



**Planning Commission
January 11, 2011 @ 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 December 14, 2010.

C. PUBLIC HEARING

- 1. 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

- 2. Plan Amendment:** **NPA-2010-0021.03.SH- Suburban Lodge SRO Conversion**
Location: 2501 South Interstate Hwy 35, Country Club Creek Watershed, East Riverside/Oltorf Combined NPA
Owner/Applicant: SLD - Austin, South L.P.
Agent: Foundation Communities (Walter Moreau)
Request: From Commercial to Mixed Use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
Planning and Development Review Department

- 3. Rezoning:** **C14-2010-0191.SH - Suburban Lodge SRO Conversion**
Location: 2501 South I.H.-35, Country Club Creek Watershed, East Riverside/Oltorf Combined NPA
Owner/Applicant: SLD-Austin South L.P.
Agent: Foundation Communities (Walter Moreau)
Request: GR-NP to GR-MU-NP
Staff Rec.: **Recommended**
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
Planning and Development Review Department

- 4. 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

5. **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
6. **Plan Amendment:** **NPA-2010-0005.02 - Grove Elevated Reclaimed Water Storage Tank**
 Location: 2201 Grove Blvd., Country Club Creek Watershed, Montopolis NPA
 Owner/Applicant: City of Austin, Austin Water Utility
 Agent: City of Austin, Austin Water Utility (Dan W. Pederson)
 Request: Mixed Use to Civic
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
 Planning and Development Review Department
7. **Rezoning:** **C14-2010-0134 - Grove Elevated Reclaimed Water Storage Tank**
 Location: 2100 Grove Blvd., Country Club Creek Watershed, Montopolis NPA
 Owner/Applicant: City of Austin, Austin Water Utility
 Agent: Dan W. Pedersen, Austin Water Utility
 Request: GR-MU-CO-NP to P-NP
 Staff Rec.: **Pending**
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
 Planning and Development Review Department
8. **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

- 9. 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
- 10. Plan Amendment: NPA-2010-0005.03 - McElhenney Tract**
 Location: 530 & 626 Bastrop Highway, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: Jennifer McElhenney-Bertino; Amy Barbee (nee McElhenney); Thomas McElhenney, Jr.; John McElhenney; Ada McElhenney
 Agent: Drenner & Golden Stuart Wolff, L.L.P. (Michele Haussmann)
 Request: Single Family to Commercial
 Staff Rec.: **Postponement request to February 22, 2011 by staff**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
 Planning & Development Review Department
- 11. Rezoning: C14-2010-0138 - McElhenney Tract**
 Location: 530 & 626 Bastrop Highway, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: Jennifer McElhenney-Bertino; Amy Barbee (nee McElhenney); Thomas McElhenney, Jr.; John McElhenney; Ada McElhenney
 Agent: Drenner & Golden Stuart Wolff, L.L.P. (Michele Haussmann)
 Request: CS-NP, GR-CO-NP and SF-2-NP to CS-NP
 Staff Rec.: **Postponement request to February 22, 2011 by staff**
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
 Planning and Development Review Department
- 12. Rezoning: C814-2009-0099 - West Park PUD**
 Location: 7914 - 8023 West U.S. Highway 290 (except 7912 West U.S. Highway 290), Williamson Creek Watershed - Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA
 Owner/Applicant: Buffalo Equities, Ltd. (Rudy Belton)
 Agent: Coats Rose (Kelly Wright)
 Request: GR-CO-NP; PUD-NP to PUD-NP
 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

- 13. Site Plan Waiver Request:** **SP-2010-0181CS - Mixed Use Condos at 1415 W. 51st Street**
 Location: 1415 W. 51st Street, Shoal Creek Watershed, Brentwood NPA
 Owner/Applicant: 51st Street Condo Project (Stephen Brown)
 Agent: Big Red Dog Engineering & Consulting (Brad Lingvai)
 Request: Approval of a waiver from § 25-2-1062(B)(2), which requires a structure setback of 15 feet from property used as single-family, whereas the proposed 2nd story structure would be added to the existing structure, currently located 11 ½ feet from the property
 Staff Rec.: **Recommended**
 Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
 Planning and Development Review Department
- 14. Resubdivision:** **C8-2010-0047.0A - Resubdivision of Lot B, First Resubdivision of Lots 15-16, Vance Park**
 Location: 1808 Vance Circle, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: Reynaldo Ortiz
 Agent: J. Valera Engineering (Juan Valera)
 Request: Approve the re-subdivision of one lot into 2 lots on 1.18 acres.
 Staff Rec.: **Recommended; Postponement request by Neighborhood.**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department
- 15. Resubdivision:** **C8-2010-0108.0A - Resubdivision of Lots 37-39 and a Portion of Lot 40, Enfield D**
 Location: 1501, 1507 Rainbow Road and 2000 Park Way, Shoal Creek Watershed, Old West Austin NPA
 Owner/Applicant: F. Ames & Charlotte H. Smith; Matthew J. & Christine Butterfield; and Dennis O. & Judy C. Walsh
 Agent: Hector Avila
 Request: Approve the re-subdivision of 3 lots and a portion of another lot into 3 lots on 1.218 acres.
 Staff Rec.: **Pulled (Re-notification) - no action required.**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department

- 16. Final Plat w/o Prelim:** **C8-2010-0142.0A - Leija Villa**
 Location: 3306 E. 5th St., Boggy Creek Watershed
 Owner/Applicant: The Lunaire Group LP (Sandra Leija)
 Agent: Cuatro Consultants, Ltd (Hugo Elizondo)
 Request: Approval of the Leija Villa composed of 3 lots on 1.201 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final without Preliminary:** **C8-2010-0137.0A - Whole Foods Subdivision**
 Location: 11910 Domain Dr., Walnut Creek Watershed, North Burnet Gateway Plan NPA
 Owner/Applicant: Rreef Domain LP (Chad Marsh)
 Agent: Bury & Partners, Inc. (Dwayne Shoppa)
 Request: Approval of the Whole Foods Subdivision composed of 1 lot on 137.71 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Preliminary Plan:** **C8J-06-0141(XT) - Ridgeview Preliminary Plan**
 Location: South View Road, Slaughter Creek/Williamson Creek Watersheds, N/A NPA
 Owner/Applicant: Pulte Homes of Texas L.P. (Mike Ringer)
 Agent: LJA Engineering & Surveying (John A. Clark)
 Request: Approval of the Ridgeview Preliminary Plan composed of 4 lots on 93.10 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 19. Final Plat:** **C8-2010-0136.0A - Banister Heights, Amended Plat of a Resubdivision of the east 1/2 of Lot 13**
 Location: 1405 Morgan Lane, West Bouldin Creek Watershed, South Lamar Combined NPA
 Owner/Applicant: Friday and Buchanan, LLC (Robb Buchanan)
 Agent: Austin Civil Engineering (Brent Hammond)
 Request: Approval of the Banister Heights, Amended Plat of a Resubdivision of the east 1/2 of Lot 13, composed of 2 lots on 0.499 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 Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.