



**Planning Commission
January 25, 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 January 11, 2011.

C. PUBLIC HEARING

1. Briefing:

Request: Briefing on the Urban Parks Stakeholders Group.
Staff: Lynn Osgood, 374-9491
Ricardo Soliz, 974-9452, ricardo.soliz@ci.austin.tx.us
Parks & Recreation Department

2. Code Amendment: **C20-2010-022 Community Events Use**

Owner/Applicant: City of Austin
Agent: City of Austin (PDR)
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. Plan Amendment: **NPA-2010-0021.02 Parker Lane**

Location: 1406-1506 Parker Lane, Town Lake Watershed, East Riverside/Oltorf
Combined NPA
Owner/Applicant: J. Ryan Diepenbrock
Agent: J. Ryan Deipenbrock
Request: Single Family to Higher-Density Single Family
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695; maureen.meredith@ci.austin.tx.us
Planning and Development Review Department

4. Rezoning: **C14-2010-0140 Parker Lane**

Location: 1406-1506 Parker Lane; Town Lake Watershed, East Riverside/Oltorf
Combined NPA
Owner/Applicant: J. Ryan Diepenbrock
Agent: J. Ryan Deipenbrock
Request: SF-3-NP to SF-6-CO-NP
Staff Rec.: **Recommended**
Staff: Stephen Rye, 974-7604; stephen.rye@ci.austin.tx.us
Planning and Development Review Department

5. **Plan Amendment:** **NPA-2010-0025.01 Herzog NPA**
 Location: 9726 Circle Drive, Williamson Creek/Slaughter Creek Watersheds – Barton Springs Zone, Oak Hill Combined NPA
 Owner/Applicant: RKC Partnership One, L.L.C.
 Agent: Texas Engineering Solutions, L.L.C. (Hank Smith)
 Request: Neighborhood Mixed Use to Commercial
 Staff Rec.: **Postponement request by staff to February 22, 2011.**
 Staff: Maureen Meredith, 974-2695; maureen.meredith@ci.austin.tx.us
 Planning and Development Review Department
6. **Rezoning:** **C14-2010-0175 Herzog Rezoning**
 Location: 9726 Circle Drive; Williamson Creek/Slaughter Creek Watersheds – Barton Springs Zone, Oak Hill Combined NPA
 Owner/Applicant: RKC Partnership One, L.L.C.
 Agent: Texas Engineering Solutions, L.L.C. (Hank Smith)
 Request: RR-NP to W/LO-NP
 Staff Rec.: **Postponement request by staff to February 22, 2011.**
 Staff: Stephen Rye, 974-7604; stephen.rye@ci.austin.tx.us
 Planning and Development Review Department
7. **Plan Amendment:** **NPA-2010-0021.03 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: Commercial to Mixed Use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 974-2695; maureen.meredith@ci.austin.tx.us
 Planning and Development Review Department
8. **Rezoning:** **C14-2010-0191.SH Suburban Lodge SRO Conversion**
 Location: 2501 South IH 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

- 9. Rezoning: C14-2010-0151 506 W.15th Street**
 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 DMU
 Staff Rec.: **Recommendation of DMU-CO**
 Staff: Clark Patterson, 974-7691; clark.patterson@ci.austin.tx.us
 Planning and Development Review Department
- 10. Site Plan - Conditional Use Permit: SPC-2010-0074C Austin Energy System Control Center**
 Location: 2500 Montopolis Drive; Country Club East Watershed, East Riverside/Oltorf Combined NPA
 Owner/Applicant: Austin Energy (Laura Lee Franks)
 Agent: Raymond Chan & Associates (Tom Curran)
 Request: The applicant is requesting approval of a Conditional Use Permit for a site zoned P- Public that is one acre or more, per Land Development Code section § 25-2-625(D)(2), in order to construct a communications service building with associated improvements.
 Staff Rec.: **Recommended**
 Staff: Sarah Graham, 974-2826; sarah.graham@ci.austin.tx.us
 Planning and Development Review Department
- 11. Site Plan - Conditional Use Permit: SPC-2010-0061C New Theatre@Zach Scott**
 Location: 202 S. Lamar Blvd.; Lady Bird Lake, Zilker NPA
 Owner/Applicant: City of Austin (Nick Naccarato)
 Agent: Zachary Scott (Susan Benz)
 Request: Request approval of a conditional use site plan permit for the construction of a new theatre on property zoned P, Public and development greater than one acre. [LDC Sec. 25-2-625] Waiver Requests: 1) Request the use of alternative materials on the exterior surface of a building which is visible from parkland adjacent to Town Lake. [LDC Section 25-2-733(E)(2)(3)]; 2. To permit less than 60% of the ground level wall visible from parkland to be a material other than clear or lightly tinted glass. [LDC Sec. 25-2-733(E)(1)].
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 974-2863; nikki.hoelter@ci.austin.tx.us
 Planning and Development Review Department

12. 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; Downtown NPA
Owner/Applicant: F. Ames & Charlotte H. Smith; Matthew J. & Christine Butterfield; and Dennis O. & Judy C. Walsh
Agent: Hector Avila
Request: Approve the resubdivision of 3 lots and a portion of another lot into 3 lots on 1.218 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767; sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

13. Preliminary Plan: **C8-2011-0001.SH Mueller Section V, Block 59A, Resubdivision Preliminary Plan**
Location: 3600 Manor Road; Tannehill Branch Watershed, RMMA
Owner/Applicant: COA Redevelopment Services Office (Pam Hefner)
Agent: Bury & Partners, Inc. (David Miller)
Request: Approval of the Mueller Section V, Block 59A, Resubdivision Preliminary Plan composed of 1 lot on 3.342 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.