



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
June 22, 2010**

The Planning Commission convened in a regular meeting on June 22, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:08 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 June 8, 2010.

The motion to approve the minutes for June 8, 2010 with amendments; was approved on the Consent Agenda by Commissioner Danette Chimenti, Commissioner Ben DeLeon second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

C. PUBLIC HEARINGS

1. Briefing:

Request: Staff presentation on FY 2011 Capital Improvements Program Plan
Staff: Kimberly Springer, 974-2924, kimberly.springer@ci.austin.tx.us
Budget Office

The motion to approve staff's recommendation for the FY 2011 Capital Improvements Program Plan, with Planning Commission's letter included; was approved by Commissioner Ben DeLeon's motion, Commissioner Jay Reddy second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

2. Discussion and Possible Action:

Request: Discussion and possible action on FY 2011 Capital Improvements Program Plan.
Staff: Kimberly Springer, 974-2924, kimberly.springer@ci.austin.tx.us
Budget Office

The motion to approve staff's recommendation for the FY 2011 Capital Improvements Program Plan, with Planning Commission's letter included; was approved by Commissioner Ben DeLeon's motion, Commissioner Jay Reddy second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

3. Neighborhood Plan: NP-2010-0027 - Central West Austin Combined Neighborhood Plan

Location: Bounded to the north by 35th Street and 38th Street, to the south by Town Lake (west of MoPac Expressway) and 24th Street (east of Mopac Expressway), to the east by Lamar Boulevard, and to the west by Town Lake., Johnson Creek, Lake Austin, Lady Bird Lake, Shoal Creek, Taylor Slough South, Taylor Slough North Watersheds
Owner/Applicant: City of Austin - Planning and Development Review Department.
Agent: Paul DiGiuseppe
Request: To Approve the Central West Austin Combined Neighborhood Plan and the Central West Austin Future Land Use Map.
Staff Rec.: **Recommended**
Staff: Paul DiGiuseppe, 974-2865, paul.digiuseppe@ci.austin.tx.us
Planning and Development Review Department

See attached motion sheet.

4. **Rezoning:** **C14-2010-0051 - Windsor Road Neighborhood Planning Area Rezoning**
- Location: 35th/38th Street to the north, N. Lamar Blvd to east, MoPac Expressway to the west, and Windsor Road to south, Johnson Creek, Shoal Creek Watersheds
- Owner/Applicant: City of Austin - Planning and Development Review Department
- Agent: Paul DiGiuseppe
- Request: To approve rezonings that implement the land use recommendations of the Windsor Road Neighborhood Plan on 2 tracts of land (1.775 acres out of 545 acres)
- Staff Rec.: **Recommended**
- Staff: Paul DiGiuseppe, 974-2865, paul.digiuseppe@ci.austin.tx.us
Planning and Development Review Department

See attached motion sheet.

5. **Rezoning:** **C14-2010-0052 - West Austin Neighborhood Group Planning Area Rezoning**
- Location: 35th Street to the north, MoPac Expressway to the east, Lake Austin to the west, Lady Bird Lake to the south, Johnson Creek, Lake Austin, Lady Bird Lake, Taylor Slough South, Taylor Slough North Watersheds
- Owner/Applicant: City of Austin - Planning and Development Review Department
- Agent: Paul DiGiuseppe
- Request: To approve zonings and rezonings that implement the land use recommendations of the West Austin Neighborhood Group Neighborhood Plan on 14 tracts of land (18.357 acres out of 1,982 acres)
- Staff Rec.: **Recommended**
- Staff: Paul DiGiuseppe, 974-2865, paul.digiuseppe@ci.austin.tx.us
Planning and Development Review Department

See attached motion sheet.

6. **Appeal from the HLC:** **C14H-1987-0020-B - Webb-Shaw Building**
- Location: 212 E. 6th Street, Town Lake Watershed, Downtown NPA
- Owner/Applicant: Doug Guller
- Request: Appeal of the denial of a certificate of appropriateness from the Historic Landmark Commission regarding a sign at a historic landmark building
- Staff Rec.: **None**
- Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department

The motion to grant the appeal; was made by Commissioner Jay Reddy's motion, Commissioner Sandra Kirk second the motion on a vote of 6-2; Commissioners Kathryne Tovo and Mandy Dealey voted against the motion (nay); Commissioner Dave Anderson was absent.

7. **Rezoning:** **C14H-2010-0009 - Voss House**
Location: 1501 Northwood Road, Shoal Creek Watershed, Windsor Road NPA
Owner/Applicant: Susie Buchler
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 Department

The motion to approve staff's recommendation for SF-3-H zoning; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Ben DeLeon second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

8. **Rezoning:** **C14H-2010-0010 - Ruel Walker House**
Location: 2419 Wooldridge Drive, Shoal Creek Watershed, Windsor Road NPA
Owner/Applicant: Bill and Karen Hertel, owners
Agent: Suzanne Deaderick
Request: SF-2 to SF-2-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for SF-2-H zoning, was made by Commissioner Jay Reddy, Commissioner Clint Small second the motion on a vote of 4-4; Commissioners Ben DeLeon, Kathryn Tovo, Danette Chimenti and Mandy Dealey voted against the motion (nay), Commissioner Dave Anderson was absent.

The motion FAILED; No recommendation from Planning Commission will be forwarded to City Council.

9. **Rezoning:** **C14H-2010-0012 - Matsen House**
Location: 1800 San Gabriel Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Megan Matsen Meisenbach, owner
Agent: Phoebe Allen
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 Department

The motion to approve staff's recommendation for SF-3-H zoning; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Ben DeLeon second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

10. Rezoning: **C14H-2010-0013 - McClendon-Kozmetsky House**
Location: 1001 W. 17th Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Jay Tassin and Brent Danning
Agent: Phoebe Allen
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 Department

The motion to approve staff's recommendation for SF-3-H zoning; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Ben DeLeon second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

11. 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
Planning and Development Review Department

The motion to approve SF-6-CO zoning with the following conditions:

- 7.2 units per acre;
- 20 units total;
- SF-3 site development regulations; was approved by Commissioner Mandy Dealey's motion, Commissioner Ben DeLeon second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

12. Rezoning: **C14-2010-0075 - Del Curto Park**
Location: 3000 Del Curto Road, West Bouldin Creek Watershed, South Lamar NPA
Owner/Applicant: City of Austin - Parks and Recreation Department (Ricardo Soliz)
Agent: City of Austin - Parks and Recreation Department (Gregory Montes)
Request: SF-3-CO to P-CO
Staff Rec.: **Recommended**
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for P-CO zoning; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Ben DeLeon second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 13. 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 & Development Review

The motion to postpone to July 13, 2010 by the request of the applicant; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Ben DeLeon second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 14. Rezoning:** **C14-2010-0081 - 1010 East Cesar Chavez RE-Zone**
Location: 1010 East Cesar Chavez, Waller Creek Watershed, East Cesar Chavez NPA
Owner/Applicant: 1010 Cesar Chavez, LLC. (Cody Symington)
Agent: Thrower Design (Ron Thrower)
Request: CS-MU-CO-NP to CS-MU-CO-NP - The Applicant is proposing to change the Conditional Overlay that applies to the property. The specific change requested is to make the Restaurant (limited) and Restaurant (general) uses permitted uses. The uses are currently conditional uses. All other prohibited and conditional uses will remain intact.
Staff Rec.: **Recommended**
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for CS-MU-CO-NP; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Ben DeLeon second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 15. Site Plan** **SPC-2010-0058A - Texas College of Traditional Chinese Medicine**
Conditional Use
Permit:
Location: 4005 Manchaca Road, West Bouldin Creek Watershed, South Lamar NPA
Owner/Applicant: CK & TL LP
Agent: Land Answers, Inc (Jim Wittliff)
Request: The applicant is requesting approval of a Conditional Use Permit for College and University Facilities in LO (Limited Office) zoning
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 permit; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Ben DeLeon second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

16. Resubdivision: **C8-2009-0062.0A - Resubdivision of Lot 1A, Resubdivision of Lot 1, Block 2, Westfield A**
Location: 2101 Quarry Road, Johnson Creek Watershed, West Austin NPA
Owner/Applicant: Newton Hightower
Agent: Holford Group (Kirby Smith)
Request: Approve the resubdivision of one lot into 3 lots on 0.575 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation to approve the re-subdivision of one lot into 3 lots; was approved by Commissioner Jay Reddy's motion, Commissioner Ben DeLeon second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

17. Resubdivision: **C8-2010-0007.0A - Donohoe Addition - Resubdivision of Lot 2, Block A, Banister Acres Section 2**
Location: 1200 Marcy Street, West Bouldin Creek Watershed, South Manchaca NPA
Owner/Applicant: Seamus Donohoe
Agent: Lenworth Consulting (Nash Gonzales)
Request: To resubdivide one lot into two lots. It should be noted that the site is currently two lots in the same configuration. However, the applicant is vacating that plat on this agenda (C8-2007-0149.0A) in order to obtain additional impervious cover with this resubdivision.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation to resubdivide one lot into two lots; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Ben DeLeon second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

18. Plat Vacation: **C8-2007-0149.0A (VAC) . - Resubdivision of Lot 2, Block A, Banister Acres Section 2**
Location: 1200 Marcy Street, West Bouldin Creek Watershed, South Manchaca NPA
Owner/Applicant: Seamus Donohoe
Agent: Lenworth Consulting (Nash Gonzales)
Request: To vacate the existing resubdivision (and resubdivide the site with the same lot layout, see C8-2010-0007.0A on this agenda).
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation to vacate the existing resubdivision; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Ben DeLeon second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 19. Final with Preliminary:** **C8-2009-0063.2A.SH - Colorado Crossing III Section Seven**
 Location: Autumn Bay Drive, Onion Creek Watershed, Southeast NPA
 Owner/Applicant: Lennar Buffington Colo Crossing, LP (Ryan Mattox)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approval of the Colorado Crossing III Section Seven Subdivision composed of 35 lots on 8.519 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 20. Final without Preliminary:** **C8-2010-0059.0A - Western Oaks**
 Location: 6804 Fence Line Drive, Wililamson Creek Watershed, East Oak Hill NPA
 Owner/Applicant: Jennie Barr
 Agent: Rebecca Smith
 Request: Approval of the Western Oaks Subdivision composed of 1 lot on .672 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 21. Final without Preliminary:** **C8-2010-0060.0A - Airport at 46th**
 Location: Airport Boulevard, Boggy Creek Watershed, North Loop NPA
 Owner/Applicant: 4508 Motel Management, LLC General Partner of 4508 Motel Properties, Ltd (Georgia Gay Ribar Cox)
 Agent: Doucet & Associates, Inc. (Syndey S. Xinos)
 Request: Approval of the Airport at 46th Subdivision composed of 6 lots on 3.05 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 22. Final Plat:** **C8-2010-0057.0A - Dolan Resub; Westfield "A", Resub of the North 175 Ft of Lot 4, Blk 5**
 Location: 2301 Enfield Road, Johnson Creek Watershed
 Owner/Applicant: Michael J Dolan & Malia M Lemond
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: Approval of the Dolan Resub; Westfield "A", Resub of the North 175 Ft of Lot 4, Blk 5 composed of 2 lots on .8396 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 23. Final Plat:** **C8-2010-0056.0A - Regents West**
Location: Foster Ranch Road, Barton Creek Watershed – Barton Springs Zone
Owner/Applicant: Regents School of Austin (Ron Wood)
Agent: Hanrahan Pritchard Eng (Lawrence Hanrahan, PE)
Request: Approval of the Regents West composed of 1 lot on 18.527 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 24. Revised Preliminary:** **C8-95-0220.03 - Expo Center Sec 1, Block B**
Location: Burleson Road, Onion Creek, Williamson Creek Watersheds, McKinney NPA
Owner/Applicant: 143 Smith School, LTD (Ronald B. Yokubaitis)
Agent: Bury & Partners (Kelly J. Bell)
Request: Approval of the Expo Center Sec 1, Block B Revised Preliminary composed of 4 lots on 36.98 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items 19-24;

The motion to disapprove Items #19-24; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Ben DeLeon second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

D. NEW BUSINESS

E. SUBCOMMITTEE REPORTS

5th Tuesday meeting cancelled.

F. ADJOURNMENT

Commissioner Dave Sullivan adjourned the meeting without objection at 10:43 p.m.