



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
April 27, 2010**

The Planning Commission convened in a regular meeting on April 27, 2010 @ 301 W. 2<sup>nd</sup> Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:05 p.m.

**Board Members in Attendance:**

Dave Sullivan – Chair  
Danette Chimenti  
Mandy Dealey  
Ben DeLeon  
Saundra Kirk  
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 April 13, 2010.

The motion to approve the minutes for April 13, 2010; were approved by Commissioner Mandy Dealey's motion, Commissioner Dave Anderson second the motion on a vote of 7-0-2; Commissioners Saundra Kirk and Dave Anderson abstained.

## C. PUBLIC HEARINGS

### 1. Discussion & Possible Action: Update on Bicycle Boulevard

Request: Discussion and possible Action on staff's recommendation and Economic Study.

Staff: Annick Beaudet, 974-6505, annick.beaudet@ci.austin.tx.us  
Department of Public Works

The motion to approve staff's recommendation on the Bicycle Boulevard and Economic Study; was approved by Commissioner Jay Reddy's motion, Commissioner Danette Chimenti second the motion on a vote of 9-0.

### 2. Code Amendment: Public Safety Memorial Markers

Request: An ordinance amending city code Sections 25-10-3 and 25-10-103 and adding a new Section 25-10-157 authorizing the placement of memorial markers in the public right-of-way.

Staff Rec.: **Recommended**

Staff: Leander Davila, 974-4711, Leander.Davila@ci.austin.tx.us  
Austin Police Department

This item was pulled; no action was required.

### 3. Restrictive Covenant Amendment: C14-85-288.166(RCA) - Sunset Ridge

Location: 8401 Southwest Parkway, Barton Creek; Williamson Creek - Barton Springs Zone Watershed, Oak Hill Combined (West) NPA

Owner/Applicant: Los Indios Ventures, Inc. (Tim Jamail)

Request: The proposed Restrictive Covenant Amendment modifies certain uses and development standards.

Staff Rec.: **Recommended**

Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to May 11, 2010 by the request of the neighborhood; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Dave Anderson second the motion on a vote of 9-0.

- 4. Rezoning: C14-2010-0042 - Sunset Ridge**  
Location: 8401 Southwest Parkway, Barton Creek; Williamson Creek - Barton Springs Zone Watershed, Oak Hill Combined (West) NPA  
Owner/Applicant: Los Indios Ventures, Inc. (Tim Jamail)  
Request: IP-NP to GO-NP  
Staff Rec.: **Recommendation of GO-CO-NP**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to May 11, 2010 by the request of the neighborhood; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Dave Anderson second the motion on a vote of 9-0.

- 5. Rezoning: C14-2009-0159 - 2807 Del Curto Road Rezone**  
Location: 2807 Del Curto Road, West Bouldin Creek Watershed, South Lamar NPA  
Owner/Applicant: Ace Bartlett and Polly Family Living Trust (Tim Bartlett)  
Agent: Thrower Design (Ron Thrower)  
Request: SF-3 to SF-6  
Staff Rec.: **Recommended**  
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us  
Planning and Development Review

The motion to postpone to May 25, 2010 by the request of the neighborhood; was approved by Commissioner Kathryne Tovo, Commissioner Sandra Kirk second the motion on a vote of 8-1; Commissioner Ben DeLeon voted against the motion (nay).

- 6. 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 Cris Crawford, owners  
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 Dave Anderson second the motion on a vote of 9-0.

7. **Site Plan - Conditional Use Permit and Variance Request:** **SPC-2010-0008A - Two Steps Ahead Day Care**
- Location: 3028 Rogge Lane, Fort Branch Watershed, East MLK Combined NPA
- Owner/Applicant: Belinda Shead
- Agent: Weiss Architecture Inc (Richard Weiss)
- Request: To approve a Conditional Use Permit for a Day Care (Commercial) use in SF-3-NP zoning district and approve Compatibility Variances for a driveway setback and for a playground setback.
- Staff Rec.: **Recommended**
- Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us

The motion to approve staff's recommendation for approval of a conditional use permit for a daycare (commercial); was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Dave Anderson second the motion on a vote of 9-0.

8. **Site Plan - Conditional Use Permit and Variance Request:** **SPC-2009-0362C - Waller Creek Tunnel, Waller Beach**
- Location: 74 Trinity Street, Town Lake and Waller Creek (Urban) Watershed, Downtown NPA
- Owner/Applicant: City of Austin AWU, PARD
- Agent: Kellogg Brown and Root/ Espey Consultants (Brian Reis)
- Request: To approve a Conditional Use Permit for a project over 1 acre in size located in P-Public zoning
- Staff Rec.: **Recommended**
- Staff: Lynda Courtney, 974-2810, lynda.courtney@ci.austin.tx.us
- PDRD

The motion to approve staff's recommendation for approval of a conditional use permit; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Dave Anderson second the motion on a vote of 9-0.

- 9. Resubdivision: C8-2009-0138.0A - Resubdivision of Lot 6, Block B, Met Center Section 3**  
Location: 6600 Metropolis Dr., Onion/Carson Watershed, Southeast NPA  
Owner/Applicant: Met Center II Nyctex Ph II Ltd. (Howard Yancy)  
Agent: Thrower Design (Ron Thrower)  
Request: Approval of the Resubdivision of Lot 6, Block B, Met Center Section 3, a resubdivision from 1 lot to 3 lots on 20.456 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
Planning and Development Review

The motion to approve staff's recommendation for approval of the resubdivision of Lot 6, Block B, Met Center Section 3; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Dave Anderson second the motion on a vote of 9-0.

- 10. Resubdivision: C8-2010-0045.0A - Rogers Estate Subdivision**  
Location: 1007 Tillery, Boggy Watershed, Govalle/Johnston Terrace NPA  
Owner/Applicant: Paul & William Rogers & The Kirby Rogers Estate (Ruth Romagura)  
Agent: Harris-Grant Surveying, Inc. (Thomas Watts)  
Request: Approval of the Rogers Estate Subdivision composed of 1 lot into 3 lots on 2.05 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

The motion to disapprove Item #10; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Dave Anderson second the motion on a vote of 9-0.

## **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 occupancy limits in two family residential and duplex residences  
Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us  
Planning and Development Review

The motion to direct staff to initiate an amendment to the Land Development Code; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Dave Anderson second the motion on a vote of 9-0.

**2. New Business: Initiate a Code Amendment**

Request: Discussion and action on directing staff to initiate an amendment to the Land Development Code and granting a variance to section 25-2-482 to allow construction of a temporary access road and repiars to the Barton Springs Bypass in the Critical Water Quality Zone.

Staff: David Johns, 974-2781, david.johns@ci.austin.tx.us  
Watershed Protection

The motion to direct staff to initiate an amendment to the Land Development Code; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Dave Anderson second the motion on a vote of 9-0.

**3. New Business: Initiate a Code Amendment**

Request: Discussion and action on directing staff to initiate an amendment to the Land Development Code regarding the Group Residential use in Multi-Family-4 district zoning.

Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us  
Planning and Development Review

The motion to direct staff to initiate an amendment to the Land Development Code; was approved by Commissioner Danette Chimenti's motion, Commissioner Kathryn Tovo second the motion on a vote of 9-0.

**E. SUBCOMMITTEE REPORTS**

**F. ADJOURNMENT**

Commissioner Dave Sullivan adjourned the meeting without objection at 9:31 p.m.