

**CITY PLANNING COMMISSION****October 23, 2007****City Hall – Council Chambers****301 W. 2<sup>nd</sup> Street****1<sup>st</sup> Floor*****Annotations & Zoning Summaries*****CALL TO ORDER – 6:00 P.M.****COMMENCED: 6:10 P.M.****ADJOURNED: 3:30 A.M.**

\_\_\_\_ Tracy Atkins

\_\_\_\_ Paula Hui

\_\_\_\_ Perla Cavazos

\_\_\_\_ Sandra Kirk – Secretary

\_\_\_\_ Mandy Dealey - Parliamentarian

\_\_\_\_ Jay Reddy – Vice-Chair

\_\_\_\_ Chris Ewen

\_\_\_\_ Dave Sullivan - Chair

\_\_\_\_ Cid Galindo – Assist. Secretary

***All Present*****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

Facilitator: Robert Heil, 974-2330

City Attorney: Gordon Bowman, 974-2346; Stuart Riley

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](http://www.cityofaustin.org/smartgrowth/pc.htm)

COA Development Web: [www.cityofaustin.org/development/](http://www.cityofaustin.org/development/)

Facilitator: Robert Heil, 974-2330

City Attorney: Gordon Bowman, 974-2346; Stuart Riley

**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.

***NO SPEAKERS.***

**APPROVAL OF MINUTES**

2. Approval of minutes from October 9, 2007.

***APPROVED MINUTES FOR OCTOBER 9, 2007; BY CONSENT.***

**CODE AMENDMENT**

3. **Code** C20-07-016 - Transit-Oriented Development  
**Amendment:**  
Owner/Applicant: City initiated  
Request: Amend Sections 25-2-766.04, 25-2-766.12, 25-2-766.21, and 25-2-766.22 of the City Code to modify language in the Transit-Oriented Development (TOD) Ordinance.  
Staff Rec.: **Recommended**  
Staff: Sonya Lopez, 974-7694, [sonya.lopez@ci.austin.tx.us](mailto:sonya.lopez@ci.austin.tx.us)  
Neighborhood Planning & Zoning Department

***APPROVED STAFF'S RECOMMENDATION; BY CONSENT.***

***[J.REDDY, T.ATKINS 2<sup>ND</sup>] (9-0)***

**4. Discussion and  
Action on  
S.M.A.R.T  
Housing  
Ordinance:**

Request: To incorporate the June 7, 2007 Council-approved S.M.A.R.T Housing Resolution, amend section 25-9-347 of the LDC (Exemption for Certain Affordable Housing), and add a new Article 15 to Chapter 25-1 of the LDC in order to implement the recommendations of the Affordable Housing Incentives Task Force to enhance the S.M.A.R.T Housing Policy and Fee Waiver Program.

Staff: Steve Barney, 974-3126, [steve.barney@ci.austin.tx.us](mailto:steve.barney@ci.austin.tx.us)  
Neighborhood Housing and Community Development

***APPROVED STAFF'S RECOMMENDATION ; BY CONSENT.  
[J.REDDY, T.ATKINS 2<sup>ND</sup>] (9-0)***

**NEIGHBORHOOD PLAN AMENDMENT**

**5. Neighborhood Plan Amendment:** **NPA-2007-0009.04 - 1319 Rosewood Avenue**

Location: 1319 Rosewood Avenue, Waller Creek Watershed, Central East Austin NPA

Owner/Applicant: Ken Blair

Agent: Nicole Blair

Request: Amendment to the Future Land Use Map for Central East Austin neighborhood plan for 1319 Rosewood Avenue from **SINGLE-FAMILY TO MIXED-USE**

Staff Rec.: **Recommended**

Staff: Minal Bhakta, 974-6453, [minal.bhakta@ci.austin.tx.us](mailto:minal.bhakta@ci.austin.tx.us)  
Neighborhood Planning & Zoning Department

**Related Zoning Case**

**6. Rezoning:** **C14-2007-0135 - 1319 Rosewood Avenue**

Location: 1319 Rosewood Avenue, Waller Creek Watershed, Central East Austin NPA

Owner/Applicant: Ken Blair

Agent: Nicole Blair

Request: From SF-3 to CS-MU-CO-NP

Staff Rec.: **Recommended**

Staff: Robert Heil, 974-2330, [robert.heil@ci.austin.tx.us](mailto:robert.heil@ci.austin.tx.us)  
Neighborhood Planning & Zoning Department

- 7. Neighborhood Plan Amendment:** **NPA-2007-0009.01 - Central East Austin NPA McMansion Ordinance Amendment**
- Location: Central East Austin Neighborhood Planning Area, Boggy and Waller Creeks and Town Lake Watershed, Central East Austin NPA
- Owner/Applicant: OCEAN- Central East Austin Neighborhood Plan Contact Team
- Agent: City of Austin Neighborhood Planning and Zoning Department
- Request: Amend the neighborhood plan to modify the maximum square footage and maximum floor-to-area-ratio (FAR) permitted in this plan area to 0.4 floor-to-area ratio (FAR) for development subject to the City's Land Development Code, Chapter 25-2, Subchapter F: Re
- Staff Rec.: **Recommendation pending.**
- Staff: Katie Halloran, 974-3509, katie.halloran@ci.austin.tx.us  
Neighborhood Planning & Zoning Department

Related Zoning Case

- 8. Rezoning:** **C14-01-0148.005 - Central East Austin NPA McMansion Ordinance Amendment**
- Location: Central East Austin Neighborhood Planning Area, Boggy and Waller Creeks and Town Lake Watershed, Central East Austin NPA
- Owner/Applicant: City of Austin Neighborhood Planning and Zoning Department, on behalf of the Central East Austin Neighborhood Plan Contact Team
- Agent: City of Austin Neighborhood Planning and Zoning Department
- Request: Same as plan amendment NPA-2007-0009.01
- Staff Rec.: **Recommendation Pending**
- Staff: Jerry Rushoven, 974-3207, jerry.rushoven@ci.austin.tx.us  
Neighborhood Planning & Zoning Department

**DISCUSSION AND ACTION ON A ZONING CASE**

- 9. Rezoning: C14-2007-0108 - Camden North Lamar**  
 Location: 5300, 5304, and 5400 North Lamar Boulevard, Waller Creek Watershed, Brentwood NPA  
 Owner/Applicant: 5400 Lamar Ltd. (Abe Zimmerman)  
 Agent: Drenner & Golden Stuart Wolff, LLP (Michele Rogerson)  
 Request: CS-MU-CO-NP to CS-MU-CO-NP; The nature of this request is to consider implementation of VMU on the site and to allow implementation of VMU options; **Applicant has requested a postponement to November 27, 2007**  
 Staff Rec.: **Recommendation of CS-MU-CO-NP, with conditions; to apply vertical mixed use (VMU)**  
 Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us  
 Neighborhood Planning & Zoning Department
- 10. Rezoning: C14-2007-0141 - Crescent Stonelake**  
 Location: 10011 and 10015 Stonelake Boulevard, Shoal Creek Watershed, North Burnet/Gateway NPA  
 Owner/Applicant: Estates of Fred C. Morse (Scott Morse)  
 Agent: Bury & Partners, Inc. (Melissa Matthiesen)  
 Request: CS to MF-4  
 Staff Rec.: **Recommendation of MF-4-CO with conditions**  
 Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us  
 Neighborhood Planning & Zoning Department

***APPROVED STAFF'S RECOMMENDATION OF MF-4-CO WITH CONDITIONS; BY CONSENT.******[J.REDDY, T.ATKINS 2<sup>ND</sup>] (9-0)***

- 11. Rezoning: C14-2007-0144 - 800 West Avenue**  
 Location: 800 West Avenue, Shoal Creek Watershed, Downtown NPA  
 Owner/Applicant: Joseph T. Wells  
 Agent: Armbrust and Brown (Lynn Ann Carley)  
 Request: GO and LO to CBD  
 Staff Rec.: **Recommendation of DMU-CO**  
 Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us  
 Neighborhood Planning & Zoning Department

- 12. Rezoning: C14-2007-0161 - 5350 Burnet Rd.**  
Location: 5350 Burnet Road, Shoal Creek Watershed  
Owner/Applicant: 5350 Burnet LTD. (Ken Carr)  
Agent: Drenner+Golden, Stuart, Wolff, LLP. (Michele Rogerson)  
Request: CS-MU-CO to CS-MU-CO; The nature of this request is to consider implementation of VMU on the site and to allow implementation of VMU options.  
Staff Rec.: **Recommendation of CS-MU-CO; to apply vertical mixed use (VMU)**  
Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us  
Neighborhood Planning & Zoning Department
- 13. Rezoning: C14-2007-0110 - Sigma Chi Fraternity**  
Location: 2701 Nueces Street, Waller Creek Watershed, Central Austin Combined (West University) NPA  
Owner/Applicant: Alpha Nu Chapter of Sigma Chi (Linden Welsh)  
Agent: Aynesworth Project management (Tim Aynesworth)  
Request: MF-4-NP to MF-4-CO-NP; Nature of the request is to consider imposing development restrictions on the property.  
Staff Rec.: **Recommended**  
Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us  
Neighborhood Planning & Zoning Department
- 14. Rezoning: C14-2007-0113 - Tejas**  
Location: 2600 Rio Grande Street, Shoal Creek Watershed, Central Austin Combined (West University) NPA  
Owner/Applicant: Tejas Foundation (Douglas Batson)  
Agent: Bankers Capital Corporation (Douglas Batson)  
Request: MF-4-NP to MF-4-CO-NP; Nature of the request is to consider imposing development restrictions on the property.  
Staff Rec.: **Recommended**  
Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us  
Neighborhood Planning & Zoning Department

- 15. Rezoning:** **C14-2007-0117 - Alpha Chi Omega Sorority**  
Location: 2420 Nueces Street, Waller Creek Watershed, Central Austin  
Combined (West University) NPA  
Owner/Applicant: Alpha Chi Omega House Corporation (Deborah Rosenquest)  
Agent: Dell Incorporated (Welsch Leslie)  
Request: MF-4-NP to MF-4-CO-NP; Nature of the request is to consider imposing development restrictions on the property.  
Staff Rec.: **Recommended**  
Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us  
Neighborhood Planning & Zoning Department
- 16. Rezoning:** **C14-2007-0118 - Beta Alpha Chapter of Alpha Xi Delta Sorority**  
Location: 2508 Rio Grande Street, Shoal Creek Watershed, Central Austin  
Combined (West University) NPA  
Owner/Applicant: Alpha Xi Delta Building Corporation (Christina Lynch)  
Agent: Beta Alpha Chapter of Alpha Xi Delta (Christina Lynch)  
Request: CS-NP and MF-4-NP to MF-4-CO-NP; Nature of the request is to consider imposing development restrictions on the property.  
Staff Rec.: **Recommended**  
Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us  
Neighborhood Planning & Zoning Department
- 17. Rezoning:** **C14-2007-0119 - Texas Alpha House of Pi Beta Phi**  
Location: 2300 San Antonio Street, Waller Creek Watershed, Central Austin  
Combined (West University) NPA  
Owner/Applicant: Texas Alpha House Corporation of Pi Beta Phi ( Betty Knight)  
Agent: Brown McCarroll, LLP (Andrew Martin)  
Request: MF-4-NP to MF-4-CO-NP; Nature of the request is to consider imposing development restrictions on the property.  
Staff Rec.: **Recommended**  
Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us  
Neighborhood Planning & Zoning Department



- 18. Rezoning:** **C14-2007-0128 - Sigma Alpha Epsilon Texas Rho Fraternity**  
Location: 2414 Pearl Street, Shoal Creek Watershed, Central Austin Combined (West University) NPA  
Owner/Applicant: Sigma Alpha Epsilon Alumni Association of Austin (Jody Lane); Sigma Alpha Epsilon Texas Rho House  
Agent: Reynolds + Franke, PC (Steve Franke)  
Request: MF-4-NP to MF-4-CO-NP; Nature of the request is to consider imposing development restrictions on the property.  
Staff Rec.: **Recommended**  
Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us  
Neighborhood Planning & Zoning Department
- 19. Rezoning:** **C14-2007-0132 - Kappa Alpha Theta Sorority**  
Location: 2401 Pearl Street, Shoal Creek Watershed, Central Austin Combined (West University) NPA  
Owner/Applicant: Kappa Alpha Theta Facility Board (Karla Wagner)  
Agent: Meredith Landry  
Request: MF-4-NP to MF-4-CO-NP; Nature of the request is to consider imposing development restrictions on the property.  
Staff Rec.: **Recommended**  
Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us  
Neighborhood Planning & Zoning Department
- 20. Rezoning:** **C14-2007-0142 - Omega Building Company -Non Profit Student Housing Preservation**  
Location: 2500 Rio Grande Street, Waller Creek Watershed, Central Austin Combined (West University) NPA  
Owner/Applicant: Omega Building Company of Austin (Sandra W. Hauser)  
Agent: Omega Building Company of Austin (Sandra W. Hauser)  
Request: MF-4-NP to MF-4-CO-NP; Nature of the request is to consider imposing development restrictions on the property.  
Staff Rec.: **Recommended**  
Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us  
Neighborhood Planning & Zoning Department

- 21. Rezoning:** **C14-2007-0195 - Delta Delta Delta Sorority House**  
Location: 503 West 27th Street, Shoal Creek and Waller Creek Watershed, Central Austin Combined (West University) NPA  
Owner/Applicant: Theta Zeta House Corporation (Leanne Heldenfels)  
Agent: Theta Zeta House Corporation (Leanne Heldenfels)  
Request: MF-4-NP to MF-4-CO-NP; Nature of the request is to consider imposing development restrictions on the property.  
Staff Rec.: **Recommended**  
Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us  
Neighborhood Planning & Zoning Department
- 22. Rezoning:** **C814-91-0001.05 - Little Texas PUD - Revision #5**  
Location: 1003 and 1005 Little Texas Lane, and 6100 North IH-35 Service Road Southbound, Williamson Creek Watershed, South Congress Combined (Sweetbriar) NPA  
Owner/Applicant: Pad Investors 2000, Ltd. c/o the Gottesman Company (Robert J. Liverman)  
Agent: Armbrust & Brown, L.L.P. (Amanda Morrow)  
Request: PUD-NP to PUD-NP to amend the approved land use and development standards for Block B, Lots 3, 4, and 6 of the Little Texas PUD.  
Staff Rec.: **Recommended with conditions**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Neighborhood Planning & Zoning Department
- 23. Rezoning:** **C14H-07-0015 - Harthan Street Local Historic District**  
Location: 600-10 Harthan Street and 1206 W. 6th Street, Shoal Creek Watershed, Old West Austin NPA  
Owner/Applicant: Terri Myers, Preservation Central, Inc.  
Request: SF-3-NP, SF-3-H-NP, MF-4-NP, MF-4-H-NP and CS-MU-CO-NP to SF-3-HD-NP, SF-3-H-HD-NP, MF-4-HD-NP, MF-4-H-HD-NP and CS-MU-CO-HD-NP  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us  
Neighborhood Planning & Zoning Department

- 24. Rezoning:** **C14H-07-0019 - John and Lela Gay House**  
Location: 4108 Avenue D, Waller Creek Watershed, Hyde Park NPA  
Owner/Applicant: Neil Foley and Angela Hinz, owners  
Request: SF-3-NCCD to SF-3-H-NCCD  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 974-6454, [steve.sadowsky@ci.austin.tx.us](mailto:steve.sadowsky@ci.austin.tx.us)  
Neighborhood Planning & Zoning Department
- 25. Rezoning:** **C14H-07-0020 - Albert and Ruth Douglas House**  
Location: 1200 Travis Heights Boulevard, Town Lake Watershed, South River City NPA  
Owner/Applicant: Don Wells, owner  
Request: SF-3-NP to SF-3-H-NJP  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 974-6454, [steve.sadowsky@ci.austin.tx.us](mailto:steve.sadowsky@ci.austin.tx.us)  
Neighborhood Planning & Zoning Department
- 26. Rezoning:** **C14H-07-0021 - Gordon Damon House**  
Location: 3400 Duval Street, Waller Creek Watershed, North University NPA  
Owner/Applicant: Steven and Kimberley Brackin, owners  
Request: SF-3-NCCD-NP to SF-3-H-NCCD-NP  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 974-6454, [steve.sadowsky@ci.austin.tx.us](mailto:steve.sadowsky@ci.austin.tx.us)  
Neighborhood Planning & Zoning Department
- 27. Rezoning:** **C14H-07-0003 - Parrish-Fleming House**  
Location: 1410 Northwood Road, Shoal Creek Watershed, Windsor Road NPA  
Owner/Applicant: Pemberton Preservation Partners, Inc. (Candace Volz)  
Request: SF-3 to SF-3-H  
Staff Rec.: **Not recommended**  
Staff: Steve Sadowsky, 974-6454, [steve.sadowsky@ci.austin.tx.us](mailto:steve.sadowsky@ci.austin.tx.us)  
Neighborhood Planning & Zoning Department

- 28. Rezoning: C14-2007-0129 - Cumberland Residential**  
 Location: 1001 Cumberland, West Bouldin Watershed, Galindo NPA  
 Owner/Applicant: The Salvation Army (Major Stephen Ellis)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: From MF-1 and MF-1-CO to MF-2-CO  
 Staff Rec.: **Recommended with conditions**  
 Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us  
 Neighborhood Planning & Zoning Department

### **DISCUSSION AND ACTION ON SITE PLAN CASES**

- 29. Site Plan SP-07-0068C - First Baptist Church Ministry Center**  
**Conditional Use**  
**Permit + Waiver**  
**Request + Ten-**  
**Year Extension**  
**Request:**  
 Location: 811 Trinity Street, Waller Creek Watershed, Downtown NPA  
 Owner/Applicant: John S. Raff (First Baptist Church)  
 Agent: Lawrence A. Cates & Assc. (Steve Sylliaasen)  
 Request: Approval of a conditional use permit for off-site parking AND a waiver request to the pedestrian oriented uses requirement AND a Ten-Year extension request.  
 Staff Rec.: **CUP + Extension are recommended. Waiver is not recommended.**  
 Staff: Chris Yanez, 974-1810, chris.yanez@ci.austin.tx.us  
 Watershed Protection and Development Review Department
- 30. Site Plan SP-02-0451C(XT2) - Houston Street Condominiums (aka**  
**Extension: Citybrook Condominiums)**  
 Location: 1601 Houston Street, Shoal Creek Watershed, Brentwood NPA  
 Owner/Applicant: BBR, Ltd. (Mac Bintliff)  
 Agent: Loomis Austin (Fair Abboushi)  
 Request: Approval of a site plan extension for 3 years to a previously approved plan.  
 Staff Rec.: **Recommended**  
 Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us  
 Watershed Protection and Development Review Department

**DISCUSSION AND ACTION ON SUBDIVISION CASES**

- 31. Final Plat:** **C8-2007-0119.0A - Domain Section 1 Subdivision; Resubdivision**  
Location: 3216 W Braker Lane, Walnut/ Shoal Creek Watershed, North Burnet NPA  
Owner/Applicant: Austin Domain, LP (Richard Geren) and Rreef Domain, LP (Bryan Smith)  
Agent: Bury & Partners, Inc (Jennifer Trent)  
Request: Approval of a resubdivision to resubdivide 2 lots into 3 lots for commercial use.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
Watershed Protection and Development Review Department
- 32. Final Plat:** **C8-2007-0119.0A - Domain Section 1 Subdivision; Resubdivision**  
Location: 3216 W Braker Lane, Walnut/ Shoal Creek Watershed, North Burnet NPA  
Owner/Applicant: Austin Domain, LP (Richard Geren) and Rreef Domain, LP (Bryan Smith)  
Agent: Bury & Partners, Inc (Jennifer Trent)  
Request: Approval of a resubdivision to resubdivide 2 lots into 3 lots for commercial use.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
Watershed Protection and Development Review Department
- 33. Final Plat:** **C8-2007-0085.0A - Monte Vista Blk D, Lot 4-6, 11, 19 & Tanglewood Place Section 1, Lot 2, Resub (AKA Tarry Hill)**  
Location: 3200 Bowman Ave, Taylor Slough South Watershed, West Austin NPA  
Owner/Applicant: Richard & Anne Smalling  
Agent: Armbrust & Brown (Ricahrd Suttle)  
Request: Approval of the Monte Vista Resubdivision, (aka Tarry Hill), a resubdivision of 5 lots and portions of 2 lots into 5 lots. The applicant also requests a variance to not install sidewalks on Pecos Street and Bowman Ave.  
Staff Rec.: **Recommendation pending. (Sidewalk variance is not recommended).**  
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
Watershed Protection and Development Review Department

**DISCUSSION AND ACTION ON STATUTORY DISAPPROVALS**

- 34. Final without Preliminary:** **C8-2007-0178.0A - Palm Harbor Estates**  
 Location: 6317 East Ben White Blvd., Carson Creek Watershed, Southeast NPA  
 Owner/Applicant: Palm Harbor Homes (John P. Chaney)  
 Agent: The Moore Group (Kevin Stockton)  
 Request: Approval of the Palm Harbor Estates Subdivision composed of 2 lots on 9.051 acres.  
 Staff Rec.: **Disapproval**  
 Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us  
 Watershed Protection and Development Review Department
- 35. Preliminary Plan:** **C8-2007-0181 - Airport Commerce Section II**  
 Location: 1305 1/2 Airport Commerce Drive, Carson Creek Watershed, Montopolis NPA  
 Owner/Applicant: Jaime Oldham & Timothy Bennett (James Oldham)  
 Agent: Hanrahan Pritchard Engineering Inc. (Ron Pritchard)  
 Request: Approval of the Airport Commerce Section II Preliminary Plan composed of 5 lots on 19.52 acres.  
 Staff Rec.: **Disapproval**  
 Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us  
 Watershed Protection and Development Review Department
- 36. Final Plat w/ Prelim:** **C8-06-0058.2A - Chestnut Plaza Section 2**  
 Location: E MLK Blvd, Boggy Creek Watershed, Chestnut NP NPA  
 Owner/Applicant: Ovando Holdings LP (Richard Suttle)  
 Agent: Carter & Burgess, Inc (Ricky De Camps)  
 Request: Approval of Chestnut Plaza Section 2 composed of 1 lot on 9.76 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Watershed Protection and Development Review Department
- 37. Amended Plat:** **C8-2007-0171.0A - Pleasant Run Place & Woods Knoll Place Addition; Amended Plat**  
 Location: 3107 Pleasant Run Place, Taylor Slough North / Taylor Slough South Watershed, West Austin NPA  
 Owner/Applicant: Charles & Adelaide Huffstutler / Hervey & Dianne Priddy  
 Agent: Consort, Inc.  
 Request: Approval of the Pleasant Run Place & Woods Knoll Place Addition; Amended Plat composed of 2 lots on 0.505 acres.  
 Staff Rec.: **DISAPPROVAL**  
 Staff: Watershed Protection and Development Review Department

- 38. Resubdivision:** **C8-2007-0172.0A - Eastover, Resubdivision of Lot 10, Block A**  
Location: 1139 1/2 Gunter Street, Boggy Creek Watershed, MLK - Oak Spring NPA  
Owner/Applicant: Hector Garcia / Martha E. Segovia  
Agent: Hector Avila  
Request: Approval of the Eastover, Resubdivision of Lot 10, Block A composed of 3 lots on 0.50 acres.  
Staff Rec.: **DISAPPROVAL**  
Staff: Watershed Protection and Development Review Department
- 39. Final without Preliminary:** **C8-2007-0182.0A - Dove Center Subdivision**  
Location: Creek Bend, Williamson Creek Watershed, Franklin Park NPA  
Owner/Applicant: James Gatzmeyer  
Agent: Prossner & Associates (Kurt Prossner)  
Request: Approval of the Dove Center Subdivision composed of 2 lots on 0.433 acres.  
Staff Rec.: **DISAPPROVAL**  
Staff: Watershed Protection and Development Review Department

**B. OTHER BUSINESS****ITEMS FROM THE COMMISSION**

1. Report from the Committee Chairs

*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.*

Facilitator: Robert Heil, 974-2330

City Attorney: Gordon Bowman, 974-2346; Stuart Riley

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### STANDING COMMITTEES

<i>Committee</i>	<b>CIP Meets Quarterly</b>	<b>Codes &amp; Ordinances Meets 3<sup>rd</sup> Tuesday at 6:00pm</b>	<b>Comprehensive Plan Meets 1<sup>st</sup> Tuesday at 6:00pm</b>	<b>Neighborhood Planning Meets 2<sup>nd</sup> Wednesday at 6:00 pm</b>	<b>Executive Meets 1<sup>st</sup> Wednesday at 8:00 a.m.</b>	<b>Liaison</b>
<i>Committee Members</i>	Sullivan-Chair Cavazos Reddy Atkins Hui	Reddy- Chair Sullivan Dealey Kirk Atkins	Galindo-Chair Dealey Sullivan Cavazos Kirk Atkins	Kirk-Chair Galindo Dealey Reddy	Sullivan Reddy Dealey Kirk Galindo	Dealey Sullivan
<i>Staff</i>		<a href="#">Sonya Lopez</a> 974-7694	<a href="#">Paul Frank</a> 974-2378	<a href="#">Mark Walters</a> 974-7695		