



**Planning Commission
July 26, 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
1 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

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 July 12, 2011.

C. PUBLIC HEARING

- 1. Rezoning: C14-2011-0058 - 707 West Ave. Rezoning**
Location: 705, 707, 709, 711 West Avenue & 711 West 7th Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Cirrus Logic, Inc. (Thurman Case)
Agent: Armbrust & Brown, P.L.L.C. (Richard Suttle)
Request: GO to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

- 2. Rezoning: C14-95-0129.01 - Expo Center Section II**
Location: 5805 Burluson Road, Williamson Creek Watershed, Southeast Combined (McKinney) NPA
Owner/Applicant: Carlson, Brigance and Doering, Inc. (Charles R. Brigance, Jr.)
Agent: Expo Partners III, Ltd. c/o Trammel Crow Company (James H. Matoushek)
Request: To amend the PDA by removing Basic Industry from the list of prohibited uses, as it applies to this property.
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

- 3. Site Plan - Conditional Use Permit: SPC-2011-0034AT - The Dram Shop**
Location: 907 East 6th St., Waller Creek Watershed, Plaza Saltillo TOD NPA
Owner/Applicant: Brandon Testa
Agent: Brandon Testa
Request: To approve a Conditional Use Permit for a Cocktail Lounge in Corridor Mixed Use zoning within the Plaza Saltillo TOD
Staff Rec.: **Recommended**
Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us
Planning and Development Review Department

- 4. Site Plan - Compatibility Waiver Only: SP-2010-0284DT - Mt. Zion Baptist Church Parking Lot Expansion**
- Location: 2935 East 13th St., Boggy Creek Watershed, Rosewood NPA
 Owner/Applicant: Mount Zion Baptist Church (Luke Mercer)
 Agent: Chan & Partners (David Urban)
 Request: To approve a compatibility waiver for driveway and parking setbacks.
 Staff Rec.: **Recommended**
 Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us
 Planning and Development Review Department
- 5. Site Plan - Conditional Use Permit: SPC-2011-0100A - Crossroads Bar Lounge**
- Location: 1901 South Lamar Boulevard, West Bouldin Creek Watershed, Zilker NPA
 Owner/Applicant: Columbine Properties, Inc (William Tamminga)
 Agent: Hajjar Sutherland Peters & Washmon (Kareem Hajjar)
 Request: To approve a Conditional Use Permit for a Cocktail Lounge in CS-1 zoning.
 Staff Rec.: **Recommended**
 Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us
 Planning and Development Review Department
- 6. Site Plan - Variance Only: SP-2011-0032C.SH - Block at 26th**
- Location: 800 West 26th Street, Shoal Creek Watershed, West Univeristy Neighborhood NPA
 Owner/Applicant: West Campus 26th (Mary Ellen Barlow)
 Agent: Urban Design Group (June Routh)
 Request: To remove a heritage tree with a stem greater than 30 inches as allowed under LDC 25-8-643.
 Staff Rec.: **Recommended**
 Staff: Keith Mars, 974-2755, Keith.Mars@ci.austin.tx.us
 Planning and Development Review Department

- 7. Final without Preliminary: C8-2010-0137.0A - Whole Foods Subdivision**
 Location: 11910 Domain Drive, Walnut Creek Watershed, North Burnet Gateway Plan NPA
 Owner/Applicant: Reef Domain LP (Chad Marsh)
 Agent: Bury & Partners, Inc. (Dwayne Shoppa)
 Request: Approval of the Whole Foods Subdivision, a resubdivision of 1 lot into 3 lots on 137.71 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
 Planning and Development Review Department
- 8. Resubdivision: C8-2011-0086.0A - Banister Heights, Resub**
 Location: 1400 Morgan Lane, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: Banister Morgan LLC (Simon Studd)
 Agent: Banister Morgan LLC (Simon Studd)
 Request: Approval of the Banister Heights, Resub composed of 3 lots on 0.499 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 9. Final without Preliminary: C8-2011-0083.0A - Herrera Addition**
 Location: 308 Kemp Street, Country Club East Watershed, Montopolis NPA
 Owner/Applicant: Jesus Herrera
 Agent: Cormier Architecture (James Cormier)
 Request: Approval of the Herrera Addition composed of 6 lots on 0.723 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Final without Preliminary: C8-2011-0087.0A - Sponberg Subdivision, Final Plat**
 Location: Freidrich Lane, Williamson Creek Watershed, Franklin Park NPA
 Owner/Applicant: 4800 Freidrich Lane, LLC (Christopher S. Slover)
 Agent: Lockwood Engineering, Inc. (Fred C. Lockwood)
 Request: Approval of the Sponberg Subdivision, Final Plat composed of 1 lot 5.65 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 11. Final with preliminary:** **C8-04-0043.05.1A.SH - Mueller-Section V1 Final Plat**
- Location: 3600 Manor Road, Boggy/Tannehill Branch Creeks Watershed, RMMA NPA
- Owner/Applicant: COA-Redevelopment Services Office (Pam Hefner)
- Agent: Bury & Partners, Inc. (David Miller)
- Request: Approval of the Mueller-Section VI Final Plat composed of 202 lots on 24.684 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. New Business:**
- Request: Discussion and act on the recommendations for affordable housing in the University Neighborhood Overlay.

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.