

CITY PLANNING COMMISSION**November 13, 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: 11:50 P.M.**

____ Tracy Atkins
 ____ Perla Cavazos
 ____ Mandy Dealey - Parliamentarian
 ____ Chris Ewen
 ____ Cid Galindo – Assist. Secretary

____ Paula Hui
 ____ Sandra Kirk – Secretary
 ____ Jay Reddy – Vice-Chair
 ____ Dave Sullivan - Chair

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: Sylvia Limon, 974-2767

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

COA Development Web: www.cityofaustin.org/development/

Facilitator: Sylvia Limon, 974-2767

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 23, 2007.

APPROVED MINUTES FOR OCTOBER 23, 2007; BY CONSENT.

[J.REDDY, M.DEALEY 2ND] (9-0)

CODE AMENDMENT

3. **Code** C20-07-018 - VMU Code Amendments to Sections 25-2-32 & 25-2,
Amendment: Subchapter E, Section 4.3.5
Owner/Applicant: City of Austin
Request: 1. Permit amendments to neighborhood Plan
2. Permit amendments to Future Land Use Map (FLUM)
3. Allows for the review of Neighborhood Plan amendments in conjunction with opt-in/opt-out recommendations.
4. Add a new zoning map code "V" for vertical mixed use building.
Staff Rec.: **Recommended**
Staff: Tonya Swartzendruber, 974-3462,
tonya.swartzendruber@ci.austin.tx.us
Neighborhood Planning and Zoning

APPROVED STAFF'S RECOMMENDATION.

[J.REDDY, P.HUI 2ND] (9-0)

Facilitator: Sylvia Limon, 974-2767

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

4. Ordinance C20-07-019 - S.M.A.R.T Housing Ordinance**Amendment:**

Owner/Applicant: City Initiated

Request: Amend Title 25 of the City Code to provide incentives for developers of housing that complies with the City's S.M.A.R.T Housing Program and green building standards; amending Section 25-9-347 (Exemption for Certain Affordable Housing); and adding new Article 15 to Chapter 25-1 related to S.M.A.R.T Housing.

Staff Rec.: **Recommended**Staff: Regina Copic, 974-3180, regina.copic@ci.austin.tx.us
Neighborhood Housing and Community Development***APPROVED STAFF'S RECOMMENDATION; BY CONSENT.******[J.REDDY, M.DEALEY 2ND] (9-0)*****NEIGHBORHOOD PLAN AMENDMENT****5. Neighborhood NPA-2007-0016.02 - The Govalle Land****Plan Amendment:**

Location: A portion (0.775 AC) of 1.957 AC of OLT 44 Division A, Boggy Creek Watershed, Govalle/Johnston Terrace Combined Neighborhood Plan NPA

Owner/Applicant: Govalle/Johnston Terrace Combined Neighborhood Planning Team

Agent: Michael Casias, Govalle Partners, Ltd.

Request: Single Family to Mixed Use

Staff Rec.: **NOT RECOMMENDED**Staff: Kathleen Fox, 974-7877, kathleen.fox@ci.austin.tx.us
Neighborhood Planning & Zoning Department***POSTPONED TO 11/27/07 (NEIGHBORHOOD)******[J.REDDY, M.DEALEY 2ND] (9-0)*****Related Zoning Case****6. Rezoning: C14-2007-00146.SH - The Govalle Land**

Location: 1100 Linden Street, Boggy Creek Watershed, Govalle/Johnston Terrace Combined Neighborhood Plan NPA

Owner/Applicant: Govalle/Johnston Terrace Combined Neighborhood Planning Team

Agent: Michael Casias, Govalle Partners, Ltd.

Request: SF-3, MF-2 To SF-4A & MF-3

Staff Rec. **SF-3-NP, SF-4A-NP, SF-6-NP AND MF-3-NP**Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
Neighborhood Planning & Zoning Department***POSTPONED TO 11/27/07 (NEIGHBORHOOD)******[J.REDDY, M.DEALEY 2ND] (9-0)***

NEIGHBORHOOD PLAN AMENDMENT**7. Neighborhood NPA-2007-0014.01 - Felter Investments****Plan Amendment:**

Location: 7910 Burleson Road, Onion Creek Watershed, Southeast Combined (Southeast) NPA
Owner/Applicant: Felter Interests Ltd. (Brenda Horton)
Agent: Permit Solutions (Betty Torres)
Request: Open Space and Industry to Industry and Open Space
Staff Rec.: **Recommended.**
Staff: Gregory Montes, 974-2629, gregory.montes@ci.austin.tx.us
Neighborhood Planning & Zoning Department

APPROVED A CHANGE IN THE LOCATION OF THE INDUSTRY AND OPEN SPACE DESIGNATIONS ON THE FUTURE LAND USE MAP, AS STAFF RECOMMENDED; BY CONSENT.

[J.REDDY, M.DEALEY 2ND] (9-0)

Related Zoning Case**8. Rezoning: C14-2007-0152 - Felter Investments**

Location: 7910 Burleson Road, Onion Creek Watershed, Southeast Combined (Southeast) NPA
Owner/Applicant: Felter Interests Ltd. (Brenda Horton)
Agent: Permit Solutions (Betty Torres)
Request: RR-CO-NP; IP-NP; IP-CO-NP to RR-CO-NP and LI-CO-NP
Staff Rec.: **Recommended.**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Neighborhood Planning & Zoning Department

APPROVED RR-CO-NP DISTRICT ZONING FOR TRACT 1 AND LI-CO-NP DISTRICT ZONING FOR TRACT 2, AS STAFF RECOMMENDED; BY CONSENT.

[J.REDDY, M.DEALEY 2ND] (9-0)

DISCUSSION AND ACTION ON A ZONING CASE

- 9. Rezoning:** **C14-2007-0216 - South Manchaca Vertical Mixed Use (VMU) Zoning Opt-In/Opt-Out Process**
- Location: Selected tracts within the area bounded by West Ben White Boulevard on the north; South 1st Street on the east; West Stassney Lane on the south and Manchaca Road on the west., West Bouldin Creek; Williamson Creek Watershed, South Manchaca NPA
- Owner/Applicant: City of Austin - Neighborhood Planning and Zoning Department
- Request: To implement Vertical Mixed Use (VMU) regulations on selected tracts within the South Manchaca Neighborhood Planning Area. These include Vertical Mixed Use dimensional standards; allowable uses for a Vertical Mixed Use building in office base district zoning; relaxed parking standards for commercial uses in a Vertical Mixed Use building; and affordability requirements for Vertical Mixed Use building developments.
- Staff Rec.: **Recommended.**
- Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Neighborhood Planning & Zoning Department

SEE MOTION SHEET.***[J.REDDY, M.DEALEY 2ND](9-0)***

- 10. Rezoning:** **C14-2007-0220 - Bouldin Creek Vertical Mixed Use (VMU) Zoning Opt-In/Opt-Out Process**
- Location: Selected tracts within the area bounded by Lady Bird Lake on the north; South Congress Avenue on the east; West Oitorf Street on the south and the Union Pacific Railroad tracks on the west., Town Lake; West Bouldin Creek; East Bouldin Creek Watershed, Bouldin Creek NPA
- Owner/Applicant: City of Austin - Neighborhood Planning and Zoning Department
- Request: To implement Vertical Mixed Use (VMU) regulations on selected tracts within the Bouldin Creek Neighborhood Planning Area. These include Vertical Mixed Use dimensional standards; allowable uses for a Vertical Mixed Use building in office base district zoning; relaxed parking standards for commercial uses in a Vertical Mixed Use building; and affordability requirements for Vertical Mixed Use building developments.
- Staff Rec.: **Recommended.**
- Staff: Melissa Laursen, 974-7226, melissa.laursen@ci.austin.tx.us
Neighborhood Planning & Zoning Department

SEE MOTION SHEET.***[C.EWEN, J.REDDY 2ND](9-0)***

- 11. Rezoning:** **C14-2007-0224 - Greater South River City Vertical Mixed Use (VMU) Zoning Opt-In/Opt-Out Process**
- Location: Selected tracts within the area bounded by Lady Bird Lake on the north; South Congress Avenue on the west; Ben White Boulevard on the south and the IH-35 Service Road Southbound on the east., Town Lake; Harper's Branch; Blunn Creek Watershed, Greater South River City NPA
- Owner/Applicant: City of Austin - Neighborhood Planning and Zoning Department
- Request: To implement Vertical Mixed Use (VMU) regulations on selected tracts within the Greater South River City Neighborhood Planning Area. These include Vertical Mixed Use dimensional standards; allowable uses for a Vertical Mixed Use building in office base district zoning; relaxed parking standards for commercial uses in a Vertical Mixed Use building; and affordability requirements for Vertical Mixed Use building developments.
- Staff Rec.: **Recommended.**
- Staff: Andrew Holubeck, 974-2054, andrew.holubeck@ci.austin.tx.us
Neighborhood Planning & Zoning Department

SEE MOTION SHEET.***[P.CAVAZOS, M.DEALEY 2ND] (8-0) D.SULLIVAN – OFF DAIS***

- 12. 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

APPROVED PUD-NP DISTRICT ZONING TO AMEND THE APPROVED LAND USE AND DEVELOPMENT STANDARDS FOR BLOCK B, LOTS 3, 4 & 6 OF THE LITTLE TEXAS P.U.D; BY CONSENT.***[J.REDDY, M.DEALEY 2ND](9-0)***

- 13. Rezoning: C14-2007-0164 - Seaholm Power Plant Redevelopment**
 Location: 800 West Cesar Chavez Street, Town Lake Watershed, Downtown NPA
 Owner/Applicant: City of Austin (Gary Glover)
 Agent: City of Austin Neighborhood Planning and Zoning Department (Jorge E. Rousselin)
 Request: P and Unzoned ROW to DMU-CURE
 Staff Rec.: **Recommendation of DMU-CURE-CO with conditions**
 Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

APPROVED STAFF'S RECOMMENDATION AND 393-FEET MAXIMUM HEIGHT, LIMITED TO 40,000 SQUARE FEET ON THE NORTHEAST CORNER OF THE PROPERTY.

[M.DEALEY, T.ATKINS 2ND] (8-1) C.EWEN – NAY

- 14. Rezoning: C14-2007-0201 - Baylor Condos and The Castle on West 11th Street**
 Location: 1008 Baylor Street (Tract 1) and 1111 West 11th Street (Tract 2), Town Lake Watershed, Old West Austin NPA
 Owner/Applicant: RookNoll LLC (Victor Ayad and Dick Clark)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: MF-4-NP, SF-3-H-NP and LO-H-NP to MF-5NP and LO-MU-H-NP
 Staff Rec.: **Recommendation Pending**
 Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

POSTPONED TO 11/27/07 (STAFF)

[J.REDDY, M.DEALEY 2ND] (9-0)

- 15. Rezoning: C14-2007-0212 - 907 Rio Grande**
 Location: 907 Rio Grande Street, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: Robert L.Gage Revocable Trust (Robert L. Gage)
 Agent: Thomas C Fagerberg Attorney at Law (Thomas C. Fagerberg)
 Request: MF-4 to LO
 Staff Rec.: **Recommended**
 Staff: Jorge E. Rousselin, 974-2975, jorge.rousselin@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

POSTPONED TO 11/27/07 (NEIGHBORHOOD)

[J.REDDY, M.DEALEY 2ND] (9-0)

- 16. Rezoning: C14H-06-0041 - Schenken-Oatman House**
Location: 311 W. 41st Street, Waller Creek Watershed, Hyde Park NPA
Owner/Applicant: Restore Hyde Park, LLC
Agent: Wanda Penn
Request: SF-3-NCCD to SF-3-H-NCCD
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.Austin.Tx.US
Neighborhood Planning & Zoning Department

***APPROVED STAFF'S RECOMMENDATION FOR SF-3-H-NCCD; BY CONSENT.
[J.REDDY, M.DEALEY 2ND] (9-0)***

- 17. Rezoning: C14H-07-0023 - Walter and Mae Simms House**
Location: 906 Mariposa Drive, Town Lake Watershed, South River City NPA
Owner/Applicant: Will Andrews and Elana Einhorn
Request: SF-3-NP to SF-3-H-NP
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.Austin.Tx.US
Neighborhood Planning & Zoning Department

***APPROVED STAFF'S RECOMMENDATION FOR SF-3-H-NP; BY CONSENT.
[J.REDDY, M.DEALEY 2ND] (9-0)***

- 18. Rezoning: C14H-07-0024 - Hume-Rowe House**
Location: 4002 Avenue C, Waller Creek Watershed, Hyde Park NPA
Owner/Applicant: Aryn Sullivan
Request: SF-3-NCCD to SF-3-H-NCCD
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.Austin.Tx.US
Neighborhood Planning & Zoning Department

***APPROVED STAFF'S RECOMMENDATION FOR SF-3-H-NCCD; BY CONSENT.
[J.REDDY, M.DEALEY 2ND] (9-0)***

- 19. Rezoning: C14H-07-0025 - Granger House**
Location: 805 W. 16th Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Jeffrey Harper and Mark Seeger
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.Austin.Tx.US
Neighborhood Planning & Zoning Department

***APPROVED STAFF'S RECOMMENDATION FOR SF-3-H ZONING; BY CONSENT.
[J.REDDY, M.DEALEY 2ND] (9-0)***

- 20. Rezoning:** **C14H-07-0026 - Benjamin F. Lee House**
 Location: 1178 San Bernard Street, Boggy Creek Watershed, Central East Austin NPA
 Owner/Applicant: Aaron Reisfield
 Request: SF-3-NP to SF-3-H-NP
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.Austin.Tx.US
 Neighborhood Planning & Zoning Department

***APPROVED STAFF'S RECOMMENDATION FOR SF-3-H-NP ZONING; BY CONSENT.
 [J.REDDY, M.DEALEY 2ND] (9-0)***

- 21. Rezoning:** **C14H-07-0029 - Sweet Home Missionary Baptist Church**
 Location: 1725 W. 11th Street, Shoal Creek Watershed, Old West Austin NPA
 Owner/Applicant: Sweet Home Missionary Baptist Church
 Request: SF-3-NP to SF-3-H-NP
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.Austin.Tx.US
 Neighborhood Planning & Zoning Department

***APPROVED STAFF'S RECOMMENDATION FOR SF-3-H-NP ZONING; BY CONSENT.
 [J.REDDY, M.DEALEY 2ND] (8-0-1) D.SULLIVAN – ABSTAINED***

- 22. Rezoning:** **C14H-07-0027 - Joseph F. Renfro, Jr. House**
 Location: 3707 Gilbert Street, Lake Austin Watershed, Central West Austin NPA
 Owner/Applicant: David Hurchalla
 Request: SF-3 to SF-3-H
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.Austin.Tx.US
 Neighborhood Planning & Zoning Department

***APPROVED STAFF'S RECOMMENDATION FOR S-3-H ZONING; BY CONSENT.
 [J.REDDY, M.DEALEY 2ND] (9-0)***

- 23. Rezoning:** **C14H-07-0015 - Harthan Street Local Historic District**
 Location: 600-610 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

PULLED; NO ACTION REQUIRED.

- 24. 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

POSTPONED TO 11/27/07 (STAFF)
[J.REDDY, M.DEALEY 2ND] (9-0)

- 25. Rezoning: C14-2007-0083 - Lamar Manchaca Mixed Use**
 Location: 2711-2715 S. South Lamar Blvd, 2803-2901 Manchaca Rd and 2806-3000 Del Curto, West Bouldin Watershed, South Lamar NPA
 Owner/Applicant: CRV Lamar Manchaca, JBS Holdings, James Case, Albert Moeller, Sherri Jo Shelby, and 2901 Manchaca Ltd
 Agent: Drenner & Golden Stuart Wolff, LLP (Michele Rogerson)
 Request: CS-CO and SF-3 to GR-CO, SG-6-CO and SF-3-CO
 Staff Rec.: **Recommended with conditions**
 Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

POSTPONED TO 11/27/07 (STAFF)
[J.REDDY, M.DEALEY 2ND] (9-0)

- 26. Rezoning: C14-2007-0192 - Habibi's Hutch**
 Location: 2006 Burt Avenue, West Bouldin Watershed, South Lamar NPA
 Owner/Applicant: Belinda Campos-Calhoun
 Agent: Drenner & Golden Stuart Wolff, LLP (Michele Rogerson)
 Request: From SF-3 to LO
 Staff Rec.: **Recommended**
 Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

APPROVED STAFF'S RECOMMENDATION FOR LO ZONING; BY CONSENT.
[J.REDDY, M.DEALEY 2ND] (9-0)

- 27. Rezoning:** **C14-2007-0147 - Riverside Nursing Home**
 Location: 6801 Riverside Drive, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: Swift River Land Compnay (Jack Bradshear)
 Agent: Vicker and Associates (Steven Frost)
 Request: From GR-MU-NP and LR-MU-NP to GO-MU-NP
 Staff Rec.: **Recommended**
 Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

APPROVED STAFF'S RECOMMENDATION FOR GO-MU-NP ZONING; BY CONSENT.
[J.REDDY, M.DEALEY 2ND] (9-0)

DISCUSSION AND ACTION ON SITE PLAN CASES

- 28. Site Plan:** **SPC-2007-0368A - Nomad Wine and Cheese Bar**
 Location: 1213 Corona, Tannehill Branch Watershed, Windsor Park NPA
 Owner/Applicant: Sam Callihan
 Agent: Permit Me (Maureen Morpew)
 Request: Approval of a Conditional Use Permit for a cocktail lounge use in CS-1-CO-NP zoning
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 974-2810, lynda.courtney@ci.austin.tx.us
 Watershed Protection and Development Review Department

APPROVED STAFF'S RECOMMENDATION; BY CONSENT.
[J.REDDY, M.DEALEY 2ND] (9-0)

DISCUSSION AND ACTION ON SUBDIVISION CASES

- 29. Resubdivision:** **C8-06-0114.0A - Keys-Elrod, Resubdivision of Lots 2 & 3, Maas Addition**
 Location: 1714 W. 10th Street, Town Lake Watershed, Old West Austin NPA
 Owner/Applicant: Margaret Keys
 Agent: Thrower Design (Ron Thrower)
 Request: Approve the resubdivision of a portion of one lot and another lot into 2 lots comprised of 0.502 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon.@ci.austin.tx.us
 Watershed Protection and Development Review Department

POSTPONED TO 12/11/07 (APPLICANT)
[J.REDDY, M.DEALEY 2ND] (9-0)

- 30. Resubdivision: C8-2007-0126.0A - Del Curto Addition, Re subdivision of a Portion of Lot 5, Theodore Low Heights**
- Location: 2705 Del Curto Drive, West Bouldin Creek Watershed, South Lamar (Underway) NPA
- Owner/Applicant: Maria H. Corbalan
- Agent: Hector Avila
- Request: Approve the resubdivision of a portion of one lot into 3 lots comprised of 1.02 acres. And approve a variance from 25-1-22(38) of the LDC which requires that flag lots have a strip of land at least 15-feet wide.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 974-2767, sylvia.limon.@ci.austin.tx.us
Watershed Protection and Development Review Department

APPROVED STAFF'S RECOMMENDATION.***[T.ATKINS, C.EWEN 2ND] (8-0) D.SULLIVAN – OFF DAIS***

- 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

APPROVED STAFF'S RECOMMENDATION; BY CONSENT.***[J.REDDY, M.DEALEY 2ND] (9-0)***

- 32. 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

APPROVED APPLICANT'S REQUEST, INCLUDING SIDEWALK VARIANCE.***[J.REDDY, S.KIRK 2ND] (8-1)***

Facilitator: Sylvia Limon, 974-2767

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

DISCUSSION AND ACTION ON STATUTORY DISAPPROVALS

- 33. Final Plat:** **C8-2007-0184.0A - Rogge Lane Estates**
Location: 3028 Rogge Lane, Fort Branch Watershed, Pecan Springs-Springsdale NPA
Owner/Applicant: Sirak, Llc
Agent: Land Answers (Jim Witliff)
Request: Approval of Rogge Lane Estates of 7 lots comprised on 1.9652 acres.
Staff Rec.: **DISAPPROVAL**
Staff: Watershed Protection and Development Review Department
- 34. Final Plat:** **C8-2007-0186.0A - Hyde Park Annex, Amended Plat (Resub of C8-2007-0086.0A)**
Location: 4604 Avenue G, Waller Creek Watershed
Owner/Applicant: Stanley Kozinsky, Corias Homes Inc, Jeffrey W Amos, Erna E Robertson
Agent: Holt Planners (David Holt)
Request: Approval of Hyde Park Annex, Amended Plat (Resub of C8-2007-0086.0A) composed of 4 lots on .835 acres.
Staff Rec.: **Disapproval**
Staff: Watershed Protection and Development Review Department
- 35. Resubdivision:** **C8-2007-0191.0A - Oak Ridge Heights, Section 1, Block F, Lot 10; Resubdivision**
Location: 2707 South Second Street, East Bouldin Creek Watershed, South River City NPA
Owner/Applicant: Kirk Smith
Agent: Boyer & Associates Development and Engineering Services, LP (Kenneth Boyer)
Request: Approval of the oak Ridge Heights, Section 1, Block F, Lot 10; Resubdivision composed of 2 lots on .318 acres.
Staff Rec.: **DISAPPROVAL**
Staff: Watershed Protection and Development Review Department
- 36. Final Plat:** **C8-06-0147.1A - Sycamore Court Subdivision**
Location: Garden Villa Ln., West Bouldin Creek Watershed, Galindo NPA
Owner/Applicant: Mth Homes - Texas (T. Janssen)
Agent: Howell & Associates (Bill Howell)
Request: Approval of the Sycamore Court Subdivision composed of 16 lots on 1.9787 acres.
Staff Rec.: **DISAPPROVAL**
Staff: Watershed Protection and Development Review Department

- 37. Resubdivision: C8-2007-0188.0A - Walnut Oaks, 1st Resubdivision of Lot 4 Block A of 2nd Resubdivision of Lot 1 Amended Plat; Resubdivision of Lot 3**
- Location: 7910 Cameron Rd., Buttermilk Branch Watershed, Heritage Branch NPA
- Owner/Applicant: Roger Joseph Development, Inc. (Roger Joseph)
- Agent: Thrower Design (Ron Thrower)
- Request: Approval of the Walnut Oaks, 1st Resubdivision of Lot 4 Block A of 2nd Resubdivision of Lot 1 Amended Plat; Resubdivision of Lot 3 composed of 4 lots on 1.655 acres.
- Staff Rec.: **DISAPPROVAL**
- Staff: Watershed Protection and Development Review Department
- 38. Final without Preliminary: C8-2007-0192.0A - Thrasher Hill Subdivision**
- Location: 2317 Thrasher Lane, Carson Creek Watershed, Montopolis NPA
- Owner/Applicant: R. Doug Garwood
- Agent: LOC Consultants, LLP (Danae Robertson)
- Request: Approval of the Thrasher Hill Subdivision composed on 1 lot on 1.125 acres.
- Staff Rec.: **DISAPPROVAL**
- Staff: Watershed Protection and Development Review Department
- 39. Preliminary: C8-2007-0193 - Valley at Covered Bridge**
- Location: 8437 W. SH 71, Williamson Creek (In Barton Springs Zone) Watershed, West Oak Hill NPA
- Owner/Applicant: Evelyn & Marvin Bassford
- Agent: Carlson, Brigrance & Doering (Debbie Guerra)
- Request: Approval of the Valley at Covered Bridge composed of 91 lots on 44.673 acres.
- Staff Rec.: **DISAPPROVAL**
- Staff: Watershed Protection and Development Review Department
- 40. Final without Preliminary: C8-2007-0196.0A - Sutherlin Subdivision**
- Location: Sutherlin Rd., Fort Branch Watershed, Windsor Park NPA
- Owner/Applicant: Sutherlin Equity Partners (Tarek Moreshed)
- Agent: Texas Design Interest (Jeff Schindler)
- Request: Approval of the Sutherlin Subdivision composed of 1 lot on 2.562 acres.
- Staff Rec.: **DISAPPROVAL**
- Staff: Watershed Protection and Development Review Department

#33-40; DISAPPROVED BY CONSENT.
[J.REDDY, M.DEALEY 2ND] (9-0)

B. OTHER BUSINESS

ITEMS FROM THE COMMISSION

1. Report from the Committee Chairs

CODE & ORDINANCE MEETING – NOVEMBER 20, 2007

2. **Other Business:**

Request: Discussion and Action on Noise Solutions.

COMMISSIONER KIRK GAVE A SUMMARY OF THE TASK FORCE RECOMMENDATION & RESOLUTION; AND WILL FORWARD TO CITY COUNCIL. MOTION MADE TO FORWARD TO CITY COUNCIL.

[S.KIRK, M.DEALEY 2ND] (7-0) T.ATKINS, J.REDDY – LEFT EARLY

3. **Discussion and Action:**

Request: Discussion and Action on a resolution requesting an interim update of the Austin Tomorrow Comprehensive Plan.

PULLED; REPLACED ON ADDENDUM.

4. **Other Business:**

Request: Discussion and action on approving the 2008 Planning Commission Schedule.

APPROVED 2008 PLANNING COMMISSION SCHEDULE.

[C.EWEN, S.KIRK 2ND] (7-0) T.ATKINS, J.REDDY – LEFT EARLY

5. **Other Business:**

Request: Discussion and Action on the 2007-2008 Planning Commission Annual Workplan.

2008 PLANNING COMMISSION SCHEDULE APPROVED.

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: Sylvia Limon, 974-2767

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

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STANDING COMMITTEES

<i>Committee</i>	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 6:00 pm	Executive Meets 1st Wednesday at 8:00 a.m.	Liaison
<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>		Sonya Lopez 974-7694	Paul Frank 974-2378	Mark Walters 974-7695		