



**Planning Commission
January 12, 2010 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX. 78701**

Dave Anderson
Danette Chimenti - Parliamentarian
Mandy Dealey – Vice-Chair
Ben DeLeon
Saundra Kirk

Jay Reddy – Secretary
Clint Small
Dave Sullivan - Chair
Kathryne Tovo

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 December 8, 2009.

C. PUBLIC HEARING

1. Discussion and Possible Action:

Request: Discussion and possible action on the Density Bonus Program.
Staff: Jim Robertson, 974-3564, jim.robertson@ci.austin.tx.us
Planning and Development Review Department

2. **Plan Amendment:** **NPA-2009-0007.02 - 9052 Galewood Drive**
Location: Irion/Slade, PLLC (Terrance L. Iron), Little Walnut Creek Watershed, North Austin Civic Assn. NPA
Owner/Applicant: BDC-REV-Inc. (David A. Buttross)
Agent: Terrance L. Irion
Request: Commercial to Mixed Use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
Planning and Development Review

3. **Rezoning:** **C14-2009-0027 - 9052 Galewood Drive**
Location: Irion/Slade, PLLC (Terrance L. Iron), Little Walnut Creek Watershed, North Austin Civic Assn. NPA
Owner/Applicant: BDC-REV-Inc. (David A. Buttross)
Agent: Terrance L. Irion
Request: GR-NP to GR-MU-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review

4. **Rezoning:** **C814-2008-0145 - The Park PUD**
Location: 801 Barton Springs Road, Lady Bird Lake Watershed, Bouldin Creek NPA
Owner/Applicant: Texas American Headquarters (David Honeycutt)
Agent: Drenner & Golden Stuart Wolff, LLP. (Michele Rogerson)

Request: From CS-1-NP to PUD-NP
Staff Rec.: **Not Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Neighborhood Planning and Zoning Department

5. **Rezoning:** [C14-2009-0140](#) - **Najib's .30**
Location: 214 E. Anderson Lane Service Road West Bound, Buttermilk Branch Watershed, Georgian Acres NPA
Owner/Applicant: Najib F. Wehbe
Agent: Jim Bennett Consulting (Jim Bennett)
Request: GR to CS-1
Staff Rec.: **Recommendation of CS-1-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review
6. **Site Plan Conditional Use Permit:** [SPC-2009-0250AT](#) - **The Crow Bar**
Location: 3116 S Congress Ave, East Bouldin Creek Watershed, Dawson NPA
Owner/Applicant: LRN 3116 S. Congress L.P. (Rani Ilai)
Agent: Studio Momentum Architects (Travis Young)
Request: To approve a Conditional Use Permit for a change of use from religious services to Cocktail Lounge in CS-1-MU-CO-NP zoning and a variance for parking within 200 feet of SF-3.
Staff Rec.: **Recommended with Condition**
Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us
Planning and Development Review Department
7. **Site Plan Conditional Use Permit:** [SPC-2009-0303CS](#) - **East Side Inn**
Location: 1609 E Cesar Chaves St, Town Lake Watershed, East Cesar Chavez NPA
Owner/Applicant: George Reynolds and Kathy Setzer
Request: To approve a Conditional Use Permit for a change of use from single-family residential to Hotel-Motel, which is a conditional use for this CS-MU-CO-NP lot according to the neighborhood plan.
Staff Rec.: **Recommended**
Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
Planning and Development Review Department

8. **Subdivision (Final without a Preliminary):** [C8-2009-0025.0A](#) - **Melridge Terrace**
 Location: 1303 Robert E. Lee Road, Lady Bird Lake Watershed, South Lamar Combined (Underway) NPA
 Owner/Applicant: Woodside Development, Inc. (Thad Avery)
 Agent: Carlson, Brigrance & Doering, Inc. (Charles Brigrance)
 Request: Approve the previously unplatted land of 1.586 acres into 6 residential lots.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department
9. **Resubdivision:** [C8-2009-0138.0A](#) - **Resubdivision of Lot 6, Block B, Met Center Section 3**
 Location: S. U.S. 183, Onion/Carson Watershed, Southeast NPA
 Owner/Applicant: Met Center II Nyctex Ph II Ltd. (Howard Yancy)
 Agent: Thrower Design (Ron Thrower)
 Request: Approval of the Resubdivision of Lot 6, Block B, Met Center Section 3 composed of 1 lot on 20.456 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review
10. **Final without a Preliminary:** [C8-2009-0141.0A](#) - **T.C. Steiner**
 Location: 1503 Newning Avenue, Blunn Creek Watershed, South River City NPA
 Owner/Applicant: Erie Sallee
 Agent: ECS Ventures, Inc. (Salvatore Bentone)
 Request: Approval of the T.C. Steiner Subdivision composed of 2 lots on .814 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
11. **Final without a Preliminary:** [C8-2009-0139.0A](#) - **W.C. Belcher's "Five Acre" Subdivision of outlot 35, Division "B"**
 Location: 2108 E 17th Street, Boggy Creek Watershed, Chestnut NPA
 Owner/Applicant: Jay Ewing
 Agent: Sara Ewing
 Request: Approval of the W.C. Belcher's "Five Acre" Subdivision of outlot 35, Division "B" composed of 2 lots on 0.677 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on setting a date for a Planning Commission Retreat.

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 Neighborhood Planning & Zoning Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.