



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
December 14, 2010**

The Planning Commission convened in a regular meeting on December 14, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:11 p.m.

Board Members in Attendance:

**Dave Sullivan – Chair
Dave Anderson
Mandy Dealey
Richard Hatfield
Saundra Kirk
Kathryne Tovo**

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: GENERAL

Gavino Fernandez – Wishing the PC Commissioners a Merry Christmas

B. APPROVAL OF MINUTES

1. Approval of minutes for November 9, 2010.

The motion to approve the minutes for November 9, 2010, were approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Saundra Kirk second the motion on a vote of 6-0; Commissioners Jay Reddy, Danette Chimenti and Alfonso Hernandez were absent.

C. PUBLIC HEARINGS

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

The motion to approve staff's recommendation to amend the 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; the motion was approved on the consent agenda by Commissioner Mandy Dealey, Commissioner Sandra Kirk second the motion on a vote of 6-0. Commissioner Danette Chimenti, Alfonso Hernandez and Jay Reddy were absent.

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

The motion to postpone to January 25, 2011 by the request of staff; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.

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

The motion to approve staff's recommendation to consider code amendments related to community gardens, sustainable agriculture and development fees, was approved on the consent agenda by Commissioner Mandy Dealey, Commissioner Sandra Kirk second the motion on a vote of 6-0. Commissioner Danette Chimenti, Alfonso Hernandez and Jay Reddy were absent.

- 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

The motion to approve staff’s recommendation to consider an ordinance amending Sections 25-2-1001 and 25-2-1008, was approved on the consent agenda by Commissioner Mandy Dealey, Commissioner Sandra Kirk second the motion on a vote of 6-0. Commissioner Danette Chimenti, Alfonso Hernandez and Jay Reddy were absent.

- 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

The motion to approve staff’s recommendation to approve the Heritage Hills/Windsor Hills Combined Neighborhood Plan and the Future Land Use Map, was approved with amendments by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.

Amendments:

REC 150: The neighborhood will consider supporting the North Acres bicycle/pedestrian bridge in its current location on Park Plaza if, and only if, City Staff (the Public Works Department and Austin Police Department) clearly demonstrates to both neighborhoods and City Council that the crime rate has been significantly reduced on the north side of the proposed North Acres bicycle/pedestrian bridge to a level comparable with the south side of the bridge prior to moving forward with the construction of this project.

REC 164.1: Approval of Staff Recommendation
 (See motion sheet).

- 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

The motion to approve staff’s recommendation to approve the rezonings that implement the land use recommendations of the Heritage Hills Neighborhood Plan; was approved by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.
 (See motion sheet)

- 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

The motion to approve staff’s recommendation to approve zonings and rezonings that implement the land use recommendations of the Windsor Hills Neighborhood Plan; was approved by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.
 (See motion sheet)

- 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

The motion for Indefinite postponement by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.

- 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

The motion for Indefinite postponement by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.

- 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

The motion for Indefinite postponement by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.

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

The motion for Indefinite postponement by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.

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

The motion to postpone to January 11, 2011 by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.

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

The motion to postpone to January 11, 2011 by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.

- 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

The motion to postpone to January 11, 2011 by the request of the neighborhood, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.

- 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

The motion to postpone to January 11, 2011 by the request of the neighborhood, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.

- 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

The motion to approve staff’s recommendation for Office/Mixed Use, was approved by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Jay Reddy, Alfonso Hernandez and Danette Chimenti were absent.

- 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

The motion to approve staff’s recommendation for GO-MU-CO-NP district zoning with a public restrictive covenant requirement included; was approved by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Jay Reddy, Alfonso Hernandez and Danette Chimenti were absent.

- 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

This item was pulled from the agenda; no action was required by the Commission.

- 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

The motion to approve staff’s recommendation for GR-MU-V-CO-NP district zoning, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Jay Reddy, Danette Chimenti and Alfonso Hernandez were absent.

- 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

The motion to postpone to January 11, 2011 by the request of the neighborhood; was approved by Commissioner Kathyrene Tovo's motion, Commissioner Mandy Dealey second the motion on a vote of 6-0; Commissioners Jay Reddy, Danette Chimenti and Alfonso Hernandez were absent.

* Request made by Chair to put as the first zoning case on the January 11, 2011 agenda.

- 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

The motion to approve staff's recommendation for SF-3-H zoning; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Jay Reddy, Alfonso Hernandez and Danette Chimenti were absent.

- 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

The motion to approve staff's recommendation for MF-4-H-NP zoning; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Jay Reddy, Alfonso Hernandez and Danette Chimenti were absent.

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

The motion to approve staff's recommendation for SF-3-H-NP zoning; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Jay Reddy, Alfonso Hernandez and Danette Chimenti were absent.

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

The motion to approve staff's recommendation for MF-2-H-CO-NP zoning; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Jay Reddy, Alfonso Hernandez and Danette Chimenti were absent.

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

The motion to approve staff's recommendation for SF-3-H-NP zoning; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Jay Reddy, Alfonso Hernandez and Danette Chimenti were absent.

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

The motion to approve staff’s recommendation for SF-3-H-NCCD-NP zoning; was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Jay Reddy, Alfonso Hernandez and Danette Chimenti were absent.

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

The motion to Indefinite postpone by the request of the applicant; was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Alfonso Hernandez, Danette Chimenti and Jay Reddy were absent.

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

The motion to Indefinite postpone by the request of the applicant; was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Alfonso Hernandez, Danette Chimenti and Jay Reddy were absent.

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

The motion to Indefinite postpone by the request of the applicant; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Alfonso Hernandez, Danette Chimenti and Jay Reddy were absent.

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

The motion to Indefinite postpone by the request of the applicant; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Alfonso Hernandez, Danette Chimenti and Jay Reddy were absent.

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

The motion to Indefinite postpone by the request of the applicant; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Alfonso Hernandez, Danette Chimenti and Jay Reddy were absent.

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

This item was pulled; no action was required by the Commission.

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

The motion to approve staff's recommendation for a conditional use permit; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Alfonso Hernandez and Jay Reddy were absent.

- 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

The motion to approve staff’s recommendation for a conditional use permit; was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Alfonso Hernandez and Jay Reddy were absent.

- 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

The motion to approve staff’s recommendation for approval of a one year extension to a previously approved site plan; was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Alfonso Hernandez and Jay Reddy were absent.

- 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: Thrower Design (Ron Thrower)
 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

The motion to approve staff’s recommendation for approval of the replat of Twilight Mesa Subdivision; was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Alfonso Hernandez and Jay Reddy were absent.

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: Thrower Design (Ron Thrower)
 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

The motion to approve staff’s recommendation for approval of the total vacation of Winkley Loma Vista; was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Alfonso Hernandez and Jay Reddy were absent.

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

Items #38-39;
 The motion to disapprove Items #38-39; were approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Jay Reddy, Danette Chimenti and Alfonso Hernandez were absent.

- 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

The motion to approve staff’s recommendation for a Street Vacation; was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Alfonso Hernandez and Jay Reddy were absent.

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

The motion to initiate a code amendment for zoning on non-contiguous land, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.

- 2. New Business: East Riverside Plan**
 Request: Initiate a code amendment to create the East Riverside Corridor Regulating Plan.

The motion to initiate a code amendment to the East Riverside Plan, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.

- 3. New Business: Suburban Watershed**
 Request: Initiate a code amendment, at the request of the Environmental Board, regarding suburban and eastern watershed regulations.

This item was pulled from the agenda; no action was required by the Commission.

- 4. New Business: Animal Regulation**
Request: Initiate a code amendment regarding the keeping of animals on large residential lots.

The motion to initiate a code amendment regarding animal regulation, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.

- 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.

The motion to initiate a code amendment regarding neighborhood mixed use and historic design, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.

- 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.

The motion to initiate a code amendment regarding demolition permits, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

Commissioner Dave Sullivan adjourned the meeting without objection at 8:45 p.m.