



**Planning Commission**  
**May 11, 2010 @ 6:00 P.M.**  
**City Hall – Council Chambers**  
**301 W. 2<sup>nd</sup> 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 April 27, 2010.

**C. PUBLIC HEARING**

- |                        |  |
|------------------------|--|
| <b>1. Master Plan:</b> | <b>MP-2010-0002 - Waller Creek District Master Plan</b>  |
| Location:              | Waller Creek Watershed   |
| Owner/Applicant:       | City of Austin - Planning and Development Review Dept.   |
| Request:               | Adopt the Waller Creek District Master Plan as an amendment to the Austin Tomorrow Comprehensive Plan as recommended by staff.   |
| Staff Rec.:            | <b>Recommended</b>   |
| Staff:                 | Tonya Swartzendruber, 974-3462, <a href="mailto:tonya.swartzendruber@ci.austin.tx.us">tonya.swartzendruber@ci.austin.tx.us</a><br>Planning and Development Review Department |

2. **Neighborhood Plan:** **NP-2010-0026 - North Lamar Combined Neighborhood Plan**  
Location: The North Lamar Neighborhood Planning Area is generally bounded by Braker Lane to the north, IH-35 to the east, US Highway 183 to the south and North Lamar Boulevard to the west., Little Walnut Creek, Walnut Creek, Buttermilk Branch Watershed  
Owner/Applicant: City of Austin - Planning and Development Review Department  
Request: To approve the North Lamar Combined Neighborhood Plan and the North Lamar Future Land Use Map.  
Staff Rec.: **Recommended**  
Staff: Mark Walters, 974-7695, mark.walters@ci.austin.tx.us  
Jacob Browning, 974-7657, jacob.browning@ci.austin.tx.us  
Planning and Development Review Department
3. **Zoning/Rezoning:** **C14-2010-0048 - North Lamar Neighborhood Planning Area Rezoning**  
Location: The North Lamar Neighborhood Planning Area is generally bounded by Braker Lane to the north, IH-35 to the east, Rundberg to the south and North Lamar Boulevard to the west., Little Walnut Creek, Walnut Creek, Buttermilk Branch Watershed  
Owner/Applicant: City of Austin - Planning and Development Review Department  
Request: To approve zonings and rezonings that implement the land use recommendations of the North Lamar Neighborhood Plan on 36 tracts of land (189.1 acres out of 627.43 acres)  
Staff Rec.: **Recommended**  
Staff: Mark Walters, 974-7695, mark.walters@ci.austin.tx.us  
Jacob Browning, 974-7657, jacob.browning@ci.austin.tx.us  
Planning and Development Review Department
4. **Plan Amendment:** **NPA-2010-0022.01 - Newning Avenue Townhomes**  
Location: 1307 Newning Avenue, Blunn Creek Watershed, Greater South River City Combined Neighborhood Plan (Fairview Park NCCD) NPA  
Owner/Applicant: Noble Capital Servicing LLC (Brenda Reese)  
Agent: Brenda Reese  
Request: To change the Future Land Use Map from Single Family to Higher-Density Single Family  
Staff Rec.: **Approval**  
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us  
Planning and Development Review Department

5. **Rezoning:** **C14-2010-0039 - Newning Avenue Townhomes**  
 Location: 1307 Newning Avenue, Blunn Creek Watershed, Greater South River City Combined Neighborhood Plan (Fairview Park NCCD) NPA  
 Owner/Applicant: Noble Capital Servicing LLC (Brenda Reese)  
 Agent: Brenda Reese  
 Request: To change the zoning from SF-3-NCCD-NP to SF-5-NCCD-NP  
 Staff Rec.: **Approval**  
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us  
 Planning and Development Review Department
6. **Zoning/Rezoning:** **C14-2010-0049 - Georgian Acres Neighborhood Planning Area**  
 Location: The Georgian Acres Neighborhood Planning Area is generally bounded by Rundberg Lane to the north, IH-35 to the east, US Highway 183 to the south and North Lamar Boulevard to the west., Little Walnut Creek, Walnut Creek, Buttermilk Branch Watershed  
 Owner/Applicant: City of Austin - Planning and Development Review Department  
 Request: To approve zonings and rezonings that implement the land use recommendations of the Georgian Acres Neighborhood Plan on 37 tracts of land (211.5 acres out of 669.83 acres)  
 Staff Rec.: **Recommended**  
 Staff: Mark Walters, 974-7695, mark.walters@ci.austin.tx.us  
 Jacob Browning, 974-7657, jacob.browning@ci.austin.tx.us  
 Planning and Development Review Department
7. **Restrictive Covenant Amendment:** **C14-85-288.166(RCA) - Sunset Ridge**  
 Location: 8401 Southwest Parkway, Barton Creek; Williamson Creek - Barton Springs Zone Watershed, Oak Hill Combined (West) NPA  
 Owner/Applicant: Los Indios Ventures, Inc. (Tim Jamail)  
 Request: The proposed Restrictive Covenant Amendment modifies certain uses and development standards.  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
 Planning and Development Review Department
8. **Rezoning:** **C14-2010-0042 - Sunset Ridge**  
 Location: 8401 Southwest Parkway, Barton Creek; Williamson Creek - Barton Springs Zone Watershed, Oak Hill Combined (West) NPA  
 Owner/Applicant: Los Indios Ventures, Inc. (Tim Jamail)  
 Request: IP-NP to GO-NP  
 Staff Rec.: **Recommendation of GO-CO-NP**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
 Planning and Development Review Department

- 9. Rezoning:** **C14-2010-0035 - 1800 Nueces Street**  
 Location: 1800 Nueces Street, Town Lake Watershed, Downtown NPA  
 Owner/Applicant: Coone & Crenshaw, Inc. (Scott Sayers)  
 Agent: Coone & Crenshaw, Inc. (Scott Sayers)  
 Request: GO to DMU  
 Staff Rec.: **Recommendation of DMU-CO**  
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
 Planning and Development Review Department
- 10. Site Plan-Conditional Use Permit:** **SPC-2010-0033A - Push Up Foundation**  
 Location: 1711 E. Cesar Chavez, Town Lake Watershed, East Cesar Chavez NP NPA  
 Owner/Applicant: Push Up Foundation  
 Agent: Conley Engineering Inc. (Carl Conley, P.E.)  
 Request: Request a conditional use permit to allow for an automotive washing use.  
 Staff Rec.: **Recommendation Pending**  
 Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us  
 Planning and Development Review Department
- 11. Site Plan-Conditional Use Permit:** **SPC-2009-0199D - Holly Street Power Plant Decommissioning and Demolition Project**  
 Location: 2401 Holly Street, Lady Bird Lake Watershed, Holly NP NPA  
 Owner/Applicant: Austin Energy (Rose San Miguel)  
 Agent: Axiom Engineers Inc. (Nicole Findeisen)  
 Request: Approval of LDC 25-2-625(D)(2) – Conditional Use Permit related to P - Public zoning.  
 Staff Rec.: **Recommended**  
 Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us  
 Planning and Development Review Department
- 12. Final without a Preliminary:** **C8-2010-0047.0A - Vance Park, Lot B, First Resubdivision**  
 Location: 1808 Vance Circle, Shoal Creek Watershed, Downtown NPA  
 Owner/Applicant: Reynaldo Ortiz  
 Agent: J. Valera Engineering (Juan M. Valera, P.E.)  
 Request: Approval of the Vance Park, Lot B, First Resubdivision composed of 2 lots on 1.18 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 13. Resubdivision:** **C8-2010-0052.0A - Resubdivision of part of Lot 11 and part of Lot 12, J. Gordon Brown Subdivision**  
Location: 6015 Ponca, Country Club East Watershed  
Owner/Applicant: Sabot Development, Ltd. (James W. Young)  
Agent: Stansberry Engineering (Blayne Stansberry)  
Request: The approval of the Resubdivision of Part of Lot 11 and Part of Lot 12, J. Gordon Brown Subdivision composed of 2 lots on .965 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Preliminary:** **C8-2010-0027 - Mueller Section 2**  
Location: 3600 Manor Road, Boggy/Tannehill Branch Watershed  
Owner/Applicant: City of Austin (Pam Hefner)  
Agent: Bury & Partners (David Miller)  
Request: The approval of Mueller Section 2 composed of 1 lot on 562 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 15. Final:** **C8-04-0043.03.4A - Mueller Section 2 Revision 3**  
Location: 3600 Manor Road, Boggy/Tannehill Branch Watershed  
Owner/Applicant: City of Austin (Pam Hefner)  
Agent: Bury & Partners (David Miller)  
Request: The approval of Mueller Section 2 Revision 3 composed of 1 lot on 4.032 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 16. Rev Preliminary:** **C8-04-0043.04 - Mueller Section 2 Revision 3**  
Location: 3600 Manor Road, Boggy/Tannehill Branch Watershed  
Owner/Applicant: City of Austin (Pam Hefner)  
Agent: Bury & Partners (David Miller)  
Request: The approval of Mueller Section 2 Revision 3 composed of 1 lot on 380.76 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 17. Resubdivision:** **C8-2010-0049.0A - Resubdivision of Lot 35, Westenfield No. 1**  
Location: 2900 Bonnie Road, Johnson Creek Watershed, West Austin Neighborhood Group NPA  
Owner/Applicant: Gordon & bobbye Cooper  
Agent: Hector Avila  
Request: The approval of the Resubdivision of Lot 35, Westenfield No. 1 composed of 1 lot into 2 lots on .3226 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

## D. NEW BUSINESS

## E. SUBCOMMITTEE REPORTS



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**May 11, 2010 @ 6:00 P.M.**  
**City Hall – Council Chambers**  
**301 W. 2<sup>nd</sup> Street**  
**Austin, TX. 78701**

### **-ADDENDUM-**

**The following items were inadvertently left off the agenda or amended.**

## C. PUBLIC HEARING

- |                   |   |
|-------------------|---|
| <b>1a. Code</b>   | <b>C20-2009-005 - Residential Remodel</b>   |
| <b>Amendment:</b> |   |
| Request:          | Consider an ordinance modifying Section 25-2-963 of the City of Austin's Land Development Code to incorporate additional requirements for remodeling and adding to existing non-complying structures and non-conforming uses.                                 |
| Staff Rec.:       | <b>Recommended</b>  |
| Staff:            | John M. McDonald, 974-2728, john.mcdonald@ci.austin.tx.us<br>Planning and Development Review Department   |
|                   |   |
| <b>1b. Code</b>   | <b>C20-2010-002 - Expansion of the boundaries of the Residential</b>  |
| <b>Amendment:</b> | <b>Design and Compatibility Standards Ordinance</b>   |
| Request:          | Consider an ordinance to extend the boundaries of the Residential Design and Compatibility Standards Ordinance to include the following: north of Willam Cannon Drive, south of Ben White Boulevard, east of Manchaca Road and west of Interstate Highway 35. |
| Staff Rec.:       | <b>Recommended</b>  |
| Staff:            | John M. McDonald, 974-2728, john.mcdonald@ci.austin.tx.us<br>Planning and Development Review Department   |

## **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.