



**Planning Commission
May 10, 2011 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX. 78701**

Dave Anderson
Tina Bui
Danette Chimenti - Parliamentarian
Mandy Dealey – Vice-Chair
Richard Hatfield

Alfonso Hernandez
Saundra Kirk - Secretary
Dave Sullivan - Chair

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 April 16, 2011, special called meeting.

2. Approval of minutes for April 26, 2011.

C. PUBLIC HEARING

- 1. Master Plan: Downtown Austin Plan**
Location: Area bounded by Martin Luther King Jr. Blvd. to the North; Lady Bird Lake to the South; IH-35 to the East; and the West side of Lamar Blvd. ROW to the West, Town Lake Watershed, Downtown NPA
Owner/Applicant: City of Austin - Planning and Development Review Department
Agent: Jim Robertson
Request: Public hearing and discussion and possible action on items to be addressed during the implementation phase of the Downtown Austin Plan.
Staff: Jim Robertson, (512) 974-3564, James.Robertson@ci.austin.tx.us
Michael Knox, (512) 974-6415, michael.knox@ci.austin.tx.us
Planning and Development Review Department

- 2. Code Amendment: C2O-2010-020 - Open Space Requirements**
Location: Citywide
Owner/Applicant: City of Austin - Planning and Development Review Department
Agent: George Zapalac
Request: Public hearing to amend Chapters 25-1 and 25-2 of the City Code to modify requirements for open space.
Staff Rec.: **Recommend Approval**
Staff: George Zapalac, (512) 974-2725, George.Zapalac@ci.austin.tx.us

- 3. Plan Amendment: NPA-2010-0005.03 - McElhenney Tract**
Location: 530 & 626 Bastrop Highway, Carson Creek Watershed, Montopolis 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.: **The applicant has requested an indefinite postponement of this item.**
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 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.: **The applicant has requested an indefinite postponement of this item.**
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
Planning and Development Review Department

5. **Plan Amendment:** **NPA-2011-0025.01 - Covered Bridge**
 Location: 6804 Covered Bridge Drive, Williamson Creek Watershed – Barton Springs Zone, Oak Hill Combined NPA
 Owner/Applicant: Covered Bridge Assisted Living, L.P.
 Agent: Thrower Design (A. Ron Thrower)
 Request: Higher Density Single Family & Mixed Use to Multifamily
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
 Planning & Development Review Department
6. **Rezoning:** **C14-2011-0032 - Time Warner Cable Hub - K Station**
 Location: 801 1/2 South 1st Street, East Bouldin Creek Watershed, Bouldin Creek NPA
 Owner/Applicant: Texas School for the Deaf (Gary Bego)
 Agent: Axion Engineers, Inc. (Nicole Folta Findeisen)
 Request: Unzoned to SF-2-NP
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
 Planning and Development Review Department
7. **Rezoning:** **C14-2011-0006 - 701 & 711 West 7th Street Rezoning**
 Location: 701 & 711 West 7th Street, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: LOWA, Ltd. (Daryl Kunik)
 Agent: Thrower Design (A. Ron Thrower)
 Request: GO & GR to CBD
 Staff Rec.: **Recommendation of CBD-CO**
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
 Planning and Development Review Department
8. **Rezoning:** **C14-2010-0206 - Arabella**
 Location: 1502 West Avenue, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: William & Cynthia Baschnagel
 Request: LO-H to GO-H
 Staff Rec.: **Recommendation of GO-H-CO**
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
 Planning and Development Review Department

- 9. Zoning: C14-2010-0200 - Lankford/Schirpik-5**
 Location: 13635 and 13641 Rutledge Spur, Lake Creek Watershed, Northwest Park & Ride Town Center TOD
 Owner/Applicant: Janice Lankford, Frank Schirpik
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: I-RR to CS-MU-CO
 Staff Rec.: **Recommended with conditions**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
 Planning and Development Review Department
- 10. Zoning: C14-2011-0022 - Toungate 6**
 Location: 13653 Rutledge Spur, Lake Creek Watershed, Northwest Park & Ride Town Center TOD
 Owner/Applicant: Mark Toungate
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: I-RR to CS-MU-CO
 Staff Rec.: **Recommended with conditions**
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
 Planning and Development Review Department
- 11. Site Plan - Conditional Use Permit: SPC-2010-0288A - Pepper's Bistro**
 Location: 1926 E. Riverside Dr., Town Lake Watershed, Riverside NPA
 Owner/Applicant: Pepper's Bistro (Raul Aguilar)
 Agent: A.E.C. Inc. (Phil Moncada)
 Request: The applicant is proposing a change of use from a restaurant to a cocktail lounge.
 Staff Rec.: **Recommended**
 Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
 Planning and Development Review Department
- 12. Final without Preliminary: C8-2011-0001.1A.SH - Mueller Section V, Block 59A, Resubdivision of Final Plat**
 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 of Final Plat composed of 8 lots on 3.342 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
 Planning and Development Review Department

13. Resubdivision: C8-2010-0052.0A - Resubdivision of Part of Block 11 and 12, J. Gordon Brown
Location: 6015 Ponca Street, Country Club East Watershed, Montopolis NPA
Owner/Applicant: Sabot Development, Ltd. (James W. Young)
Agent: Stansberry Engineering (Blayne Stansberry)
Request: Approve the resubdivision of part of 2 lots into 3 lots on 0.965 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

14. Amended Plat: C8-2011-0054.0A - Pfaefflin Resubdivision, Lots 1-A, 2-A & 3-A; Amended Plat
Location: 3107 East 51st Street, Fort Branch Watershed, MLK NPA
Owner/Applicant: St. Stephen's Baptist Church, a Texas Non-profit Corporation (Herbert Johnson)
Agent: Pax Engineering, LLC (David P. Smith)
Request: Approval of the Pfaefflin Resubdivision, Lots 1-A, 2-A & 3-A; Amended Plat composed of 3 lots on 3.4 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

1. New Business:
Request: Discussion and action on a nomination to the Airport Boulevard Advisory Group.

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.