



**Planning Commission  
June 22, 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 June 8, 2010.

## C. PUBLIC HEARING

### 1. Briefing:

Request: Staff presentation on FY 2011 Capital Improvements Program Plan  
Staff: Kimberly Springer, 974-2924, kimberly.springer@ci.austin.tx.us  
Budget Office

### 2. Discussion and Possible Action:

Request: Discussion and possible action on FY 2011 Capital Improvements Program Plan.  
Staff: Kimberly Springer, 974-2924, kimberly.springer@ci.austin.tx.us  
Budget Office

### 3. 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 Watersheds  
Owner/Applicant: City of Austin - Planning and Development Review Department.  
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

### 4. Rezoning:

#### **C14-2010-0051 - Windsor Road Neighborhood Planning Area Rezonings**

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 Watersheds  
Owner/Applicant: City of Austin - Planning and Development Review Department  
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

- 5. 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 Watersheds
- Owner/Applicant: City of Austin - Planning and Development Review Department
- 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
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- 6. Appeal from the HLC: C14H-1987-0020-B - Webb-Shaw Building**
- Location: 212 E. 6th Street, Town Lake Watershed, Downtown NPA
- Owner/Applicant: Doug Guller
- Request: Appeal of the denial of a certificate of appropriateness from the Historic Landmark Commission regarding a sign at a historic landmark building
- Staff Rec.: **None**
- Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us  
Planning and Development Review Department
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- 7. Rezoning: C14H-2010-0009 - Voss House**
- Location: 1501 Northwood Road, Shoal Creek Watershed, Windsor Road NPA
- Owner/Applicant: Susie Buehler
- Agent: Suzanne Deaderick
- Request: SF-3 to SF-3-H
- Staff Rec.: **Recommended**
- Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us  
Planning and Development Review Department
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- 8. Rezoning: C14H-2010-0010 - Ruel Walker House**
- Location: 2419 Wooldridge Drive, Shoal Creek Watershed, Windsor Road NPA
- Owner/Applicant: Bill and Karen Hertel, owners
- Agent: Suzanne Deaderick
- Request: SF-2 to SF-2-H
- Staff Rec.: **Recommended**
- Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us  
Planning and Development Review Department

- 9. Rezoning: C14H-2010-0012 - Matsen House**  
 Location: 1800 San Gabriel Street, Shoal Creek Watershed, Downtown NPA  
 Owner/Applicant: Megan Matsen Meisenbach, owner  
 Agent: Phoebe Allen  
 Request: SF-3 to SF-3-H  
 Staff Rec.: **Recommended**  
 Staff: Steve Sadowsky, 974-6454, [steve.sadowsky@ci.austin.tx.us](mailto:steve.sadowsky@ci.austin.tx.us)  
 Planning and Development Review Department
- 10. Rezoning: C14H-2010-0013 - McClendon-Kozmetsky House**  
 Location: 1001 W. 17th Street, Shoal Creek Watershed, Downtown NPA  
 Owner/Applicant: Jay Tassin and Brent Danninger  
 Agent: Phoebe Allen  
 Request: SF-3 to SF-3-H  
 Staff Rec.: **Recommended**  
 Staff: Steve Sadowsky, 974-6454, [steve.sadowsky@ci.austin.tx.us](mailto:steve.sadowsky@ci.austin.tx.us)  
 Planning and Development Review Department
- 11. 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](mailto:stephen.rye@ci.austin.tx.us)  
 Planning and Development Review Department
- 12. Rezoning: C14-2010-0075 - Del Curto Park**  
 Location: 3000 Del Curto Road, West Bouldin Creek Watershed, South Lamar NPA  
 Owner/Applicant: City of Austin - Parks and Recreation Department (Ricardo Soliz)  
 Agent: City of Austin - Parks and Recreation Department (Gregory Montes)  
 Request: SF-3-CO to P-CO  
 Staff Rec.: **Recommended**  
 Staff: Stephen Rye, 974-7604, [stephen.rye@ci.austin.tx.us](mailto:stephen.rye@ci.austin.tx.us)  
 Planning and Development Review Department

- 13. Rezoning:** **C14-2010-0069 - 904 San Antonio Street Re-zoning**  
Location: 904 San Antonio Street, Town Lake Watershed, Downtown NPA  
Owner/Applicant: John C. Horton, III  
Agent: Thrower Design (Ron Thrower)  
Request: MF-4 to DMU  
Staff Rec.: **Recommendation of DMU-CO**  
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
Planning & Development Review
- 14. Rezoning:** **C14-2010-0081 - 1010 East Cesar Chavez RE-Zone**  
Location: 1010 East Cesar Chavez, Waller Creek Watershed, East Cesar Chavez NPA  
Owner/Applicant: 1010 Cesar Chavez, LLC. (Cody Symington)  
Agent: Thrower Design (Ron Thrower)  
Request: CS-MU-CO-NP to CS-MU-CO-NP - The Applicant is proposing to change the Conditional Overlay that applies to the property. The specific change requested is to make the Restaurant (limited) and Restaurant (general) uses permitted uses. The uses are currently conditional uses. All other prohibited and conditional uses will remain intact.  
Staff Rec.: **Recommended**  
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
Planning and Development Review Department
- 15. Site Plan Conditional Use Permit:** **SPC-2010-0058A - Texas College of Traditional Chinese Medicine**  
Location: 4005 Manchaca Road, West Bouldin Creek Watershed, South Lamar NPA  
Owner/Applicant: CK & TL LP  
Agent: Land Answers, Inc (Jim Wittliff)  
Request: The applicant is requesting approval of a Conditional Use Permit for College and University Facilities in LO (Limited Office) zoning  
Staff Rec.: **Recommended**  
Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us  
Planning and Development Review Department

- 16. Resubdivision:** **C8-2009-0062.0A - Resubdivision of Lot 1A, Resubdivision of Lot 1, Block 2, Westfiled A**  
Location: 2101 Quarry Road, Johnson Creek Watershed, West Austin NPA  
Owner/Applicant: Newton Hightower  
Agent: Holford Group (Kirby Smith)  
Request: Approve the resubdivision of one lot into 3 lots on 0.575 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
Planning and Development Review Department
- 17. Resubdivision:** **C8-2010-0007.0A - Donohoe Addition - Resubdivision of Lot 2, Block A, Banister Acres Section 2**  
Location: 1200 Marcy Street, West Bouldin Creek Watershed, South Manchaca NPA  
Owner/Applicant: Seamus Donohoe  
Agent: Lenworth Consulting (Nash Gonzales)  
Request: To resubdivide one lot into two lots. It should be noted that the site is currently two lots in the same configuration. However, the applicant is vacating that plat on this agenda (C8-2007-0149.0A) in order to obtain additional impervious cover with this resubdivision.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us  
Planning and Development Review Department
- 18. Plat Vacation:** **C8-2007-0149.0A (VAC) . - Resubdivision of Lot 2, Block A, Banister Acres Section 2**  
Location: 1200 Marcy Street, West Bouldin Creek Watershed, South Manchaca NPA  
Owner/Applicant: Seamus Donohoe  
Agent: Lenworth Consulting (Nash Gonzales)  
Request: To vacate the existing resubdivision (and resubdivide the site with the same lot layout, see C8-2010-0007.0A on this agenda).  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us  
Planning and Development Review Department

- 19. Final with Preliminary:** **C8-2009-0063.2A.SH - Colorado Crossing III Section Seven**  
 Location: Autumn Bay Drive, Onion Creek Watershed, Southeast NPA  
 Owner/Applicant: Lennar Buffington Colo Crossing, LP (Ryan Mattox)  
 Agent: Lakeside Engineers (Chris Ruiz)  
 Request: Approval of the Colorado Crossing III Section Seven Subdivision composed of 35 lots on 8.519 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 20. Final without Preliminary:** **C8-2010-0059.0A - Western Oaks**  
 Location: 6804 Fence Line Drive, Wililamson Creek Watershed, East Oak Hill NPA  
 Owner/Applicant: Jennie Barr  
 Agent: Rebecca Smith  
 Request: Approval of the Western Oaks Subdivision composed of 1 lot on .672 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 21. Final without Preliminary:** **C8-2010-0060.0A - Airport at 46th**  
 Location: Airport Boulevard, Boggy Creek Watershed, North Loop NPA  
 Owner/Applicant: 4508 Motel Management, LLC General Partner of 4508 Motel Properties, Ltd (Georgia Gay Ribar Cox)  
 Agent: Doucet & Associates, Inc. (Syndey S. Xinos)  
 Request: Approval of the Airport at 46th Subdivision composed of 6 lots on 3.05 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 22. Final Plat:** **C8-2010-0057.0A - Dolan Resub; Westfield "A", Resub of the North 175 Ft of Lot 4, Blk 5**  
 Location: 2301 Enfield Road, Johnson Creek Watershed  
 Owner/Applicant: Michael J Dolan & Malia M Lemond  
 Agent: Land Answers, Inc. (Jim Wittliff)  
 Request: Approval of the Dolan Resub; Westfield "A", Resub of the North 175 Ft of Lot 4, Blk 5 composed of 2 lots on .8396 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 23. Final Plat:** **C8-2010-0056.0A - Regents West**  
 Location: Foster Ranch Road, Barton Creek Watershed – Barton Springs Zone  
 Owner/Applicant: Regents School of Austin (Ron Wood)  
 Agent: Hanrahan Pritchard Eng (Lawrence Hanrahan, PE)  
 Request: Approval of the Regents West composed of 1 lot on 18.527 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

**24. Revised Preliminary:** **C8-95-0220.03 - Expo Center Sec 1, Block B**  
Location: Burleson Road, Onion Creek, Williamson Creek Watersheds, McKinney NPA  
Owner/Applicant: 143 Smith School, LTD (Ronald B. Yokubaitis)  
Agent: Bury & Partners (Kelly J. Bell)  
Request: Approval of the Expo Center Sec 1, Block B Revised Preliminary composed of 4 lots on 36.98 acres.  
Staff Rec.: **Disapproval**  
Staff: 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.