane Rice)
Agent:	URS, (Reynaldo Cantu)
Request:	Variance approval: To exceed the 4' cut/fill limit (LDC Section 25-8-341/342)
Staff Rec.:	**Recommended with Staff conditions.**
Staff:	Javier V. Delgado, 974-7648, javier.delgado@ci.austin.tx.us Watershed Protection and Development Review

APPROVED STAFF'S RECOMMENDATION; BY CONSENT.
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

24. Site Plan - Conditional Use Site Plan: **SPC-2007-0216C - Target-Austin Arboretum**

Location:	10107 Research Blvd., Shoal Creek Watershed, North Burnet/Gateway NPA
Owner/Applicant:	Depot-Great hills Partners L.L.C./EGP Retail Management
Agent:	Bury & Partners Inc. (Jonathan Neslund P.E.)
Request:	Approval of a conditional use site plan to allow 129,900 square feet of gross floor area for a large retail use.
Staff Rec.:	**Recommended**
Staff:	Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us Watershed Protection and Development Review

APPROVED STAFF'S RECOMMENDATION; BY CONSENT.
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

25. Site Plan - Environmental Variance Only: **SP-2007-0214C - East Bouldin Lofts**

Location:	1417 S. 1st Street, East Bouldin Creek Watershed, Bouldin Creek NPA
Owner/Applicant:	First Bouldin Creek L.L.C. (Scott Trainer)
Agent:	LOC Consultants (Joan Ternus)
Request:	To allow construction within the Critical Water Quality Zone. [LDC Section 25-8-262]
Staff Rec.:	**Recommended w/EV Board's Recommendation**
Staff:	Craig Carson, 974-7690, craig.carson@ci.austin.tx.us Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us Watershed Protection and Development Review

APPROVED STAFF'S RECOMMENDATION.
[J.REDDY, M.DEALEY 2ND] (7-0) C.GALINDO – ABSENT

DISCUSSION AND ACTION ON SUBDIVISION CASES

26. Resubdivision: C8-06-0243.0A.SH - Resubdivision of the Resubdivision of Lot 1, Block A Stoneridge Sec. 1

Location:	6400 FM 969, Walnut Creek Watershed, MLK-183 NPA
Owner/Applicant:	Austin 1825 Fortview Inc. (Jimmy Nassour)
Agent:	Rivera Engineering (Mike Rivera)
Request:	Approval of the resubdivision of Lot 1, Block A Stone Ridge Sec. 1 into a 2.6998 acre lot.
Staff Rec.:	**Recommended**
Staff:	Javier Delgado, 974-7648, javier.delgado@ci.austin.tx.us John M. McDonald, 974-9795, john.mcdonald@ci.austin.tx.us Watershed Protection and Development Review Department

APPROVED STAFF'S RECOMMENDATION.
[J.REDDY, M.DEALEY 2ND] (7-0) C.GALINDO – ABSENT

27. Resubdivision: C8-07-0046.0A - Crestview Station

Location:	N. Lamar Blvd. at Airport Blvd., Waller Creek Watershed, Crestview NPA
Owner/Applicant:	Crestview Station RTB Land, LP (Brad Maples)
Agent:	Bury & Partners, Inc. (Gabriel Bruehl)
Request:	Approval of the Crestview Station subdivision composed of 10 lots on 74.94 acres. A variance request to LDC Section 25-4-151 which requires streets of a new subdivision to be in line with existing streets on adjoining property. The variance is for Banyon
Staff Rec.:	**Recommended**
Staff:	David Wahlgren, 974-6455, David.Wahlgren@ci.austin.tx.us Watershed Protection and Development Review Department

APPROVED STAFF'S RECOMMENDATION; BY CONSENT.
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

28. Resubdivision: C8-2007-0083.0A - Charles Johnson Addition, Block 4, Resubdivision of Lot 1

Location:	513 Upson Street, Johnson Creek Watershed, West Austin Neighborhood Group NPA
Owner/Applicant:	Christopher & Mayumi Walton
Agent:	Mike McHone Real Estate (Mike McHone)
Request:	Approval of the Charles Johnson Addition, Block 4, Resubdivision of Lot 1 proposed of 1 lot on 0.218 acres.
Staff Rec.:	**Recommended**
Staff:	David Wahlgren, 974-6455, David.Wahlgren@ci.austin.tx.us Watershed Protection and Development Review Department

APPROVED STAFF'S RECOMMENDATION; BY CONSENT.
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

29. Resubdivision: C8-06-0251.0A - Bouldin Stand

Location:	901 Bouldin Ave, East Bouldin Creek Watershed, Bouldin NPA
Owner/Applicant:	Nathan Munk
Agent:	PBS&J (Terry Reynolds)
Request:	Approval of Bouldin Stand composed of 1 .714 acre lot being resubdivided into 2 lots.
Staff Rec.:	**Recommended**
Staff:	David Wahlgren, 974-6455, David.Wahlgren@ci.austin.tx.us Watershed Protection and Development Review Department

APPROVED STAFF'S RECOMMENDATION.
[J.REDDY, M.DEALEY 2ND] (4-2-1) P.HUI, T.ATKINS – NAY; S.KIRK – ABSTAINED; C.GALINDO – ABSENT {MOTION FAILED}

POSTPONED TO 08/28/07 (PC)
[P.HUI, T.ATKINS 2ND] (5-2) J.REDDY, D.SULLIVAN – NAY; C.GALINDO – ABSENT

30. Resubdivision: C8-03-0189.01.1A - Colorado Crossing Phase Two (Being a Portion of Lot 5A of Resubdivision of Lot 1, Lockheed Addition)

Location:	Burleson Road at McKinney Parkway, Onion Creek Watershed, Southeast Combined NPA
Owner/Applicant:	OBAN Holdings and KellyTrade Ventures, L.L.C. (Rnadolph Noster and Kenneth Satterlee)
Agent:	Bury & Partners, Inc. (Brad Linbvai)
Request:	Approve the portion on one into 6 lots composed of 72.753 acres.
Staff Rec.:	**Recommended**
Staff:	Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us Watershed Protection and Development Review Department

POSTPONED TO 08/28/07 (APPLICANT)
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

31. Resubdivision: C8-06-0196.0A - Menem Subdivision, A Resubdivision of a Portion of Lot 1-A of the Resubdivision of Lots 1-11, Pleasant Hill Addition

Location:	5505 Wasson Road, Williamson Creek Watershed, East Congress NPA
Owner/Applicant:	Auto Show Place (Michael Menem)
Agent:	Consultech & Associates (Fernando Solari)
Request:	Approve the resubdivision of a portion of one lot and previoulsy unplatted land into 2 lots comprised of 2.118 acres.
Staff Rec.:	**Recommended**
Staff:	Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us Watershed Protection and Development Review Department

POSTPONED TO 08/28/07 (STAFF)
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

32. Resubdivision: C8-07-0026.0A - South Acres, Lot A; Resubdivision

Location: 1144 Gunter St, Boggy Creek Watershed, MLK NPA
Owner/Applicant: Clayton Reagan
Agent: Hector Avila
Request: Approval of the South Acres, Lot A; Resubdivision composed of 4 lots.
Staff Rec.: **Recommended.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Watershed Protection and Development Review Department

APPROVED STAFF'S RECOMMENDATION; BY CONSENT.
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

33. Resubdivision: C8-07-0029.0A - Broadacres, Resubdivision of Lots 23 & 24, Blk 2

Location: 5604-5606 Clay Ave, Shoal Creek Watershed, Brentwood NPA
Owner/Applicant: David Whitworth Development (David Whitworth)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: Approval of the Broadacres, Resubdivision of Lots 23 & 24, Blk 2 composed of 3 lots on .62 acres.
Staff Rec.: **Recommended.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Watershed Protection and Development Review Department

APPROVED STAFF'S RECOMMENDATION.
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

34. Preliminary: C8-2007-0087.SH - Mueller Section III Resubdivision Preliminary

Location: 4624 1/2 James Wheat St, Boggy Creek Watershed, RMMA NPA
Owner/Applicant: Catellus Austin, Inc (Carl Paulson)
Agent: Bury & Partners (Peggy Carrasquillo)
Request: Approval of the Mueller Section III Resubdivision Preliminary composed of additional right-of-way on .774 acres.
Staff Rec.: **Recommended.**
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Watershed Protection and Development Review Department

APPROVED STAFF'S RECOMMENDATION; BY CONSENT.
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

35. Resubdivision: **C8-2007-0087.1A.SH - Mueller Section III Resubdivision Final Plat (Smart Housing)**

Location:	4624 & 4700 James Wheat Street, Boggy Creek Watershed, RMMA NPA
Owner/Applicant:	Catellus Autin, LLC (Carl Paulson)
Agent:	Bury & Partners (Peggy Carrasquillo)
Request:	Approval of the Mueller Section III Resubdivision Final Plat (Smart Housing) composed of 2 lots on 16.758 acres and associated right-of-way.
Staff Rec.:	**Recommended.**
Staff:	Don Perryman, 974-2784, don.perryman@ci.austin.tx.us Watershed Protection and Development Review

APPROVED STAFF'S RECOMMENDATION; BY CONSENT.
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

36. Total Subdivision Vacation: **C8-06-0060.0A(Vac) - Leona Subdivision (Plat Vacation)**

Location:	1803 Leona St., Boggy Creek Watershed, Central East Austin NPA
Owner/Applicant:	John and Eliza Morehead
Agent:	UDG, (Kate Grossman)
Request:	Approal of the total vacartion of the Leona Subdivision.
Staff Rec.:	**Recommended.**
Staff:	Don Perryman, 974-2786, don.perryman@ci.austin.tx.us Watershed Protection and Development Review

APPROVED STAFF'S RECOMMENDATION; BY CONSENT.
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

DISCUSSION AND ACTION ON STATUTORY DISAPPROVALS

37. Final Plat Resubdivision: **C8-2007-0126.0A - Del Curto Addition**

Location:	2705 Del Curto Road, West Bouldin Creek Watershed
Owner/Applicant:	(Maria Corbalan)
Agent:	(Hector Avila)
Request:	Approval of Del Curto Addition composed of 3 lots on 1.022 acres.
Staff Rec.:	**Disapproval**
Staff:	Watershed Protection and Development Review Department

38. Final with Prelim: C8J-06-0141.1A - Ridgeview Phase 1

Location: South View Road, Slaughter Creek/Williamson Creek Watershed
Owner/Applicant: Centex Homes (Keith Pearson)
Agent: Lja Engineering & Surveying Inc. (J. Keith Collins)
Request: Approval of Ridgeview Phase I composed of 128 lots on 61.146 acres.
Staff Rec.: **Disapproval**
Staff: Watershed Protection and Development Review Department

39. Final Without Prelim: C8-2007-0127.0A - Riverside Meadows, Section Three, Replat of Lot 26, Block A

Location: Riverside Drive and Coriander Drive, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: SAFA Trading Est. (Adam Ahmad)
Agent: The Faust Group (Bill Faust)
Request: Approval of Riverside Meadows, Section Three, Replat of Lot 26, Block A composed of 1 lot on 1.365 acres.
Staff Rec.: **Disapproval**
Staff: Javier Delgado, 974-7648, javier.delgado@ci.austin.tx.us
John M. McDonald, 974-9795, john.mcdonald@ci.austin.tx.us
Watershed Protection and Development Review Department

40. Amended Plat: C8-2007-0138.0A - Glenwood Addition to East Austin, Lots 7 & 8, Block 24; Amended Plat

Location: 1201 Cedar Ave., Boggy Creek Watershed, Chestnut NPA
Owner/Applicant: Kyle Melgaard / Stephen Belew
Agent: Frie Planning & Development (Ross Frie)
Request: Approval of the Glenwood Addition to East Austin, Lots 7 & 8, Block 24; Amended Plat composed of 2 lots on 0.277 acres.
Staff Rec.: **DISAPPROVAL**
Staff: Watershed Protection and Development Review

41. Amended Plat: C8-2007-0131.0A - Mueller Section IV, Block 60, Amended Plat of Lot 1

Location: 2002 Anchor Lane, Tannehill Branch / Boggy Creek Watershed, RMMA NPA
Owner/Applicant: Catellus Austin, Inc (Carl Paulson)
Agent: Bury & Partners (Peggy Carrasquillo)
Request: Approval of the Mueller Section IV, Block 60, Amended Plat of Lot 1 composed of 1 lot on 28.63 acres.
Staff Rec.: **DISAPPROVAL**
Staff: Watershed Protection and Development Review

#37-41; DISAPPROVED BY CONSENT.
[J.REDDY, S.KIRK 2ND] (7-0) C.GALINDO – ABSENT

B. OTHER BUSINESS
ITEMS FROM THE COMMISSION

1. Report from the Committee Chairs

TRAINING MEETING – AUGUST 21, 2007 @ CITY HALL

PUT ON NEXT AGENDA – INITIATE ZONING CASE FOR SH PROJECT.

2. Other Business:
Request: Discussion and action on Election of Officers.

DAVE SULLIVAN – CHAIR
JAY REDDY – VICE-CHAIR
MANDY DEALEY – PARLIAMENTARIAN
SAUNDRA KIRK – SECRETARY
CID GALINDO – ASSIST. SECRETARY

3. Other Business:
Request: Discussion and action on Nomination to Downtown Commission.

POSTPONED TO 08/28/07 (PC)

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. Please call Dora Anguiano, Neighborhood Planning & Zoning Department, at 974-2104, for information, text phone users route through Relay Texas at (800) 735-2989.

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Ms. Mandy Dealey
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Contact Phone: (512)476-7872
E-mail Address:
sully.jumpnet@sbcglobal.net

STANDING COMMITTEES

Committee	**CIP** **Meets Quarterly**	**Codes & Ordinances Meets 3rd Tuesday at 6:00pm**	**Comprehensive Plan Meets 1st Tuesday at 6:00pm**	**Neighborhood Planning Meets 2nd Wednesday at 3:30 pm**	**Executive Meets 1st Wednesday at 8:00 a.m.**	**Liaison**
Committee Members	Sullivan Cavazos	Reddy-Chair Sullivan Dealey Kirk Atkins	Galindo-Chair Dealey Sullivan Cavazos Kirk Atkins	Galindo Dealey Reddy-Chair Kirk	Sullivan Reddy Dealey	Dealey Sullivan
Staff		Sonya Lopez 974-7694	Paul Frank 974-2378	Mark Walters 974-7695		

Facilitator: Chris Yanez, 974-1810
City Attorney: Mitzi Cotton; Holly Noelke, 974-2179