



**Planning Commission
January 26, 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 January 12, 2010.

C. PUBLIC HEARING

1. Master Plan: [MP-2009-0001](#) - **East Riverside Corridor Master Plan**

Location: East Riverside / Oltorf Combined and Montopolis NPA
Owner/Applicant: City of Austin - Planning and Development Review Dept.
Request: Adopt the East Riverside Corridor Master Plan as an amendment to the Austin Tomorrow Comprehensive Plan as recommended by staff.

Staff Rec.: **Recommended**
Staff: Erica Leak, 974-2856, erica.leak@ci.austin.tx.us
Planning and Development Review Department

2. Code Amendment: [C20-2009-013](#) - **Reclassification of East Riverside Drive between Pleasant Valley Rd. and Hwy. 71 as a Core Transit Corridor**

Location: East Riverside / Oltorf Combined and Montopolis NPA
Owner/Applicant: City of Austin - Planning and Development Review Dept.
Request: Approve an amendment to the Land Development Coded (LDC) Chapter 25-2 Subchapter E: Design Standards and Mixed used to reclassify East Riverside Drive between Pleasant Valley Road and Highway 71 from an Urban Roadway to a Core Transit Corridor.

Staff Rec.: **Recommended**
Staff: Erica Leak, 974-2856, erica.leak@ci.austin.tx.us
Planning and Development Review Department

3. Rezoning: [C14-2009-0148](#) - **Spaces 2**

Location: 2525 South Lamar Boulevard, West Bouldin Creek Watershed, South Lamar Combined NPA

Owner/Applicant: Thomas Reed
Agent: Jim Bennett Consulting (Jim Bennett)
Request: LO-MU-CO to GO-MU-CO
Staff Rec.: **Not Recommended**
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
Planning and Development Review Department

4. Rezoning: [C14-2009-0155](#) - **Villa Court**

Location: 3505 Villa Court, West Bouldin Creek Watershed, Galindo NPA
Owner/Applicant: 11 NCREO, LLC (Jadon Newman)
Agent: PSW Real Estate, LLC (Ryan Diepenbrock)
Request: SF-3 to SF-6-CO
Staff Rec.: **Recommended**
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
Planning and Development Review Department

5. **Site Plan - Conditional Use Permit and Variance Request:** [SPC-2009-0331A](#) - **TNT-Taco Tequila (Late Hours Permit)**
- Location: 507 Pressler, Suite 400, Lady Bird Lake Watershed, Old West Austin NPA
Owner/Applicant: Mesa SW Austin, LLC (James Baron)
Agent: Custom Restaurant Development (David Pencsak)
Request: Approval of a conditional use permit for a late hours permit and approval of a variance from § 25-5-146(B)(2) - A parking area for a cocktail lounge or a restaurant with a late-hours permit must be separated from a property used or zoned townhouse and condominium residence (SF-6) district or more restrictive by not less than 200 feet unless the Land Use Commission grants a variance from this requirement at the time of site plan approval.
- Staff Rec.: **Recommended with conditions**
Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us
Sangeeta Jain, 974-2219, sangeeta.jain@ci.austin.tx.us
Planning and Development Review Department
6. **Site Plan - Extension Request:** [SPC-2007-0439C\(XT2\)](#) - **Western Oaks Retail Center**
- Location: 4625 W. William Cannon, Williamson Creek (BSZ) Watershed, East Oak Hill NPA
Owner/Applicant: AVG-Austin, LP (Doug Jaquay)
Agent: Land Strategies, Inc. (Paul Linehan)
Request: Approval of a four-year extension to a previously approved and administratively-extended site plan
- Staff Rec.: **Recommended**
Staff: Lynda Courtney, 974-2810, lynda.courtney@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. **Final with Preliminary:** [C8-2009-0112.1A.SH](#) - 1126 Tillery & 2711l Goodwin Ave.
Location: Boggy Creek Watershed, Rosewood NPA
Owner/Applicant: Guadalupe Neighborhood Development Corp. (Mark Rodgers)
Agent: Jones & Carter, Inc. (Fayez Kazi)
Request: Approval of the Guadalupe-Saldana Netzero Subdivision composed of 31 lots on 11.016 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
9. **Final Plat:** [C8-2010-0001.0A](#) - Banister Heights, Resub of the South 1/2 of Lot 19
Location: 1308 Morgan Ln, W Bouldin Creek Watershed
Owner/Applicant: Banister Morgan LLC (Simon Studd)
Agent: Banister Morgan LLC (Simon Studd)
Request: Approval of the Banister Heights, Resub of the South 1/2 of Lot 19 composed of 3 lots on .49 acres
Staff Rec.: **Disapproval**
Staff: Final Plat,
Planning and Development Review Department

D. NEW BUSINESS

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.