



**Planning Commission
October 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
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 October 12, 2010.

C. PUBLIC HEARING

1. Discussion and

Action:

Request:

Discussion and action on making a recommendation on a potential revision to the calculation of the in-lieu fee for affordable housing in the University Neighborhood Overlay and initiate the necessary code amendments. This potential revision should include a provision to set the in-lieu fee by ordinance with an annual adjustment to reflect current market conditions in a manner and format similar to the in-lieu fees for affordable housing incentives in CBD, DMU, PUD, and NBG zoning districts.

Staff:

Rebecca Giello, Assistant Director, 974-3045,
rebecca.giello@ci.austin.tx.us
Meng Qi, 974-3155, meng.qi@ci.austin.tx.us
Neighborhood Housing and Community Development

2. Rezoning:

C14H-2010-0025 - McCrummen-Wroe House

Location:

2300 Windsor Road, Shoal Creek Watershed, Windsor Road NPA

Owner/Applicant:

David and Kimberly Hood

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

3. Rezoning:

C14H-2010-0026 - Zeta Tau Alpha House

Location:

2711 Nueces Street, Waller Creek Watershed, West University NPA

Owner/Applicant:

Zeta Tau Alpha Sorority

Request:

MF-4-NP to MF-4-H-NP

Staff Rec.:

Recommended

Staff:

Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department

4. Rezoning:

C14H-2010-0027 - Bouldin-Blum House

Location:

615 W. Mary Street, East Bouldin Watershed, Bouldin Creek NPA

Owner/Applicant:

Laura Smith

Request:

SF-3-NP to SF-3-H-NP

Staff Rec.:

Recommended

Staff:

Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department

5. **Rezoning:** **C14H-2010-0031 - Cranfill-Beacham Apartments**
Location: 1911 Cliff Street, Shoal Creek Watershed, West University NPA
Owner/Applicant: Ernesto Cragnolino
Request: MF-2-CO-NP to MF-2-H-CO-NP
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department
6. **Rezoning:** **C14-2010-0101 - Shoal Creek Blvd.**
Location: 1808 Vance Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Reynaldo Ortiz
Agent: J Valera Engineering (Juan Valera)
Request: SF-3 to GO
Staff Rec.: **Not Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department
7. **Rezoning:** **C14-2010-0155 - 5775 Airport Boulevard**
Location: 5775 Airport Boulevard, Suite 200, Tannehill Branch Creek Watershed, Highland NPA
Owner/Applicant: TPRF II/Highland Commons, LP (Joseph Chu)
Agent: Thrower Design (Ron Thrower)
Request: CS-MU-V-NP to CS-1-MU-V-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department
8. **Zoning:** **C14-2010-0062 - 973 / Elroy C-Store**
Location: 6301 Elroy Road, Onion Creek Watershed, Moore's Crossing Municipal Utility District
Owner/Applicant: SR Development Inc. (William Gurasich)
Request: I-RR to GR
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to December 14, 2010**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

- 9. Zoning: C14-2010-0063 - Linda Vista A**
Location: 10506 and 10606 Linda Vista Drive, Onion Creek Watershed, Moore's Crossing Municipal Utility District
Owner/Applicant: TSWG 130 LLC (William Gurasich)
Request: I-RR to LI
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to December 14, 2010**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department
- 10. Zoning: C14-2010-0064 - Linda Vista B**
Location: 6603 Rowood Drive and 10706-11000 Linda Vista Drive, Onion Creek; Dry Creek East Watershed, Moore's Crossing Municipal Utility District
Owner/Applicant: TSWG 130 LLC (William Gurasich)
Request: I-RR to LI
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to December 14, 2010**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department
- 11. Zoning: C14-2010-0065 - Linda Vista C**
Location: 10707, 10805, 10809, 10901 and 11001 Linda Vista Drive, Onion Creek; Dry Creek East Watershed, Moore's Crossing Municipal Utility District
Owner/Applicant: TSWG 130 LLC (William Gurasich)
Request: I-RR to LI
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to December 14, 2010**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department
- 12. Zoning: C14-2010-0066 - Linda Vista D**
Location: 10501, 10507, 10605 Linda Vista Drive and 6807 South FM 973 Road, Onion Creek Watershed, Moore's Crossing Municipal Utility District
Owner/Applicant: TSWG 130 LLC (William Gurasich)
Request: I-RR to LI
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to December 14, 2010**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

- 13. Rezoning:** **C14-2010-0126 - Melridge Terrace**
 Location: 1303 Robert E. Lee Road, Town Lake Watershed
 Owner/Applicant: Melridge Terrace, LP (Ryan Diepenbrock)
 Agent: Melridge Terrace, LP (Ryan Diepenbrock)
 Request: SF-3 to SF-6
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
 Planning and Development Review
- 14. Rezoning:** **C14-2010-0143 - Frontier Valley**
 Location: 1418 Frontier Valley Drive, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: FVMHP, LP (Randy G. Allen)
 Agent: FVMHP, LP (Randy G. Allen)
 Request: SF-3-NP to MH-NP
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
 Planning and Development Review
- 15. Site Plan - Waiver Request Only:** **SP-2010-0198C - Town Lake YMCA**
 Location: 1100 W. Cesar Chavez, Town Lake Watershed, Old West Austin NPA
 Owner/Applicant: YMCA (James Finck)
 Agent: Griffin Engineering Group (Greg Griffin)
 Request: Approval of a waiver from LDC 25-2-736(E) - Waterfront Overlay
 Combining District - surface parking is prohibited, except for a parking area for buses, van pooling, the handicapped, or public access to park land.
 Staff Rec.: **Recommended with Conditions**
 Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
 Planning and Development Review Department
- 16. Preliminary:** **C8-2009-0111 - Southshore Subdivision Sec. 1**
 Location: South Lakeshore Blvd. and Town Creek Drive, Town Lake Watershed, Riverside NPA
 Owner/Applicant: Grayco Town Lake Investment (Adam Hamilton)
 Agent: Bury & Partners (Gabriel Bruehl)
 Request: The approval of Southshore Subdivision Sec. 1 composed of 2 lots on 6.457 acres.
 Staff Rec.: **Approval**
 Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us
 Planning and Development Review Department

- 17. Partial Vacation: C8s-70-34 - Resubdivision of Lots 1, 2, 3 & 4, Block C, Townlake Plaza**
Location: Riverside Drive and Town Creek Drive, Town Lake Watershed, Riverside NPA
Owner/Applicant: Grayco Town Lake Investment (Adam Hamilton)
Agent: Bury & Partners (Gabriel Bruehl)
Request: The approval of vacation of a portion of Lot 3, and all of Lot 4 Block C
Staff Rec.: **Approval**
Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us
Planning and Development Review Department
- 18. Partial Vacation: C8s-67-0150 - Resubdivision of Blk. D in Townlake Plaza**
Location: Riverside Drive and Town Creek Drive, Town Lake Watershed, Riverside NPA
Owner/Applicant: Grayco Town Lake Investment (Adam Hamilton)
Agent: Bury & Partners (Gabriel Bruehl)
Request: The approval of vacation of Lot 5-A Block D
Staff Rec.: **Approval**
Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us
Planning and Development Review Department
- 19. Partial Vacation: C8-63-009 - Townlake Plaza**
Location: Riverside Drive and Town Creek Drive, Town Lake Watershed, Riverside NPA
Owner/Applicant: Grayco Town Lake Investment (Adam Hamilton)
Agent: Bury & Partners (Gabriel Bruehl)
Request: The approval of vacation of Lots 2, 3, 4, 5 and 6 Block B, and Portion of Lot 3, Lots 4, 5, 6, 7 and 8 Block C, and Lots 1, 2, 3 and 4, Block D
Staff Rec.: **Approval**
Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us
Planning and Development Review Department
- 20. Amended Plan: C8-2010-0112.0A - Amended Plat of Lots 19 & 20, Block 5, Shoalmont Addition Resubdivision**
Location: 5511 Woodview Avenue, Shoal Creek Watershed, Allandale NPA
Owner/Applicant: Benjamin F. Bentrup
Agent: Benjamin F. Bentrup
Request: Approval of the Amended Plat of Lots 19 & 20, Block 5, Shoalmont Addition composed of 2 lots on 0.917 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

21. Final Plat: **C8-2010-0110.0A – Original City of Austin, Amended Plat of Lot 2, Block 82 & Lot 1-A of City of Austin Police Garage**
Location: 801 Red River Street, Waller Creek Watershed
Owner/Applicant: Stubb's Austin Restaurant Company (Jeff Waughtall)
Agent: Armburst & Brown, L.L.P. (Amanda Morrow)
Request: Approval of the Original City of Austin, Amended Plat of Lot 2, Block 82 & Lot 1-A of City of Austin Police Garage, composed of 2 lots on 1.705 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on canceling the November 23, 2010 & December 28, 2010 Planning Commission meetings.

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.