



Planning Commission
August 9, 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 26, 2011.

C. PUBLIC HEARING

- 1. Code Amendment: C20-2011-010 - Parking Requirements for P-Zoning in Downtown**
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: George Zapalac
Request: Public hearing to consider and ordinance to amend §25-6 of the city code to allow sites zoned P - Public in the downtown area to have the same parking reduction as sites zoned DMU or CBD.
Staff Rec.: **Recommend Approval**
Staff: George Zapalac, (512) 974-2725, George.Zapalac@ci.austin.tx.us
Planning and Development Review Department
- 2. 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
- 3. Plan Amendment: NPA-2011-0001.01 - Studio 141**
Location: 141 West Oltorf Street, East Bouldin Creek Watershed, Dawson NPA
Owner/Applicant: Kathleen A. Pixley
Agent: Kathleen A. Pixley
Request: Single Family to Mixed Use or Mixed Use/Office
Staff Rec.: **Not recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
Planning and Development Review Department

- 4. Rezoning: C14-2011-0015 - Studio 141**
 Location: 141 West Oltorf Street, East Bouldin Creek Watershed, Dawson NPA
 Owner/Applicant: Kathleen A. Pixley
 Agent: Kathleen A. Pixley
 Request: SF-3-NP to GO-CO-MU-NP
 Staff Rec.: **Not recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
 Planning and Development Review Department
- 5. Rezoning: C14-2011-0078 - Serra Residence**
 Location: 1610-1612 Meghan Lane, Town Lake Watershed
 Owner/Applicant: Jeff & Deanna Serra
 Agent: Land Answers, Inc. (Jim Whittliff)
 Request: SF-3, CS to SF-3
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
 Planning and Development Review Department
- 6. Rezoning: C814-2009-0099 - West Park PUD**
 Location: 7914 - 8023 West U.S. Highway 290 (except 7912 West U.S. Highway 290), Williamson Creek - Barton Springs Zone Watershed, Oak Hill Combined (West Oak Hill) NPA
 Owner/Applicant: Buffalo Equities, Ltd. (Rudy Belton)
 Agent: Coats Rose (Kelly Wright)
 Request: GR-CO-NP; PUD-NP to PUD-NP
 Staff Rec.: **Recommendation Pending; Indefinite Postponement request by the Applicant and Staff**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
 Planning and Development Review Department
- 7. Site Plan - Waivers Only: SP-2011-0013CT - Boutique Hotel**
 Location: 416 Congress Avenue, Lady Bird Lake Watershed, Downtown NPA
 Owner/Applicant: 3-BR 416 Congress, LLC (Dan Benditz)
 Agent: Big Red Dog Inc. (Bradley Lingvai)/Mike McHone Real Estate (Mike McHone)
 Request: Waivers to Land Development Code Sections: 1) § 25-2-643 (B) to allow a curb cut on Congress Avenue; 2) § 25-6-592 (C) to allow alley to be used for loading and unloading.
 Staff Rec.: **Recommended with conditions**
 Staff: Candace Craig, 974-2788, candance.craig@ci.austin.tx.us
 Sue Welch, 974-3294, sue.welch@ci.austin.tx.us
 Planning and Development Review Department

- 8. Site Plan - Variance only: SP-2010-0190C - Great Commission Baptist Church**
 Location: 4915 Maufrais Lane, Williamson Creek Watershed, Franklin Park NPA
 Owner/Applicant: Great Commission Baptist Church (Nathaniel Black)
 Agent: Boyer & Associates LP (Tom Migl)
 Request: Request approval of a variance to allow a structure within a compatibility setback of 25 feet or less from a lot which a use permitted in an SF-5 or more restrictive zoning district is permitted. LDC 25-2-1062(C)
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us
 Planning and Development Review Department
- 9. Resubdivision: C8-2010-0060.0A - Airport at 46th**
 Location: 4508 North IH-35 Service Road Southbound, Boggy Creek Watershed, North Loop NPA
 Owner/Applicant: 4508 Motel Management, LLC (Georgia G. Ribar Cox)
 Agent: Doucet & Associates, Inc. (Sydney Xinos)
 Request: Approve the resubdivision of a portion of one lot into 4 lots on 2.96 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department
- 10. Final without Preliminary: C8-2011-0089.0A - RREEF Domain Block V Subdivision**
 Location: 11501 Domain Drive, Walnut Creek Watershed, North Burnet NPA
 Owner/Applicant: RREEF Domain, LP (Chad Marsh)
 Agent: Bury & Partners, Inc. (Nick Brown)
 Request: Approval of the RREEF Domain Block V Subdivision composed of 1 lot on 149.595 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Amended Plat: C8-2011-0088.0A - Amended Plat of Lot 6 and Lot 7, Block 1, Ruby Eichelberger's Subdivision**
 Location: 4313 Duval Street, Waller Creek Watershed, Hancock NPA
 Owner/Applicant: John Ashe
 Agent: WGA Austin (Scott M. Wuest)
 Request: Approval of the Amended Plat of Lot 6 and Lot 7, Block 1, Ruby Eichelberger's Subdivision, composed of 1 lot on 0.286 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 12. Resubdivision:** **C8-2011-0090.0A - Resubdivision of Lots 1 and 2, Cowan Addition**
Location: 707 Kinney Avenue, W Bouldin Creek Watershed, Zilker NPA
Owner/Applicant: David A. & Laura Lane Hauseman
Agent: Malone/Wheeler, Inc (Pete Malone)
Request: Approval of the Resubdivision of Lots 1 and 2, Cowan Addition, composed of 3 lots on 0.893 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. New Business:**
Request: Discuss and act on the Downtown Austin Plan Implementation Ideas.
- 2. New Business:**
Request: Consider directing Staff to initiate a rezoning case for property located at 2605 Canterbury Street from P-NP to SF-3-NP, and to also consider directing Staff to initiate: 1) a rezoning case for odd-numbered properties located at 2601-2603 and 2607-2701 Canterbury Street from P-NP to SF-3-NP; and 2) a Neighborhood Plan Amendment to change the Future Land Use Map for properties located at 2601-2701 Canterbury Street from Recreation & Open Space to Single Family.

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.