



**Planning Commission  
May 25, 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 May 11, 2010.

## C. PUBLIC HEARING

### 1. Briefing:

Request: Briefing on the Planning and Development Review Department Proposed FY 2011 Budget.

Staff: Greg Guernsey, 974-2387, greg.guernsey@ci.austin.tx.us  
Planning and Development Review Department

### 2. Discussion and Action Item:

Request: Discussion and action on the Downtown Density Bonus Plan.

### 3. Code Amendment: **C20-2010-003 - Reclassification of North Lamar Blvd between West Anderson Lane/US Hwy 183 and West Braker Lane as a Core Transit Corridor**

Location: North Lamar Combined Neighborhood Plan 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 Reclassification of North Lamar Blvd between West Anderson Lane/US Hwy 183 and West Braker Lane as a Core Transit Corridor

Staff Rec.: **Recommended**

Staff: Greg Dutton, 974-3509, greg.dutton@ci.austin.tx.us  
Planning and Development Review Department

### 4. Neighborhood Plan: **NP-2010-0027 - Central West Austin Combined Neighborhood Plan**

Location: Bounded to the north by 35th Street and 38th Street, to the south by Town Lake (west of MoPac Expressway) and 24th Street (east of Mopac Expressway), to the east by Lamar Boulevard, and to the west by Town Lake., Johnson Creek, Lake Austin, Lady Bird Lake, Shoal Creek, Taylor Slough South, Taylor Slough North Watershed

Owner/Applicant: City of Austin - Planning and Development Review Dept.

Agent: Paul DiGiuseppe

Request: To Approve the Central West Austin Combined Neighborhood Plan and the Central West Austin Future Land Use Map.

Staff Rec.: **Recommended**

Staff: Paul DiGiuseppe, 974-2865, paul.digiuseppe@ci.austin.tx.us  
Planning and Development Review Department

- 5. Rezoning: C14-2010-0051 - Windsor Road Neighborhood Planning Area**  
**Rezoning**  
Location: 35th/38th Street to the north, N. Lamar Blvd to east, MoPac Expressway to the west, and Windsor Road to south, Johnson Creek, Shoal Creek Watershed  
Owner/Applicant: City of Austin - Planning and Development Review Dept.  
Agent: Paul DiGiuseppe  
Request: To approve rezonings that implement the land use recommendations of the Windsor Road Neighborhood Plan on 2 tracts of land (1.775 acres out of 545 acres)  
Staff Rec.: **Recommended**  
Staff: Paul DiGiuseppe, 974-2865, paul.digiuseppe@ci.austin.tx.us  
Planning and Development Review Department
- 6. Rezoning: C14-2010-0052 - West Austin Neighborhood Group Planning Area**  
**Rezoning**  
Location: 35th Street to the north, MoPac Expressway to the east, Lake Austin to the west, Lady Bird Lake to the south, Johnson Creek, Lake Austin, Lady Bird Lake, Taylor Slough South, Taylor Slough North Watershed  
Owner/Applicant: City of Austin - Planning and Development Review Dept.  
Agent: Paul DiGiuseppe  
Request: To approve zonings and rezonings that implement the land use recommendations of the West Austin Neighborhood Group Neighborhood Plan on 14 tracts of land (18.357 acres out of 1,982 acres)  
Staff Rec.: **Recommended**  
Staff: Paul DiGiuseppe, 974-2865, paul.digiuseppe@ci.austin.tx.us  
Planning and Development Review Department
- 7. Neighborhood Plan Amendment: NPA-2010-0020.01 - 117 Sandra Street**  
Location: 117 Sandra Street, Williamson Creek Watershed Watershed, South Congress Combined (Sweetbriar) NPA  
Owner/Applicant: Reuben Kogut  
Agent: Mike McHone Real Estate (Mike McHone)  
Request: Single Family to Mixed Use land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us  
Planning and Development Review Department

- 8. Rezoning: C14-2010-0018 - 117 Sandra Street**  
 Location: 117 Sandra Street, Williamson Creek Watershed Watershed, South Congress Combined (Sweetbriar) NPA  
 Owner/Applicant: Reuben Kogut  
 Agent: Mike McHone Real Estate (Mike McHone)  
 Request: SF-3-NP to GO-MU-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
 Planning and Development Review Department
- 9. Plan Amendment: East 11th and 12th Street Urban Renewal Plan Modification No. 6**  
 Location: 900 Block of East 11th Street (Block 16), Waller Creek Watershed  
 Owner/Applicant: Neighborhood Housing and Community Development - City of Austin  
 Request: Discussion and recommendation to the City Council on modifications to the East 11th and 12th Streets Urban Renewal Plan to amend the community parking definition which will allow an additional publicly-funded community parking lot to be located on the south side of Juniper Street between Branch and Curve in the 900 Block of East 11th Street (Blk 16).  
 Staff Rec.: **This item has been withdrawn by the applicant. No action required.**  
 Staff: Sandra Harkins, 974-3128, sandra.harkins@ci.austin.tx.us  
 Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
 Neighborhood Housing and Community Development
- 10. Rezoning: C14-2009-0159 - 2807 Del Curto Road Rezone**  
 Location: 2807 Del Curto Road, West Bouldin Creek Watershed, South Lamar NPA  
 Owner/Applicant: Ace Bartlett and Polly Family Living Trust (Tim Bartlett)  
 Agent: Thrower Design (Ron Thrower)  
 Request: SF-3 to SF-6  
 Staff Rec.: **Recommended with conditions**  
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us  
 Planning and Development Review
- 11. Site Plan Extension: SP-07-0007C(XT) - Speedy Stop #219**  
 Location: 1660 E. 51st Street, Tannehill Branch Watershed, University Hills/Windsor Park Combined Neighborhood Planning Area NPA  
 Owner/Applicant: Speedy Stop Food Stores Ltd. (Carlton Le Beff)  
 Agent: Norma Pena Raven Consultants  
 Request: Request approval of a 1 year, 1 month extension to a previously approved site plan.  
 Staff Rec.: **Recommended**  
 Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us  
 Planning and Development Review Department

- 12. Site Plan Appeal:** **SP-2009-0285C - Highway 290 Car Lot**  
Location: 7404 E. US Highway 290, Little Walnut Creek Watershed, University Hills NPA  
Owner/Applicant: Darush Forotanrad  
Agent: Capital Engineering (Saeid Bassari)  
Request: An appeal to an administrative extension of update deadline. [LDC Section 25-1-88]  
Staff Rec.: **Denial**  
Staff: Cesar Zavala, 974-3404, cesar.zavala@ci.austin.tx.us  
Planning and Development Review Department
- 13. Resubdivision:** **C8-2010-0012.0A - Resubdivision of the Amended Plat of Lot 2-A, Block D, of the Amended Plat of Lots 2-A and 3-A, Block D, of the Resubdivision of Met Center II, Section 1, and Lot 1-A, Block D, Resubdivision of Met Center, Section 1**  
Location: Burleson Road (Metropolis Drive), Carson and Onion Creek Watershed, Southeast N.P.A. NPA  
Owner/Applicant: Met Center II NYCTEX, Phase II, Ltd. (Howard Yancy)  
Agent: Thrower Design (Ron Thrower)  
Request: Approve the resubdivision of one lot into 3 lots on 75.061 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
Planning and Development Review
- 14. Ordinance Amendment:**  
Request: Discussion and possible action on an ordinance amending Section 25-8-514 of the City Code and granting a variance to Section 25-8-482 of the City Code to allow construction of temporary access and repair a culvert in the critical water quality zone.  
Staff: David Johns, 974-2781, david.johns@ci.austin.tx.us  
Watershed Protection and Development Review

## **D. NEW BUSINESS**

### **1. New Business:**

Request:

Discussion and action on directing staff to initiate an amendment to Chapter 25-8, subchapter A, Article 12 (Save Our Springs Initiative) or to section 25-8-27 (Redevelopment Exception in the Barton Springs Zone) of the Land Development Code regarding proposed development of property located at 5811 Southwest Parkway, commonly known as Courtyard Park.

## **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.