



**Planning Commission
November 9, 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 26, 2010.

C. PUBLIC HEARING

- 1. Code Amendment: C20-2010-019 - NCCD variance and decision appeal**
Owner/Applicant: City of Austin
Agent: City of Austin (PDR)
Request: Amend the City of Austin Land Development Code, to designate the Board of Adjustment as the body to (1) hear and decide a request for a variance from a requirement of the NCCD and (2) consider an appeal of a decision of the building official regarding a site development regulation prescribed by the NCCD.

Staff Rec.: **Recommended**
Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
Planning and Development Review Department

- 2. Neighborhood Plan: NP-2010-0028 - Heritage Hills/Windsor Hill Combined Neighborhood Plan**
Location: Bounded by East Braker Lane to the north, U.S. Highway 183 to the south, Cameron Road/Dessau Road to the east, and IH 35 to the west, Little Walnut Creek; Buttermilk Branch; Walnut Creek Watersheds

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: To approve the Heritage Hills/Windsor Hills Combined Neighborhood Plan and the Heritage Hills/Windsor Future Land Use Map.

Staff Rec.: **Recommended; Postponement request by the Staff to December 14, 2010**
Staff: Kathleen Fox; Greg Dutton, 974-7877; 974-3509, kathleen.fox@ci.austin.tx.us; greg.dutton@ci.austin.tx.us
Planning and Development Review Department

- 3. Rezoning: C14-2010-0160 - Heritage Hills Neighborhood Plan Area Rezoning**
Location: Bounded by East Rundberg Lane to the north, Cameron Road to the east, U.S. Highway 183 / East Anderson Lane to the south and IH 35 to the west, Little Walnut Creek; Buttermilk Branch Watersheds

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: To approve rezonings that implement the land use recommendations of the Heritage Hills Neighborhood Plan on 7 tracts of land (98.8 acres out of 875 acres)

Staff Rec.: **Recommended; Postponement request by the Staff to December 14, 2010**
Staff: Kathleen Fox; Greg Dutton; Joi Harden, 974-7877; 974-3509; 974-2122, Kathleen.fox@ci.austin.tx.us; greg.dutton@ci.austin.tx.us; joi.harden@ci.austin.tx.us
Planning and Development Review Department

- 4. Zoning and Rezoning: C14-2010-0161 - Windsor Hills Neighborhood Plan Area Rezonings**
- Location: Bounded by East Braker Lane to the north, Dessau Road to the east, East Rundberg Lane to the south, and IH 35 to the west, Little Walnut Creek; Walnut Creek Watersheds
- Owner/Applicant: City of Austin
- Agent: Planning and Development Review Department
- Request: To approve zonings and rezonings that implement the land use recommendations of the Windsor Hills Neighborhood Plan on 26 tracts of land (118.6 acres out of 787 acres)
- Staff Rec.: **Recommended; Postponement request by the Staff to December 14, 2010**
- Staff: Kathleen Fox; Greg Dutton; Joi Harden, 974-7877; 974-3509; 974-2122, Kathleen.fox@ci.austin.tx.us; greg.dutton@ci.austin.tx.us; joi.harden@ci.austin.tx.us
Planning and Development Review Department
- 5. Plan Amendment: NPA-2010-0012.01 - 2001 & 2005 Chicon Street**
- Location: 2001 & 2005 Chicon Street, Boggy Creek Watershed, Upper Boggy Creek
- Owner/Applicant: Youth and Family Alliance dba LifeWorks
- Agent: Mitch Weynand
- Request: Single Family to Neighborhood Commercial
- Staff Rec.: **Recommendation Pending**
- Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
Planning and Development Review Department
- 6. Rezoning: C14-2010-0127 - LifeWorks East Central**
- Location: 2001 & 2005 Chicon Street, Boggy Creek Watershed, Upper Boggy Creek Neighborhood Plan NPA
- Owner/Applicant: Youth and Family Alliance, dba LifeWorks (Susan McDowell)
- Agent: Youth and Family Alliance, dba LifeWorks (Mitch Weynand)
- Request: SF-3-NP to LO-MU-NP
- Staff Rec.: **Recommendation Pending**
- Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review Department
- 7. Rezoning: C14-2010-0136 - LifeWorks East Central**
- Location: 2007 Chicon Street, Boggy Creek Watershed, Upper Boggy Creek NPA
- Owner/Applicant: Youth and Family Alliance, dba LifeWorks (Susan McDowell)
- Agent: Youth and Family Alliance, dba LifeWorks (Mitch Weynand)
- Request: SF-3-NP to LO-MU-NP
- Staff Rec.: **Recommendation Pending**
- Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review Department

- 8. Plan Amendment: NPA-2010-0012.02 - 2007 Chicon Street**
 Location: 2007 Chicon Street, Boggy Creek Watershed, Upper Boggy Creek NPA
 Owner/Applicant: Youth and Family Alliance dba LifeWorks
 Agent: Mitch Weynand
 Request: Single Family to Neighborhood Commercial
 Staff Rec.: **Recommendation Pending**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
 Planning and Development Review Department
- 9. Plan Amendment: NPA-2010-0010.01 - Cristo Rey Catholic Church Lot 6 Rezoning**
 Location: 2110 E. 2nd Street, Town Lake Watershed, Holly NPA
 Owner/Applicant: Cristo Rey Catholic Church (Rev. Jayme Mathias)
 Agent: DAVCAR Engineering (Thomas Duvall)
 Request: Single Family to Office
 Staff Rec.: **Not Recommended**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
 Planning and Development Review Department
- 10. Rezoning: C14-2010-0135 - Cristo Rey Catholic Church Lot 6 Rezoning**
 Location: 2110 East 2nd Street, Town Lake Watershed, Holly NPA
 Owner/Applicant: Cristo Rey Catholic Church (Rev. Jayme Mathias)
 Agent: DAVCAR Engineering (Thomas Duvall)
 Request: SF-3-NP to GO-CO-NP
 Staff Rec.: **Not Recommended**
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
 Planning and Development Review Department
- 11. Plan Amendment: NPA-2010-0014.01 - Burleson 1.91**
 Location: 5810 Burleson Road, Carson Creek Watershed, Southeast Combined (McKinney) NPA
 Owner/Applicant: 5810 Burleson Partners, L.P. (Kris Hawkins)
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: Commercial to Industry
 Staff Rec.: **Recommendation Pending**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
 Planning and Development Review Department

- 12. Rezoning: C14-2010-0116 - Burleson 1.91**
 Location: 5810 Burleson Road, Carson Creek Watershed, Southeast Combined (McKinney) NPA
 Owner/Applicant: 5810 Burleson Partners, L.P. (Kris Hawkins)
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: CS-CO-NP to LI-CO-NP
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
 Planning and Development Review Department
- 13. Plan Amendment: NPA-2010-0014.02 - 4800 Freidrich Lane**
 Location: 4720 Freidrich Lane, Williamson Creek Watershed, Southeast Combined (Franklin Park) NPA
 Owner/Applicant: 4800 Freidrich Lane, L.L.C. (Christopher Slover)
 Agent: Lockwood Engineers, Inc. (Fred C. Lockwood)
 Request: Office to Industry
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
 Planning and Development Review Department
- 14. Rezoning: C14-2010-0123 - 4800 Freidrich Lane**
 Location: 4800 Freidrich Lane, Williamson Creek Watershed, Southeast Combined (Franklin Park) NPA
 Owner/Applicant: 4800 Freidrich Lane, L.L.C. (Christopher Slover)
 Agent: Lockwood Engineers, Inc. (Fred C. Lockwood)
 Request: SF-3-NP to LI-NP
 Staff Rec.: **Recommendation of LI-CO-NP with conditions**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
 Planning and Development Review Department

- 15. Plan Amendment: NPA-2010-0005.01 - Montopolis Neighborhood Plan Amendment**
 Location: The Montopolis Neighborhood Planning Area is located in the southeast part of Austin's Urban Core. The boundaries for the planning area are Grove Boulevard on the north and west, Bastrop Highway on the east, and Ben White on the south., Carson, East Country Club, Colorado River Watersheds, Montopolis NPA
 Owner/Applicant: Montopolis Planning Contact Team
 Agent: Maggie Malangalila
 Request: To amend the plan document to add a map “Montopolis Tributary Trail Network”, to amend text in the plan document to add a goal with objectives and action items intended to expand the opportunities for the public enjoyment of parks, trails, and open space, and to renumber the plan goals, objectives, and actions items as necessary.
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@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
 Owner/Applicant: MC Joint Venture (William Gurasich)
 Request: IP to GR-CO
 Staff Rec.: **Recommendation of GR with conditions**
 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
 Owner/Applicant: MC Joint Venture (William Gurasich)
 Request: SF-2 to IP
 Staff Rec.: **Recommendation of IP-CO with conditions**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
 Planning and Development Review Department

- 18. Site Plan - Waiver Request Only: SP-2010-0198C - Town Lake YMCA**
 Location: 1100 W. Cesar Chavez, Lady Bird 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
- 19. Site Plan - Conditional Use Permit: SPC-2010-0137C - Holly Street Power Plan Decommissioning Project Temp. Off-Site Improvements**
 Location: 2319 1/2 Canterbury Street, Lady Bird Lake Watershed, Holly NPA
 Owner/Applicant: Austin Energy (Rose San Miguel)
 Agent: Axiom Engineers Inc. (Nicole F. 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.us
 Planning and Development Review Department
- 20. Site Plan - Conditional Use Permit and Variance: SPC-2010-0054AT - 8565 US 183-Conditional Use Permit**
 Location: 8565 Research Blvd. Northbound, Little Walnut Creek Watershed, North Austin Civic Association NPA
 Owner/Applicant: O'Brien Cedrone Inc.
 Agent: Conley Engineering (Carl Conley P.E.)
 Request: Request for approval of a conditional use permit for a cocktail lounge with off-site parking. Variance: Request approval of a variance to allow parking for a cocktail lounge within 200 feet of a property used or zoned SF-6 or more restrictive. [LDC Section 25-5-146(B)]
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us
 Planning and Development Review Department

21. Resubdivision: C8-2010-0116.0A - Resubdivision of Lot 1, Block B, Oltorf Village Section Two
Location: 1400 St. Edwards Dr/, Country Club West Watershed, Greater South River City Combined NPA
Owner/Applicant: Ray McMackin
Agent: Frie Planning & Development Concepts, LLC (Ross Frie)
Request: Approval of the Resubdivision of Lot 1, Block B, Oltorf Village Section Two composed of 1 lot on 0.2170 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. New Business**
Request: Discussion and action on approving the 2011 Planning Commission Schedule.

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.