



**Planning Commission
March 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
Vacancy

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

The Commission will go into Executive Session on the case listed below:

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) NPA
Owner/Applicant: Reynaldo Ortiz
Agent: J. Valera Engineering (Juan 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

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 March 8, 2011.

C. PUBLIC HEARING

1. Briefing:

Request: Briefing to the Planning Commission on Urban Rail Scoping.
Staff: Robert Spillar, Director, 974-2488, rob.spillar@ci.austin.tx.us
Austin Transportation Department

2. Plan Amendment: **NPA-2010-0018.03 - EP Austin Neighborhood Plan Amendment**

Location: 0.586 acres on Woodrow Ave., 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 to April 12, 2011.**
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
Planning and Development Review Department

3. Rezoning: **C14-2010-0025 - EP Austin**

Location: 4914 - 5004 Woodrow Ave., 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: SF-3-NP to GO-CO-MU-NP
Staff Rec.: **Postponement request by staff to April 12, 2011.**
Staff: Clark Patterson, 974-9761, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

4. Site Plan - **SPC-2010-0295C - Unifirst Corporation** Conditional Use Permit:

Location: 6000 Bolm Road, Boggy Creek Watershed, Johnston Terrace NPA
Owner/Applicant: Vincent Gerard & Associates (Ron Williams)
Agent: Unifirst Corporation (Matthew Croatti)
Request: Request approval of a conditional use permit for a Laundry Services use.
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us
Planning and Development Review Department

5. **Site Plan - Conditional Use Permit:** **SPC-2010-0259C - Mueller Substation**
 Location: 4307 Manor Road, Tannehill Branch Watershed, East MLK Combined NPA
 Owner/Applicant: City of Austin Parks and Recreation Department (Ricardo Soliz)
 Agent: Stanley Consultants Inc (Christine Potts)
 Request: Approval of infrastructure improvements for the Mueller Substation, which is a Conditional Use Permit as related to P - Public zoning, per LDC 25-2-625(D)(2).
 Staff Rec.: **Recommended**
 Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
 Planning and Development Review Department
6. **Preliminary:** **C8-07-0043.01 - Avery Station**
 Location: N. Lakeline Blvd. and Staked Plains Drive, South Brushy Creek Watershed, Lakeline TOD
 Owner/Applicant: Northwoods Lakeline Ranch, LLC (Todd Janssen)
 Agent: Bury & Partners, Inc. (David A. Miller)
 Request: Approval of the Avery Station Preliminary Plan composed of 221 lots on 187.93 acres. With a proposed VARIANCE to section 25-8-341 of the LDC to allow cut up to a maximum of 12'.
 Staff Rec.: **Recommended with the four conditions set forth by the EV Board at their March 2, 2011 meeting.**
 Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us
 Planning and Development Review Department
7. **Resubdivision:** **C8-2010-0040.0A - Resubdivision of Lots 7 and 8, Block 3, Austin Heights**
 Location: 2800 E. 22nd Street, Boggy Creek Watershed, Rosewood NPA
 Owner/Applicant: Ron Horne (Ethan Horne)
 Agent: Genesis Engineering (George Gonzalez)
 Request: Approval of a resubdivision of Lots 7 and 8, Block 3, Austin Heights. A resubdivision of two lots into three lots on 0.459 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department

- 8. Resubdivision: C8-2010-0026.0A - Klinefelter-Chung Subdivision, Resub of Lot 1 Block 2, Gullett Garden; Lot 14, Gullet Gardens; Lots 12 & 13 Fischer Gardens; and Portions of Lots 11 & 12, Von Rosenberg Garden**
- Location: 4807 Lyons Road, Boggy Creek Watershed, Govalle NPA
 Owner/Applicant: Phillipe Klinefelter & Sunyong Chung
 Agent: Austin Civil Engineering (Brent Hammond)
 Request: Approval of a resubdivision, namely Klinefelter-Chung Subdivision, Resub of Lot 1 Block 2, Gullett Gardens; Lot 14, Gullett Gardens; Lots 12 & 13 Fischer Gardens; and portions of Lots 11 & 12, Von Rosenberg Garden. Resubdivision of four lots and a portion of two other lots into four lots on 2.307 acres.
- Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department
- 9. Amended Plat: C8-2010-0020.0A.SH - Amended Plat of Lots 13 & 14, Block A, Juniper at Olive Subdivision**
- Location: 911 Olive Street, Waller Creek Watershed, Central East Austin NPA
 Owner/Applicant: City of Austin-NHCD (Javier Delgado)
 Agent: Juanita Benitez
 Request: Approval of the Amended Plat of Lots 13 & 14, Block A, Juniper at Olive Subdivision composed of 2 lots on 0.19 acres.
- Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Amended Plat: C8-2011-0035.0A - Crestview, Section 6, Block J, Lots 37 and 39; Amended Plat**
- Location: 1501 Pasadena Drive, Hancock Branch & Shoal Creek Watershed, Crestview NPA
 Owner/Applicant: Walter John Kneten
 Agent: Patricia/Walter John Kneten
 Request: Approval of the Crestview, Section 6, Block J, Lots 37 and 39; Amended Plat composed of 2 lots on 0.413 acres.
- Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Resubdivision: C8-2011-0026.0A - Sims Subdivision; Resub of Lot 14**
- Location: 2110 Fort View Rd, Williamson Creek Watershed; South Lamar NPA
 Agent: Mike McHone Real Estate (Mike McHone)
 Request: Approval of the Sims Subdivision; Resub of Lot 14 composed of 3 lots on 0.505 acres
- Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 12. Street Vacation: C10V-2011-01 - F#8860-1012**
Request: Vacation of a portion of right-of-way (0.0996 acres) at the 3500 Block of West 35th Street.
Staff Rec.: **Recommended**
Staff: Chris Muraida, 974-7191, Chris.Muraida@ci.austin.tx.us
Office of Real Estate Services

D. NEW BUSINESS

- 1. New Business:**
Request: Discussion and possible action on rescinding action taken on February 22, 2011 in case # C8-2010-0047.0A, denying approval of Resubdivision of Lot B, First Resubdivision of Lots 15-16, Vance Park.
- 2. New Business:**
Request: Discussion and action on nominating a Planning Commission Secretary.

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.