



**Planning Commission  
December 14, 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  
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 November 9, 2010.

## C. PUBLIC HEARING

- 1. Code Amendment: C20-2010-019 - NCCD variance and decision appeal**  
Owner/Applicant: City of Austin  
Agent: City of Austin (Planning and Development Review Department)  
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. Code Amendment: C20-2010-022 - Community Events Use**  
Owner/Applicant: City of Austin  
Agent: City of Austin (Planning and Development Review Department)  
Request: Amendment to Section 25-2-842, Community Events Use, to change the boundaries permitted for this use.  
  
Staff Rec.: **Recommended**  
Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us  
Planning and Development Review Department
- 3. Code Amendment: C20-2010-013 Community Gardens and Fee Waivers**  
Owner/Applicant: City of Austin  
Agent: City of Austin, Parks and Recreation Department  
Request: Consider code amendments related to community gardens, sustainable agriculture and development fees.  
  
Staff Rec.: Recommended.  
Staff: D'Anne Williams, Parks and Recreation Department, 974-9456
- 4. Ordinance Amendment: C20-2010-009 - Requirements Relating to Landscaping Irrigation for Site plans**  
Location: Citywide  
Owner/Applicant: City of Austin  
Request: Consider an ordinance amending sections 25-2-1001 and 25-2-1008 of the City Code amending requirements relating to Landscaping Irrigation for Site Plans. To improve water quality and reduce outdoor potable water use.  
  
Staff: Matt Hollon, 974-2212, matt.hollon@ci.austin.tx.us  
Drema Gross, 974-2787, drema.gross@ci.austin.tx.us  
Watershed Protection Department

5. **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 Watershed  
 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**  
 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
6. **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**  
 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
7. **Zoning and Rezoning:** **C14-2010-0161 - Windsor Hills Neighborhood Plan Area Rezoning**  
 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**  
 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

- 8. 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: Youth and Family Alliance, dba LifeWorks (Mitch Weynand)  
 Request: Single Family to Mixed Use/Office  
 Staff Rec.: **Recommendation Pending; Indefinite Postponement request by the Applicant**  
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us  
 Planning and Development Review Department
- 9. Rezoning: C14-2010-0127 - LifeWorks East Central**  
 Location: 2001 & 2005 Chicon Street, Boggy Creek Watershed, Upper Boggy Creek  
 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; Indefinite Postponement request by the Applicant**  
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
 Planning and Development Review Department
- 10. Plan Amendment: NPA-2010-0012.02 - 2007 Chicon Street**  
 Location: 2007 Chicon Street, Boggy Creek Watershed, Upper Boggy Creek  
 Owner/Applicant: Youth and Family Alliance dba LifeWorks  
 Agent: Youth and Family Alliance, dba LifeWorks (Mitch Weynand)  
 Request: Single Family to Mixed Use/Office  
 Staff Rec.: **Recommendation Pending; Indefinite Postponement request by the Applicant**  
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us  
 Planning and Development Review Department
- 11. Rezoning: C14-2010-0136 - LifeWorks East Central**  
 Location: 2007 Chicon Street, Boggy Creek Watershed, Upper Boggy Creek  
 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; Indefinite Postponement request by the Applicant**  
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
 Planning and Development Review Department

- 12. 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; Postponement request by the Applicant to 1/11/2011**  
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us  
 Planning and Development Review Department
- 13. 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; Postponement request by the Applicant to 1/11/2011**  
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
 Planning and Development Review Department
- 14. Plan Amendment: NPA-2010-0021.01 - Roy G. Guerrero Colorado River Park**  
 Location: 700 Grove Blvd., Country Club Creek Watershed, East Riverside/Oltorf Combined NPA  
 Owner/Applicant: City of Austin, Parks and Recreation Department  
 Agent: Richardo Soliz  
 Request: Office/Mixed Use to Recreation/Open Space  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us  
 Planning and Development Review Department
- 15. Rezoning: C14-2010-0131 - Roy G. Guerrero Colorado River Park**  
 Location: 700 Grove Blvd., Country Club Creek Watershed, East Riverside/Oltorf Combined NPA  
 Owner/Applicant: City of Austin, Parks and Recreation Department  
 Agent: Richardo Soliz  
 Request: RR-CO-NP, GO-MU-CO-NO to P-NP  
 Staff Rec.: **Recommended**  
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us  
 Planning and Development Review Department

- 16. Plan Amendment: NPA-2010-0007.01 - ABBA Wig Salon**  
 Location: 1105 Kramer Lane, Little Walnut Creek Watershed, North Austin Civic Association NPA  
 Owner/Applicant: Araceli & Mario Franco  
 Agent: Araceli & Mario Franco  
 Request: Office to Office/Mixed Use  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us  
 Planning & Development Review
- 17. Rezoning: C14-2010-0178 - ABBA Wig Salon**  
 Location: 1105 Kramer Lane, Little Walnut Creek Watershed, North Austin Civic Association NPA  
 Owner/Applicant: Araceli & Mario Franco  
 Agent: Araceli & Mario Franco  
 Request: NO-NP to GO-MU-NP  
 Staff Rec.: **Recommendation of GO-MU-CO-NP**  
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
 Planning and Development Review Department
- 18. Rezoning: C14-2010-0151 - 506 W. 15th Street Rezoning**  
 Location: 506 W. 15th Street, Shoal Creek Watershed, Downtown NPA  
 Owner/Applicant: The Greening Law Firm, P.C. (Ronald Greening)  
 Agent: Charles Morton  
 Request: GO to CBD  
 Staff Rec.: **Recommendation Pending**  
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
 Planning and Development Review Department
- 19. Rezoning: C14-2010-0184 - MLK – City-Initiated**  
 Location: 1701, 1703, 1705, and 1707 East Martin Luther King Jr. Blvd., Boggy Creek Watershed, Central East Austin NPA  
 Owner/Applicant: City of Austin  
 Agent: BPCH and Calavan Family Partnership (Brooks Calavan)  
 Request: GR-MU-V-CO-NP to GR-MU-V-CO-NP; The specific change would modify the vertical mixed use building (V) combining district.  
 Staff Rec.: **Recommended**  
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
 Planning and Development Review Department

- 20. Rezoning: C14H-2010-0039 - Bradford-Nohra House**  
 Location: 4213 Avenue G, Waller Creek Watershed, Hyde Park NPA  
 Owner/Applicant: Historic Landmark Commission, applicant; Sylvia Dudney, Trustee for Helen Nohra, owner  
 Request: SF-6-NCCD to SF-6-H-NCCD  
 Staff Rec.: **Not recommended**  
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us  
 Planning and Development Review Department
- 21. Rezoning: C14H-2010-0025 - McCrummen-Wroe House**  
 Location: 2300 Windsor Road, Shoal Creek Watershed, Windsor Road NPA  
 Owner/Applicant: David and Kimberly Hood, owners  
 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
- 22. Rezoning: C14H-2010-0026 - Zeta Tau Alpha Sorority 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
- 23. Rezoning: C14H-2010-0027 - Bouldin-Blum House**  
 Location: 615 West Mary Street, East Bouldin Creek Watershed, Bouldin Creek NPA  
 Owner/Applicant: Laura Smith, owner  
 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
- 24. Rezoning: C14H-2010-0031 - Cranfill-Beacham Apartments**  
 Location: 1911 Cliff Street, Shoal Creek Watershed, West University NPA  
 Owner/Applicant: Ernesto Cragolino, Condo Association President  
 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

- 25. Rezoning: C14H-2010-0032 - Robert and Helena Ziller House**  
 Location: 800 Edgecliff Terrace, Town Lake Watershed, South River City NPA  
 Owner/Applicant: Tim and Pam Walker, owners  
 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
- 26. Rezoning: C14H-2010-0033 - Fitzgerald-Power-Lynn House**  
 Location: 201 W. 32nd Street, Waller Creek Watershed, North University NPA  
 Owner/Applicant: Randall Lewis and Circe Sturm, owners  
 Request: SF-3-NCCD-NP to SF-3-H-NCCD-NP  
 Staff Rec.: **Recommended**  
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us  
 Planning and Development Review Department
- 27. 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; Indefinite Postponement request by the  
 Applicant**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
 Planning and Development Review Department
- 28. 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-SF-2 to LI  
 Staff Rec.: **Recommendation Pending; Indefinite Postponement request by the  
 Applicant**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
 Planning and Development Review Department



- 29. Zoning: C14-2010-0064 - Linda Vista B**  
 Location: 6603 Rowood Drive and 10706-11000 Linda Vista Drive, Onion Creek; Dry Creek East Watersheds, Moore's Crossing Municipal Utility District  
 Owner/Applicant: TSWG 130 LLC (William Gurasich)  
 Request: I-SF-2 to LI  
 Staff Rec.: **Recommendation Pending; Indefinite Postponement request by the Applicant**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
 Planning and Development Review Department
- 30. Zoning: C14-2010-0065 - Linda Vista C**  
 Location: 10707, 10805, 10809, 10901 and 11001 Linda Vista Drive, Onion Creek; Dry Creek East Watersheds, Moore's Crossing Municipal Utility District  
 Owner/Applicant: TSWG 130 LLC (William Gurasich)  
 Request: I-SF-2 to LI  
 Staff Rec.: **Recommendation Pending; Indefinite Postponement request by the Applicant**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
 Planning and Development Review Department
- 31. Zoning: C14-2010-0066 - Linda Vista D**  
 Location: 10501, 10507, 10605 Linda Vista Drive and 6807 South FM 973 Road, Onion Creek Watersheds, Moore's Crossing Municipal Utility District  
 Owner/Applicant: TSWG 130 LLC (William Gurasich)  
 Request: I-SF-2 to LI  
 Staff Rec.: **Recommendation Pending; Indefinite Postponement request by the Applicant**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
 Planning and Development Review Department
- 32. Sit Plan - Conditional Use Permit: SPC-2010-0061C - New Theater @ Zach Scott**  
 Location: 202 S. Lamar Blvd., Town Lake Watershed, Zilker Neighborhood Plan/South Lamar Combined NPA  
 Owner/Applicant: City of Austin (Nick Naccarato)  
 Agent: Zachary Scott Theatre (Susan Benz)  
 Request: Request approval of a conditional use site plan permit for the construction of a new theatre and associated improvements on property zoned P, Public and development greater than an acre. [LDC Sec. 25-2-625]  
 Staff Rec.: **Recommended**  
 Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us  
 Planning and Development Review Department

- 33. Site Plan - Conditional Use Permit:** **SPC-2010-0224A - Dive Bar**  
 Location: 1703 Guadalupe, Town Lake Watershed, Downtown NPA  
 Owner/Applicant: J & D Site Management (Gilbert Cardenas)  
 Agent: Tired Oats (Jim Neely)  
 Request: To approve a Conditional Use Permit for a Cocktail Lounge in DMU zoning.  
 Staff Rec.: **Recommended**  
 Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us  
 Planning and Development Review Department
- 34. Site Plan - Conditional Use Permit:** **SPC-2010-0098CT - West End Bistro**  
 Location: 1315 W. Sixth Street, Lady Bird Lake Watershed, Old West Austin NPA  
 Owner/Applicant: AGSA Group LLC (Gretchen Alley)  
 Agent: Jim Bennett Consulting (Jim Bennett)  
 Request: Approval of a Conditional Use Permit for Food Preparation Use.  
 Staff Rec.: **Recommended**  
 Staff: Sue Welch, 974-3294, sue.welch@ci.austin.us  
 Planning and Development Review Department
- 35. Site Plan - Extension:** **SP-06-0095C(XT2).MGA - Shire's Court**  
 Location: 1910 1/2 Wickshire Lane, Country Club East Watershed, Parker NPA  
 Owner/Applicant: Benchmark Land Development Inc. (David Mahn)  
 Agent: Axiom Engineers Inc. (Alan Rhames, P.E.)  
 Request: Request approval of a one year 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

- 36. Final Plat: C8-2010-0037.0A - Twilight Mesa Subdivision**  
 Location: 7213 1/2 Twilight Mesa Drive, Williamson Creek Watershed, West Oak Hill NPA  
 Owner/Applicant: (Allen Sonstein) (Charles Winkley)  
 Agent: Throrer Design (Ron Throrer)  
 Request: The approval of the replat of Twilight Mesa Subdivision which is composed of 5 lots on 7.67 acres.  
 Staff Rec.: **Recommended**  
 Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us  
 Planning and Development Review Department
- 37. Vacation: C8-2008-0088.0A(vac) - Winkley Loma Vista**  
 Location: 7213 1/2 Twilight Mesa Drive, Williamson Creek Watershed, West Oak Hill NPA  
 Owner/Applicant: (Allen Sonstein) (Charles Winkley)  
 Agent: Throrer Design (Ron Throrer)  
 Request: The approval of the total vacation of Winkley Loma Vista.  
 Staff Rec.: **Recommended**  
 Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us  
 Planning and Development Review Department
- 38. Amended Plat: C8-2010-0132.0A - Amended Plat of Lots 5 & 6, Block 75, Original City of Austin**  
 Location: 610 Nueces Street, Shoal Creek Watershed, Downtown NPA  
 Owner/Applicant: Richard Hardin; Michael J. McGinnis  
 Agent: The Faust Group (Bill Faust)  
 Request: Approval of the Amended Plat of Lots 5 & 6, block 75, Original City of Austin composed of 2 lots on 0.409 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 39. Final without Preliminary: C8-2010-0133.0A - 401 Colorado Subdivision, Block 43A, Lot 1**  
 Location: 400 Colorado, Town Lake Watershed, Downtown NPA  
 Owner/Applicant: Austin Trust Co.  
 Agent: Bury & Partners, Inc. (Alastair Jenkin)  
 Request: Approval of the 401 Colorado Subdivision, Block 43A, Lot 1 composed of 1 lot on 0.421 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

**40. Street Vacation: C10v-2010-04 - F#8417-0701**  
Request: Vacation of the alley between East 8th and East 9th Streets and East of Red River and West of the vacated right of way of Sabine Street (Adjacent to: 801 Red River)  
Staff Rec.: **Recommended**  
Staff: Chris Muraida, 974-7087, chris.muraida@ci.austin.tx.us  
Office of Real Estate Services

#### **D. NEW BUSINESS**

- 1. New Business: Zoning on Non-Contiguous Land**  
Request: Initiate a code amendment that would 1) allow the City Council or the Land Use Commission to initiate a single zoning case for multiple non-contiguous properties if those have interim zoning or are unzoned, and 2) waive zoning application fees for one year from the time of annexation for properties where the interim zoning does not permit the existing use.  
Staff Rec.: **Recommend to Initiate**  
Staff: Jackie Chuter, 974-2613, jackie.chuter@ci.austin.tx.us  
Robert Heil, 974-2330, robert.heil@ci.austin.tx.us  
Planning and Development Review Department
  
- 2. New Business: East Riverside Plan**  
Request: Initiate a code amendment to create the East Riverside Corridor Regulating Plan.
  
- 3. New Business: Suburban Watershed**  
Request: Initiate a code amendment, at the request of the Environmental Board, regarding suburban and eastern watershed regulations.

- 4. New Business: Animal Regulation**  
Request: Initiate a code amendment regarding the keeping of animals on large residential lots.
- 5. New Business: Neighborhood Mixed Use and Historic Design**  
Request: Initiate a code amendment to address a possible conflict between the Neighborhood Mixed Use requirements and potential Local Historic District design standards.
- 6. New Business: Demolition Permits**  
Request: Initiate a code amendment to address the timing between getting a demo permit, having to demolish and actually beginning construction.

## **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.