



**Planning Commission
October 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
Richard Hatfield
Alfonso Hernandez

Saundra Kirk
Jay Reddy
Dave Sullivan - Chair
Kathryne Tovo - Secretary

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 September 28, 2010.

C. PUBLIC HEARING

- 1. Code** **C20-2009-020 - Shoreline Protections**
Ammendment:
Location: Lake Austin, Lady Bird Lake, Lake Walter E. Long watersheds
Owner/Applicant: City of Austin
Agent: Andrew Clamann
Request: Amendments to city code related to shoreline protection, trams and bulkheads.
Staff Rec.: **Recommended**
Staff: Andrew Clamman, 974-2694, andrew.clamman@ci.austin.tx.us
Watershed Protection Department
- 2. Plan Amendment:** **NPA-2010-0008.01 - 2205 E. 12th Street**
Location: 2205 East 12th Street, Boggy Creek Watershed, Rosewood NPA
Owner/Applicant: Dr. Paul Riekert
Agent: Big Red Dog Engineering / Consulting (Will Schnier, P.E.)
Request: Civic to Mixed Use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
Planning and Development Review Department
- 3. Rezoning:** **C14-2010-0114 - 2205 E. 12th Street**
Location: 2205 East 12th Street, Boggy Creek Watershed, Rosewood NPA
Owner/Applicant: Dr. Paul Riekert
Agent: Big Red Dog Engineering / Consulting (Will Schnier, P.E.)
Request: MF-3-NP to LO-MU-NP
Staff Rec.: **Recommendation of LO-MU-CO-NP**
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review Department
- 4. Plan Amendment:** **NPA-2010-0016.01 - Unifirst Corporation**
Location: 5912 and 5916 Bolm Road, Boggy Creek Watershed, Govalle/Johnston Terrace NPA
Owner/Applicant: Unifirst Holdings Inc. (Matt Croatti)
Agent: Vincent Gerard & Associates, Inc. (Ron Williams and Vince Huebinger)
Request: Multifamily to Office
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
Planning and Development Review Department

5. **Rezoning:** **C14-2010-0117 - Unifirst Corporation**
Location: 5912 and 5916 Bolm Road, Boggy Creek Watershed, Govalle/Johnston Terrace NPA
Owner/Applicant: Unifirst Holdings Inc. (Matt Croatti)
Agent: Vincent Gerard & Associates, Inc. (Ron Williams and Vince Huebinger)
Request: MF-3-NP and CS-CO-NP to GO-NP
Staff Rec.: **Recommendation of GO-CO-NP**
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review Department
6. **Plan Amendment:** **NPA-2010-0002.01 - 207 Chalmers**
Location: 207 Chalmers Avenue and 1701 East 3rd Street, Town Lake Watershed, East Ceasar Chavez NPA
Owner/Applicant: Chalmers Properties (Grayson Cecil)
Agent: Dale Guthrie
Request: Single Family to Mixed Use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
Planning and Development Review Department
7. **Rezoning:** **C14-2010-0137 - 207 Chalmers**
Location: 207 Chalmers Avenue and 1701 East 3rd Street, Town Lake Watershed, East Ceasar Chavez NPA
Owner/Applicant: Chalmers Properties (Grayson Cecil)
Agent: Dale Guthrie
Request: SF-3-NP and CS-MU-CO-NP to GR-MU-CO-NP
Staff Rec.: **Recommended**
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review Department
8. **Rezoning:** **C14H-1999-0018 - Brown-Dumas Blacksmith Shop**
Location: 104 W. 2nd Street, Town Lake Watershed, Downtown NPA
Owner/Applicant: Second Congress, Ltd.
Agent: Emily Little
Request: CBD-CURE to CBD-H-CURE
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department

9. **Rezoning:** **C14H-2010-0008 - Driskill Hotel Tower**
Location: 117 E. 7th Street, Town Lake Watershed, Downtown NPA
Owner/Applicant: Destination Hotels and Resorts, Inc.
Agent: John Spomer
Request: CBD to CBD-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department
10. **Rezoning:** **C14H-2010-0019 - Hyde Park Local Historic District**
Location: Generally between 38th, 45th, Guadalupe, and Duval Streets, Waller Creek Watershed, Hyde Park NPA
Owner/Applicant: Hyde Park Neighborhood Association
Agent: Lorre Weidlich, Chair, Historic District Committee
Request: SF-3-NCCD **to** SF-3-HD-NCCD; SF-3-H-NCCD **to** SF-3-H-HD-NCCD; SF-6-NCCD **to** SF-6-HD-NCCD; MF-2-NCCD **to** MF-2-HD-NCCD; MF-3-NCCD **to** MF-3-HD-NCCD; MF-4-NCCD **to** MF-4-HD-NCCD; NO-H-NCCD **to** NO-H-HD-NCCD; LO-NCCD **to** LO-HD-NCCD; LF-NCCD **to** LR-HD-NCCD; LR-MU-NCCD **to** LR-MU-HD-NCCD; GR-NCCD **to** GR-HD-NCCD; CS-NCCD **to** CS-HD-NCCD; CS-V-NCCD **to** CS-V-HD-NCCD; P-NCCD **to** P-HD-NCCD
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department
11. **Rezoning:** **C14H-2010-0021 - Olson-Foster House**
Location: 3808 Avenue H, Waller Creek Watershed, Hyde Park NPA
Owner/Applicant: Francis Wilde
Request: SF-3-NCCD to SF-3-H-HD-NCCD
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department
12. **Rezoning:** **C14H-2010-0022 - Bones-Stokes House**
Location: 1107 W. 9th Street, Shoal Creek Watershed, Old West Austin NPA
Owner/Applicant: Albert Percival, III and Kevin Hughes
Request: SF-3-NP to SF-3-H-NP
Staff Rec.: **Not recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department

- 13. Rezoning: C14H-2010-0023 - Knippa-Huffman House**
Location: 2414 Harris Boulevard, Shoal Creek Watershed, Windsor Road NPA
Owner/Applicant: Clay and Mollie Duckworth
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
- 14. Rezoning: C14H-2010-0024 - Wilder House**
Location: 1412 Wathen Avenue, Shoal Creek Watershed, Windsor Road NPA
Owner/Applicant: Diane Howard and Bill Davenport
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
- 15. Rezoning: C14-2010-0139 - Avenue H**
Location: 5301 Avenue H, Waller Creek Watershed, North Loop NPA
Owner/Applicant: Derrick Bonyuet
Request: SF-3-NP to NO-NP
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, Clark.patterson@ci.austin.tx.us
Planning and Development Review Department
- 16. Rezoning: C14-2010-0001 - General Store**
Location: 6706 Moore's Crossing Boulevard, Onion Creek; Dry Creek East Watershed, Moore's Crossing Municipal Utility District NPA
Owner/Applicant: MC Joint Venture (William Gurasich)
Request: IP to GR-CO
Staff Rec.: **Postponement request by the Staff to November 9, 2010**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department
- 17. Rezoning: C14-2010-0047 - Tract II Industrial**
Location: 7008 Moore's Crossing Boulevard, Dry Creek East Watershed, Moore's Crossing Municipal Utility District NPA
Owner/Applicant: MC Joint Venture (William Gurasich)
Request: SF-2 to IP
Staff Rec.: **Postponement request by the Staff to November 9, 2010**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

- 18. Rezoning: C14-2010-0046 - Todd Lane Warehouses**
Location: 4213 Todd Lane, Williamson Creek Watershed, Southeast Combined (McKinney) NPA
Owner/Applicant: TLBP, Ltd. (Brenda Horton)
Agent: Conley Engineering, Inc. (Carl Conley)
Request: SF-2-NP to LI-NP
Staff Rec.: **Indefinite Postponement request by the Applicant**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department
- 19. Site Plan - Conditional Use Permit: SPC-2010-0208A - Griffin School**
Location: 600 East 50th Street, Waller Creek and Boggy Creek Watershed, Hyde Park NPA
Owner/Applicant: Southwest Texas Conference of the United Methodist Church (Lawrence Harrison)
Agent: Griffin School (Adam Wilson)
Request: Approval of a Private Secondary Education Facility, which is a conditional use in an SF-3 zoned district.
Staff Rec.: **Recommended**
Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
Planning and Development Review Department
- 20. Site Plan - Conditional Use Permit: SPC-2010-0209A - Griffin School 2**
Location: 600 East 50th Street, Waller Creek Watershed, Hyde Park NPA
Owner/Applicant: Southwest Texas Conference of the United Methodist Church (Lawrence Harrison)
Agent: Griffin School (Adam Wilson)
Request: Approval of a Private Secondary Education Facility, which is a conditional use in an SF-3 zoned district.
Staff Rec.: **Recommended**
Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
Planning and Development Review Department

- 21. Resubdivision: C8-2010-0004.0A - Resubdivision of Lot 1A, Domain Shopping Center Section 1**
- Location: 3314 W. Braker Lane, Walnut/Shoal Creeks Watershed, N. Burnet/Gateway NPA
- Owner/Applicant: The Domain Shopping Center Section 1, (Joe Stallsmith)
- Agent: Bury & Partners, Inc. (Joe Isaja)
- Request: Approval of the Resubdivision of Lot 1A, Domain Shopping Center Section 1, a resubdivision of 1 lot into 4 lots on 39.836 acres.
- Staff Rec.: **Recommended**
- Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department
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- 22. Resubdivision: C8-2010-0028.0A - PSW Villa Court Subdivision, Resubdivision of 1.4355 Acres of Lot 2, Block 5, "Freewater Subdivision"**
- Location: 3505 Villa Court, W. Bouldin Creek Watershed, Galindo NPA
- Owner/Applicant: 11 NCREO LLC (Jadon Newman)
- Agent: PSW Real Estate (Will Winkler)
- Request: Approval of the PSW Villa Court Subdivision, Resubdivision of 1.4355 Acres of Lot 2, Block 5, "Freewater Subdivision" a resubdivision of a portion of a lot into 1 lot on 1.436 acres.
- Staff Rec.: **Recommended**
- Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
Planning and Development Review Department
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- 23. Resubdivision: C8-2010-0105.0A - Resubdivision of Lot 1, Block C, Neans Place Section 1**
- Location: 1111 Neans Dr., Little Walnut Creek Watershed, North Austin Civic Association NPA
- Owner/Applicant: Francisco Guerrero
- Agent: Francisco Guerrero
- Request: Approval of the Resubdivision of Lot 1, Block C, Neans Place Section 1 composed of 3 lots on 0.430 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department
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- 24. Final Plat, Amended Plat: C8-2010-0100.0A - Westfield A; Amended Plat of the Resub of 0.692 acres of Lot 4, Block 3**
- Location: 2105 Enfield Road, Johnson Creek Watershed
- Owner/Applicant: Robski Homes, Inc (Bob Sadloski)
- Agent: AJ Ghaddar, PE & Assoc (AJ Ghaddar)
- Request: Approval of the Westfield A; Amended Plat of the Resub of 0.692 acres of Lot 4, Block 3 composed of 4 lots on 0.692 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

- 25. Resubdivision:** **C8-2010-0103.0A - Fairview Park, Block 12L, Lot 4; Resubdivision**
Location: 1703 Newning Avenue, Blunn Creek Watershed, South River City NPA
Owner/Applicant: Gary Sparks
Agent: Stansberry Engineering Co. (Blayne Stansberry)
Request: Approval of the Fairview Park, Block 12L, Lot 4; Resubdivision composed of 2 lots on 0.39 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 26. Resubdivision:** **C8-2010-0108.0A - Enfield D, Lots 37-39 and a portion of lot 40; Resubdivision**
Location: 1511 Rainbow Bend, Shoal Creek Watershed, Old Enfield NPA
Owner/Applicant: Mathew J. & Christine Butterfield, Jordan Lynn Roth & Smith F. Ames Jr.
Agent: Hector L. Avila
Request: Approval of the Enfield D, Lots 37-39 and a portion of lot 40; Resubdivision composed of 3 lots on 1.22 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.