



**Planning Commission
February 22, 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 February 8, 2011.

C. PUBLIC HEARING

- 1. Briefing and Possible Action:** **Imagine Austin Comprehensive Plan Preferred Growth Scenario and Plan Framework**
Request: Planning Commission recommend endorsement of the Imagine Austin Comprehensive Plan Preferred Growth Scenario and Plan Framework to the City Council.
Staff Rec.: **Recommend endorsement of the Preferred Growth Scenario and Plan Framework.**
Staff: Garner Stoll, 974-2397, garner.stoll@ci.austin.tx.us
Greg Claxton, 974-7630, gregory.claxton@ci.austin.tx.us
Planning and Development Review Department
- 2. Briefing and Possible Action:** **Activities pertaining to Communities Putting Prevention to Work (CPPW) Grant**
Request: Briefing and possible action on Planning and Development Review Department's activities pertaining to CPPW tobacco grant.
Staff: Yvette Flores, 974-6404, yvette.flores@ci.austin.tx.us
Planning and Development Review Department
- 3. Plan Amendment:** **NPA-2010-0005.03 - McElhenney Tract**
Location: 530 & 626 Bastrop Highway, Carson Creek Watershed, Montopolis Neighborhood Planning Area 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 by staff to April 12th.**
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
Planning & Development Review Department
- 4. Rezoning:** **C14-2010-0138 - McElhenney Tract**
Location: 530 & 626 Bastrop Highway, Carson Creek Watershed, Montopolis Neighborhood Plan 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 by staff to April 12th.**
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 Watershed, Oak Hill Combined Neighborhood Plan 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.: **Recommended**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
 Planning & Development Review Department
6. **Rezoning:** **C14-2010-0175 - Herzog Rezoning**
 Location: 9726 Circle Drive, Williamson Creek/Slaughter Creek Watershed, Oak Hill Combined Neighborhood Plan 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.: **Recommendation of W/LO-CO-NP**
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
 Planning & Development Review Department
7. **Plan Amendment:** **NPA-2010-0021.02 - Parker Lane**
 Location: 1406 - 1506 Parker Lane, Town Lake Watershed, East Riverside/Oltorf Combined Neighborhood Plan 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 & Development Review Department
8. **Rezoning:** **C14-2010-0140 - Parker Lane**
 Location: 1406 - 1506 Parker Lane, Town Lake Watershed, East Riverside/Oltorf Combined Neighborhood Plan NPA
 Owner/Applicant: J. Ryan Diepenbrock
 Agent: J. Ryan Deipenbrock
 Request: SF-3 to SF-6-CO
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
 Planning and Development Review Department

- 9. Rezoning: C14-2010-0207 - Robinson Foundation Offices**
 Location: 510 West 8th Street, Shoal Creek Watershed
 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
- 10. Rezoning: C14H-2010-0038 - Goyne-Norris House**
 Location: 1208 Hackberry Street, Boggy Creek Watershed, Central East Austin NPA
 Owner/Applicant: William Fleece, 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
- 11. Rezoning: C14H-2010-0040 - Paulson-Sing House**
 Location: 1705 Willow Street, Lady Bird Lake Watershed, East Cesar Chavez NPA
 Owner/Applicant: Raul Aguallo Hernandez, owner
 Agent: Suzanne Deaderick
 Request: SF-3-NP to SF-3-H-NP
 Staff Rec.: **Not recommended**
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
 Planning and Development Review Department
- 12. Rezoning: C14H-2009-0026 - Byrne-Reed House**
 Location: 1410 Rio Grande Street, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: Humanities Texas
 Agent: Ken Johnson, Clayton & Little Architects
 Request: GO to GO-H
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
 Planning and Development Review Department
- 13. Rezoning: C14H-2010-0022 - Bones-Stokes House**
 Location: 1107 W. 9th Street, Shoal Creek Watershed, Old West Austin NPA
 Owner/Applicant: Albert Percival, III and Kevin "Chuck" Hughes, owners
 Request: SF-3-NP to SF-3-H-NP
 Staff Rec.: **Not recommended**
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
 Planning and Development Review Department

- 14. Rezoning: C14-2010-0186 - 416 Congress**
 Location: 416 Congress, Town Lake Watershed, Downtown NPA
 Owner/Applicant: D3-BR 416 Congress, L.L.C. (Dan Benditz)
 Agent: Mike Mchone Real Estate (Mike Mchone)
 Request: CBD to CBD-H-CURE
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
 Planning and Development Review Department
- 15. Site Plan Conditional Use Permit: SPC-2010-0214CS - Double Down Lounge**
 Location: 515 Pedernales Street, Town Lake Watershed, Holly Neighborhood Plan Area NPA
 Owner/Applicant: Double Down Lounge (Chris Mullis) / Powell Designs (Doug Powell)
 Agent: Tommie R. Lopez
 Request: Request is for approval of a conditional use site plan for a 525 square foot patio addition to an existing cocktail lounge and associated improvements in property zoned CS-1-CO-MU-NP. Variance request to allow a parking area for a cocktail lounge with a late-hours permit within 200 feet of property used or zoned SF-6 or more restrictive [25-5-146(B)(2)].
 Staff Rec.: **Pulled from agenda for notification error.**
 Staff: Cesar Zavala, 974-3404, cesar.zavala@ci.austin.tx.us
 Planning and Development Review Department
- 16. 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 (Judges Hill) - Underway NPA
 Owner/Applicant: Reynaldo Ortiz
 Agent: J. Valera Engineering (Jaun Valera)
 Request: Approve the resubdivision of one lot into 2 lots on 1.18. acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department
- 17. Resubdivision: C8-2010-0103.0A - Resubdivision of Lot 14, Block 12L, Fairview Park**
 Location: 1703 Newning Avenue, Blunn Creek Watershed, South River City NPA
 Owner/Applicant: Gary Sparks
 Agent: Stansberry Engineering (Blayne Stansberry)
 Request: Approve the resubdivision of one lot into 2 lots on 0.395 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department

- 18. Final without Preliminary:** **C8-2011-0008.0A - Mueller Section V, Block 59A, Resubdivision of Final Plat**
 Location: 3600 Manor Road, Tannehill Branch Watershed, RMMA NPA
 Owner/Applicant: COA Redevelopment Services Office (Pam Hefner)
 Agent: Bury & Partners, Inc. (David Miller)
 Request: Approval of the Mueller Section V, Block 59A, Resubdivision of Final Plat composed of 8 lots on 3.342 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 19. Resubdivision:** **C8-2011-0013.0A - Resubdivision of Lots 14 & 15, Section One Block B, Violet Crown Heights**
 Location: 1109 Ruth Ave., Shoal Creek Watershed, Brentwood NPA
 Owner/Applicant: Lisa Gray
 Agent: Michael McHone
 Request: Approval of the Resubdivision of Lots 14 & 15, Section One Block B, Violet Crown Heights composed of 2 lots on .286 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. New Business:**
 Request: Discussion and action on approving the revised Planning Commission Bylaws.

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.