



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
April 13, 2010**

The Planning Commission convened in a regular meeting on April 13, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:09 p.m.

Board Members in Attendance:

Dave Sullivan – Chair
Danette Chimenti
Mandy Dealey
Ben DeLeon
Jay Reddy
Clint Small
Kathryne Tovo

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: GENERAL

B. APPROVAL OF MINUTES

1. Approval of minutes for March 23, 2010.

The motion to approve the minutes for March 23, 2010; were approved by Commissioner Mandy Dealey's motion, Commissioner Ben DeLeon second the motion on a vote of 6-0-1; Commissioners Sandra Kirk and Dave Anderson were absent; Commissioner Ben DeLeon abstained from the minutes, but seconded the Consent Agenda.

C. PUBLIC HEARINGS

1. **Rezoning:** **C14H-2009-0066 - Spires-Seekatz House**
Location: 1406 Hardouin Avenue, Shoal Creek Watershed, Windsor Road NPA
Owner/Applicant: Hunter and Pamela Barrier
Agent: Suzanne Deaderick
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review

The motion to approve staff's recommendation for SF-3-H zoning; was approved by Commissioner Jay Reddy's motion, Commissioner Danette Chimenti second the motion on a vote of 7-0; Commissioners Dave Anderson and Sandra Kirk were absent.

2. **Rezoning:** **C14H-2009-0067 - Ernest and Irma Wilde House**
Location: 1412 W. 9th Street, Shoal Creek Watershed, Old West Austin NPA
Owner/Applicant: Jeffrey and Mary Crawford
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

This item was pulled from the agenda; no action was required.

3. **Rezoning:** **C14H-2010-0001 - John House**
Location: 1924 Newning Avenue, Blunn Creek Watershed, South River City NPA
Owner/Applicant: Ian Reddy
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

The motion to approve staff's recommendation for SF-3-H-NP zoning; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Ben DeLeon second the motion on a vote of 7-0; Commissioners Sandra Kirk and Dave Anderson were absent.

- 4. Rezoning: C14H-2010-0002 - Culberson House**
Location: 2504 Bridle Path, Johnson Creek Watershed, Windsor Road NPA
Owner/Applicant: Gerald Torres and Frances Nash
Agent: Suzanne Deaderick
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review

The motion to approve staff's recommendation for SF-3-H zoning; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Ben DeLeon second the motion on a vote of 7-0; Commissioners Sandra Kirk and Dave Anderson were absent.

- 5. Rezoning: C14H-2010-0004 - Wupperman House**
Location: 506 Texas Avenue, Waller Creek Watershed, Hancock NPA
Owner/Applicant: Steven Dietz and Allison Gregory
Agent: Randall Soileau
Request: SF-3-CO-NP to SF-3-H-CO-NP
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review

The motion to approve staff's recommendation for SF-3-H-CO-NP zoning; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Ben DeLeon second the motion on a vote of 7-0; Commissioners Sandra Kirk and Dave Anderson were absent.

- 6. Rezoning: C14H-2010-0005 - Jacob and Bertha Schmidt House**
Location: 712 Sparks Avenue, Waller Creek Watershed, North University NPA
Owner/Applicant: Robert P. and Edythe Schmidt Michel
Request: SF-3-CO-NP to SF-3-H-CO-NP
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review

The motion to approve staff's recommendation for SF-3-H-CO-NP zoning; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Ben DeLeon second the motion on a vote of 7-0; Commissioners Sandra Kirk and Dave Anderson were absent.

7. **Site Plan - Conditional Use Permit and Variance Request:** **SPC-2009-0337A - G & S Lounge**
Location: 2420 S 1st St, East Bouldin Creek Watershed, Galindo NPA
Owner/Applicant: James Samon Jr.
Agent: Land Answers (Jim Wittliff)
Request: Approve a Conditional Use Permit and Variance Request from § 25-5-146(B)(2) Conditions of Approval - As a condition of approval for a conditional use site plan, a parking area for a cocktail lounge must be separated from a property used or zoned townhouse and condominium residence (SF-6) district or more restrictive by not less than 200 feet unless the Land Use Commission grants a variance from this requirement when the Land Use Commission approves the site plan.
Staff Rec.: **Recommended**
Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
Planning and Development Review

The motion to approve staff's recommendation for approval of a conditional use permit and variance to Section 25-5-146(B)(2); was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Ben DeLeon second the motion on a vote of 7-0; Commissioners Sandra Kirk and Dave Anderson were absent.

8. **Resubdivision:** **C8-2009-0092.0A - Resubdivision of Lot 1, Block A of a Resubdivision of a Portion of Lot 2, Live Oak Grove Addition**
Location: 301 Cumberland Road, East Bouldin Creek Watershed, Dawson NPA
Owner/Applicant: Lisa Ramnarain
Agent: Bennett Consulting (Hector Avila)
Request: Approve the resubdivision of 1 lot into 2 lots composed of 0.268 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review

The motion to approve staff's recommendation to approve the resubdivision of 1 lot into 2 lots; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Ben DeLeon second the motion on a vote of 7-0; Commissioners Sandra Kirk and Dave Anderson were absent.

9. **Final without Preliminary:** **C8-2010-0032.0A - Este Oeste**
Location: 2235 E. 6th St., Town Lake Watershed, Holly NPA
Owner/Applicant: Este Condominium Owners Association (Larry Warshaw)
Agent: Consort, Inc. (Steve King)
Request: Approval of the Este Oeste composed of 2 lots on 1.950 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review

- 10. Final without Preliminary:** **C8-2010-0040.0A - Austin Heights Subdivision; Resubdivision of lots 7-8, Block 3**
 Location: 2800 E. 22nd Street, Boggy Creek Watershed, Rosewood NPA
 Owner/Applicant: Ron Horne
 Agent: Ethan Horne
 Request: Approval of the Austin Heights Subdivision; Resubdivision of lots 7-8, Block 3 composed of 3 lots on 0.459 acers.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review
- 11. Final Plat:** **C8-2010-0044.0A - Seaholm Subdivision**
 Location: 800 W. Cesar Chavez Street, Town Lake/Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: City of Austin Growth & Redevelopment Services Office (Fred Evins)
 Agent: HS& A Project Management (Bill McCann) Bury & Partners (Jonathan Neslund)
 Request: Approval of the Seaholm Subdivision composed of 3 lots on 4.985 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review
- 12. Final Plat Resubdivision:** **C8-2010-0034.0A - Reindale Acres, Resubdivision of**
 Location: 9220 N IH35 Service Road SB, Little Walnut Creek Watershed, North Lamar/Georgian Acres NPA
 Owner/Applicant: Budget Inns & Lodges (Larry Hall) Land Answers (Jim Wittliff)
 Agent: Land Answers (Jim Wittliff)
 Request: Approval of the Reindale Acres, Resubdivision of composed of 2 lots on 3.0157 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review

Items #9-12;

The motion to disapprove items #9-12; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Ben DeLeon second the motion on a vote of 7-0; Commissioners Sandra Kirk and Dave Anderson were absent.

D. NEW BUSINESS

- 1. New Business:** **Initiate a Code Amendment**
 Request: Discussion and action on directing staff to initiate an amendment to the Land Development Code regarding the requirements for pool enclosures along Lake Austin.

The motion to direct staff to initiate an amendment to the LDC regarding the requirements for pool enclosures along Lake Austin; was approved on the Consent Agenda by Commissioner Mandy Dealey's motion, Commissioner Ben DeLeon second the motion on a vote of 7-0; Commissioners Sandra Kirk and Dave Anderson were absent.

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

Commissioner Dave Sullivan adjourned the meeting without objection at 7:02 p.m.