



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
June 8, 2010**

The Planning Commission convened in a regular meeting on June 8, 2010 @ 301 W. 2<sup>nd</sup> Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:10 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**

No Speakers.

**B. APPROVAL OF MINUTES**

1. Approval of minutes for May 11, 2010.

The motion to approve the minutes for May 11, 2010 with a revision to reflect that it was staff's recommendation that was approved on the North Lamar Neighborhood Plan; motion was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Mandy Dealey second the motion on a vote of 7-0-1; Commissioner Jay Reddy abstained from these minutes, Commissioner Dave Anderson was absent.

2. Approval of minutes for May 25, 2010.

The motion to approve the minutes for May 25, 2010; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Mandy Dealey second the motion on a vote of 7-0-1; Commissioner Sandra Kirk abstained from these minutes; Commissioner Dave Anderson was absent.

**C. PUBLIC HEARINGS**

**1. Discussion and**

**Action:**

Request: Discussion and action regarding initiating an amendment to Chapter 25-8, Subchapter A, Article 12 (Save Our Springs Initiative) or to Section 25-8-27 (Redevelopment Exception in the Barton Springs Zone) of the Land Development Code regarding proposed development on property located at 5811 Southwest Parkway, commonly known as Courtyard Park and presentation of Environmental Board's recommendations.

Staff: Matt Hollon, 974-2212, matt.hollon@ci.austin.tx.us  
Watershed Protection Department

The motion to approve Environmental Board's recommendation to not initiate a site-specific amendment to Chapter 25-8, Subchapter A, Article 12 (SOS Initiative) or to Section 25-8-27 for this property, and that property connect to central sewer per enforcement action/plumbing code; was approved by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti second the motion on a vote of 8-0; Commissioner Dave Anderson was absent. Note: The Planning Commission recommended that City Council direct Staff to review the Barton Springs Zone Redevelopment Exception as it relates to the full range of similar commercially-zoned properties that are not developed with a commercial land use, and also consider neighborhood future land use planning efforts, and then identify possible code changes that would reconcile these differences.

**2. Code Amendment: C20-2010-019 - Conservation Single Family Residential Use**

Location: Citywide  
Owner/Applicant: City of Austin  
Request: Amend Chapter 25 of the City Code to create a new residential use, Conservation Single-Family Residential.

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

The motion to approve staff's recommendation to amend Chapter 25; was approved by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

**3. Code Amendment: Public Safety Memorial Markers**

Location: Citywide  
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

The motion to approve staff's recommendation to amend Sections 25-10-3 and 25-10-103 and adding a new section 25-10-157; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

**4. Rezoning: C14-2010-0042 - Sunset Ridge**

Location: 8401 Southwest Parkway, Barton Creek; Williamson Creek Watersheds - Barton Springs Zone, 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 approve staff's recommendation for GO-CO-NP zoning; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

**5. Rezoning: C14-2010-0053 - 2<sup>nd</sup> & Congress East**

Location: 106 E. 2nd Street, Town Lake Watershed, Downtown NPA  
Owner/Applicant: Finley Company, Inc. (Tim Finley)  
Agent: Graves, Dougherty, Hearon & Moody, P.C. (Michael Whellan)  
Request: CBD to CBD-CURE  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for CBD-CURE with 2 Star Green Building, 5% of Green Roof and Prohibit Residential; was approved by Commissioner Jay Reddy's motion, Commissioner Clint Small second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 6. Rezoning: C14-2010-0054 - 2<sup>nd</sup> & Congress West**  
Location: 209 Congress Avenue, Town Lake Watershed, Downtown NPA  
Owner/Applicant: Finley Company, Inc. (Tim Finley)  
Agent: Graves, Dougherty, Hearon & Moody, P.C. (Michael Whellan)  
Request: CBD to CBD-CURE  
Staff Rec.: **Recommended**  
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for CBD-CURE with 2 Star Green Building, 5% of Green Roof and Prohibit Residential; was approved by Commissioner Jay Reddy's motion, Commissioner Clint Small second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 7. Rezoning: C14-2010-0069 – 904 San Antonio Street Re-zoning**  
Location: 904 San Antonio Street, Town Lake Watershed, Downtown NPA  
Owner/Applicant: John C. Horton, III  
Agent: Thrower Design (Ron Thrower)  
Request: MF-4 to DMU  
Staff Rec.: **Recommendation of DMU-CO**  
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to June 22, 2010 by the request of Planning Commission; was approved by Commissioner Mandy Dealey's motion, Commissioner Jay Reddy second the motion on a vote of 8-0; Commissioner Dave Anderson was absent. \*\*\*The public hearing was closed.

- 8. Site Plan SPC-00-2217CS(R1) - West Austin Youth Association (WAYA)**  
**Conditional Use**  
**Permit:**  
Location: 1314 Exposition Boulevard, Johnson Creek Watershed, Central West Austin Combined NPA  
Owner/Applicant: West Austin Youth Association (Courtney Houston)  
Agent: Shaw Hamilton Consultants (Shaw Hamilton)  
Request: The applicant is requesting approval of a conditional use to add Day Care Services (Commercial) use as a revision to an existing site plan.  
Staff Rec.: **Recommended**  
Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a conditional use; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 9. Preliminary: C8-2010-0027 - Mueller Section 2**  
Location: 3600 Manor Road, Boggy/Tannehill Branch Watershed, Mueller NPA  
Owner/Applicant: City of Austin (Pam Hefner)  
Agent: Bury & Partners (David Miller)  
Request: The approval of Mueller Section 2 Preliminary Plan composed of 49 lots on 3.388 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of Mueller Section 2 Preliminary Plan; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 10. Final Plat W/ Prelim: C8-2010-0027.1A - Mueller Section 2 Final Plat**  
Location: 3600 Manor Road, Boggy/Tannehill Branch Watershed, Mueller NPA  
Owner/Applicant: City of Austin (Pam Hefner)  
Agent: Bury & Partners (David Miller)  
Request: The approval of Mueller Section 2 composed of 56 lots on 7.286 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of Mueller Section 2; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 11. Final Plat W/ Prelim: C8-07-0043.01.3A - Avery Station, Section 1A Phase 1**  
Location: N. Lakeline Boulevard, South Brushy Creek Watershed, Northwest Park and Ride TOD  
Owner/Applicant: Northwoods Avery Ranch, LLC (Todd Janssen)  
Agent: Bury & Partners, Inc. (David Miller)  
Request: The approval of Avery Station, Section 1A, Phase 1 composed of 64.75 lots on 148 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 12. Final Plat W/ Prelim:** **C8-07-0043.01.1A - Avery Station, Section 1B Phase 1**
- Location: N. Lakeline Boulevard, South Brushy Creek Watershed, Northwest Park and Ride TOD
- Owner/Applicant: Northwoods Avery Ranch, LLC (Todd Janssen)
- Agent: Bury & Partners, Inc. (David Miller)
- Request: The approval of Avery Station, Section 1B, Phase 1 composed of 25.17 lots on 4 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department
- 13. Final Plat W/ Prelim:** **C8-07-0043.01.2A - Avery Station, Section 1B Phase II**
- Location: N. Lakeline Boulevard, South Brushy Creek Watershed, Northwest Park and Ride TOD
- Owner/Applicant: Northwoods Avery Ranch, LLC (Todd Janssen)
- Agent: Bury & Partners, Inc. (David Miller)
- Request: The approval of Avery Station, Section 1B, Phase II composed of 3.712 lots on 3 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

Items 11-13;

The motion to disapprove Items #11-13; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 14. Street Vacation:** **C10v-2010-02 - Street Vacation**
- Request: Partial alley vacation between Congress Avenue and Brazos and 2nd & 3rd Streets.
- Staff Rec.: **Recommended**
- Staff: Chris Muraida, 974-7087, [chris.muraida@ci.austin.tx.us](mailto:chris.muraida@ci.austin.tx.us)  
Contract and Land Management Department

The motion to approve staff's recommendation for partial alley vacation between Congress Avenue and Brazos and 2<sup>nd</sup> & 3<sup>rd</sup> Street, with amendment to send to City Council with a STRONG preference that alley vacated ONLY if it's a hotel use. The motion was made by Commissioner Jay Reddy, Commissioner Clint Small second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

## **D. NEW BUSINESS**

### **1. New Business:**

Request: Discussion and possible action to rescind and reconsider action taken on May 25, 2010 on case C14-2009-0159 – 2807 Del Curto Road Rezone.

**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 with conditions**  
**Staff:** Stephen Rye, 974-7604, [stephen.rye@ci.austin.tx.us](mailto:stephen.rye@ci.austin.tx.us)  
Planning and Development Review

The motion to rescind and reconsider action taken on May 25, 2010 and repost on June 22, 2010; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Mandy Dealey second the motion on a vote of 7-0-1; Commissioner Dave Anderson was absent; Jay Reddy abstained.

## **E. SUBCOMMITTEE REPORTS**

5<sup>th</sup> Tuesday Training – June 29, 2010

Codes & Ordinances meeting – June 15, 2010 @ 6:00 p.m.

Neighborhood Planning meeting – June 16, 2010 @ 6:00 p.m.

## **F. ADJOURNMENT**

**Commissioner Dave Sullivan adjourned the meeting without objection at 8:26 p.m.**