



**Planning Commission
February 8, 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 25, 2011.

C. PUBLIC HEARING

- 1. Plan Amendment** **NPA-2010-0018.03 EP Austin Neighborhood Plan Amendment**
Location: 0.586 acres on Woodrow Avenue, Shoal Creek Watershed,
 Brentwood/Highland Combined NPA
Owner/Applicant: EP Austin Properties, L.P. (George C. Thorne & Robert L. Rock)
Agent: Armbrust & Brown, L.L.P (Richard T. Suttle Jr.)
Request: Single Family to Mixed Use
Staff Rec.: **Postponement request by staff until March 22, 2011**
Staff: Maureen Meredith, 974-2695; Maureen.Meredith@ci.austin.tx.us

- 2. Rezoning:** **C14-2010-0025 - EP Austin**
Location: 4914 - 5004 Woodrow Ave., Shoal Creek Watershed, Brentwood/Highland
 Combined Neighborhood Plan NPA
Owner/Applicant: EP Austin Properties, L.P. (George C. Thorne & Robert L. Rock)
Agent: Armbrust & Brown, L.L.P. (Richard T. Suttle, Jr.)
Request: SF-3-NP to GO-MU-NP
Staff Rec.: **Postponement request by staff to March 22, 2011.**
Staff: Clark Patterson, 974-9761, clark.patterson@ci.austin.tx.us
 Planning and Development Review Department

- 3. Rezoning:** **C14-2010-0197 - 600 W. 13th Street**
Location: 600 W. 13th Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: The William B. and Celia G. Mange Company, L.L.C. (William Mange)
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

- 4. Rezoning:** **C14-2010-0207 - Robinson Foundation Offices**
Location: 510 West 8th Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Darnell Robinson Family, LLC (Michael Ginsberg)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: MF-4 to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
 Planning and Development Review Department

5. **Site Plan Conditional Use Permit:** **SPC-2010-0247C - Waller Creek Tunnel Inlet Facility at Waterloo Park**
 Location: 500 E. 12th Street, Waller Creek Watershed, Downtown NPA
 Owner/Applicant: City of Austin (Gary Jackson)
 Agent: Kellogg Brown and Root/Espey Consultants JV
 Request: Approve a CUP
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 974-2810, lynda.courtney@ci.austin.tx.us
 Planning and Development Review Department
6. **Hill Country Roadway Corridor Site Plan:** **SPC-2010-0096C - Overwatch Phase II**
 Location: 5301 Southwest Parkway, Barton Creek Watershed – Barton Springs Zone, East Oak Hill NPA
 Owner/Applicant: OS Austin Funding Company, Inc. (Jill Russo)
 Agent: Bury & Partners, Inc. (Chris Randazzo / Darren Huckert)
 Request: The approval of a 43,124 sq. ft. office building with associated improvements on 29.83 acres in the Hill Country Roadway Corridor.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 974-3404, cesar.zavala@ci.austin.tx.us
 Planning and Development Review Department
7. **Site Plan-Conditional Use Permit:** **SPC-2010-0317A - 214 C.U.P.**
 214 E. Anderson Lane, Shoal Creek Watershed, N. Lamar Combined NP
 Owner/Applicant: Najib Wehbr
 Agent: Bennett Consulting (Rodney Bennett)
 Request: Request approval of a conditional use site plan permit for a cocktail lounge use with late hours permit.
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 974-2810, lynda.courtney@ci.austin.tx.us
 Planning and Development Review Department

- 8. Site Plan - Conditional Use Permit:** **SPC-2010-0061C - New Theatre @ Zach Scott**
- Location: 202 S. Lamar Blvd., Lady Bird Lake Watershed, Zilker Neighborhood 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 Sec. 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
- 9. Resubdivision:** **C8-2010-0057.0A - Resubdivision of the North 175 Feet of Lot 4, Block 5, Westfield A**
- Location: 2301 Enfield Road, Johnson Creek Watershed, West Austin NPA
- Owner/Applicant: Michael Dolan & Malia Lemond
- Agent: Land Answers (Jim Wittliff)
- Request: Approve the resubdivision part of one lot into 2 lots on 0.8395 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department
- 10. Resubdivision:** **C8-2010-0082.0A - Resubdivision of Lot 5, Block 9, Outlot 34, Division B**
- Location: 1908 E. 14th Street, Boggy Creek Watershed, Chestnut NPA
- Owner/Applicant: Austin Newcastle Homes LO (Judith Zwarun)
- Agent: Eclipse Environmental & Engineering, Inc. (Brad O'Donnell)
- Request: Approve the resubdivision of one lot into 2 lots on 0.1798 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

- 11. Resubdivision:** **C8-2009-0063.2A.SH - Colorado Crossing III, Section 7, Being a Resubdivision of Lot 5A, Resubdivision of Lot 1, Lockheed Addition**
 Location: Breckenridge Drive (formerly Autumn Bay Drive) at Burleson Road, Onion Creek Watershed, Southeast NPA
 Owner/Applicant: Lennar Buffinton Colorado Crossing LP (Ryan Mattox)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approve the resubdivision of one lot into 35 lots.
 Staff Rec.: **PULLED, no action required**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department
- 12. Final Plat w/o Preliminary:** **C8-2011-0004.0A - Springdale @ 51st Street**
 Location: 5100 Springdale Road, Fort Branch Watershed, Pecan Springs - Springdale NPA
 Owner/Applicant: Benjamin Enterprises (Ben Rosas)
 Agent: Genesis 1 Engineering Co. (George Gonzalez)
 Request: The approval of the Springdale @ 51st Street Subdivision composed of 1 lot on 1.491 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat:** **C8-2011-0005.0A - Austin (Springdale) DTP III, LLC Addition**
 Location: 4900 Springdale Road at 51st Street, Fort Branch Watershed, Pecan Springs - Springdale NPA
 Owner/Applicant: 4900 Springdale Road LLC (Harry N Scott, Jr)
 Agent: Longaro & Clarke, LP (Alex Clarke)
 Request: Approval of the Austin (Springdale) DTP III, LLC Addition composed of 2 lots on 2.955 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.