



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
August 24, 2010**

The Planning Commission convened in a regular meeting on August 24, 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
Dave Anderson
Danette Chimenti
Mandy Dealey
Richard Hatfield
Alfonso Hernandez
Saundra Kirk
Jay Reddy
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 August 10, 2010.

The motion to approve the minutes with amendments, for August 10, 2010; was approved on the Consent Agenda by Commissioner Jay Reddy's motion, Commissioner Richard Hatfield second the motion on a vote of 9-0.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2010-0090 - 909 Congress**
Location: 907, 909, 911 Congress Avenue, Town Lake Watershed, Downtown NPA
Owner/Applicant: Dalton Wallace
Agent: Munsch Hardt Kopf & Harr, P.C. (Robert Kleeman)
Request: CBD-H, CBD to CBD-H-CURE, CBD-CURE
Staff Rec.: **CBD-H-CURE with the condition that the Congress Avenue setback be reduced from 60' to 40' and the height be limited to 90'.**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to September 14, 2010, by the request of staff; was approved on the consent agenda by Commissioner Jay Reddy's motion, Commissioner Richard Hatfield second the motion on a vote of 9-0.

- 2. Rezoning: C14-2010-0024 - Mitchell Hyde Park Rezone**
Location: 209 E. 38th Street, Waller Creek Watershed, Central Austin Combined Neighborhood Plan NPA
Owner/Applicant: Gil Liebrecht
Agent: Vincent Gerard & Associates (Vincent G. Huebinger)
Request: SF-3-NCCD-NP to MF-1-CO-NCCD-NP
Staff Rec.: **Not Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to September 28, 2010, by the request of staff; was approved on the consent agenda by Commissioner Jay Reddy's motion, Commissioner Richard Hatfield second the motion on a vote of 9-0.

- 3. Rezoning: C14-2010-0025 - EP Austin**
Location: 4914 - 5004 Woodrow Avenue, Shoal Creek Watershed, Brentwood/Highland Neighborhood Plan NPA
Owner/Applicant: EP Austin Properties, L.P. George C. Thorne, Jr., and Robert L. Rock
Agent: Armbrust & Brown, L.L.P. (Richard T. Suttle, Jr.)
Request: SF-3-NP to CS-MU-NP
Staff Rec.: **Not Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning & Development Review Department

The motion for an indefinite postponement by the request of staff; was approved on the consent agenda by Commissioner Jay Reddy's motion, Commissioner Richard Hatfield second the motion on a vote of 9-0.

- 4. Rezoning: C14-2010-0015 - The Domain Rezoning-Endeavor**
Location: 10712, 10728, 10800, 11000, 11500, 11600 Burnet Road; 11601 Domain Drive; 2900, 3001, 3101 Esperanza Crossing, Walnut Creek, Shoal Creek Watershed, North Burnet/Gateway NPA
Owner/Applicant: RREEF Domain LP Development Trust, Domain Gateway I, LP, Domain Retail I LP (Chad Marsh)
Agent: Drenner & Golden Stuart Wolff, LLP (Michele Haussmann)
Request: MI-PDA to MI-PDA
Staff Rec.: **Recommendation of MI-PDA zoning**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation based on a finding that the tracts are PDAs, have MI base zoning, and building size issues were vetted in the North Burnet Gateway Neighborhood Plan; motion made by Commissioner Jay Reddy, Commissioner Mandy Dealey second the motion on a vote of 8-1; Commissioner Kathryn Tovo voted against the motion (nay).

- 5. Rezoning: C14-2010-0087 - The Domain Rezoning-Simon**
Location: 11701, 11733 North Mopac Expressway; 11400, 11500 Domain Drive; 3311 Rogers Road; 3409 Esperanza Crossing; 11600 Century Oaks Terrace, Walnut Creek, Shoal Creek Watershed, North Burnet/Gateway NPA
Owner/Applicant: RREEF Domain LP Development Trust, Domain Gateway I, LP, Domain Retail I LP (Chad Marsh)
Agent: City of Austin-Planning & Development Review Department
Request: MI-PDA to MI-PDA
Staff Rec.: **Recommendation of MI-PDA zoning**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation with the addition of items outlined in Annick Beaudet's memo and changing a word from "should" to "shall"; also that the restrictive covenant be signed and recorded before 3rd reading at City Council; the motion was made by Commissioner Mandy Dealey, Commissioner Jay Reddy second the motion on a vote of 8-1; Commissioner Danette Chimenti voted against the motion (nay).

6. Restrictive Covenant Amendment: C14-06-0121(RCA) - The Domain Restrictive Covenant Amendment

Location: 10712, 10728, 10800, 11000, 11500, 11600 Burnet Road; 11601 Domain Drive; 2900, 3001, 3101 Esperanza Crossing, Walnut Creek, Shoal Creek Watershed, North Burnet/Gateway NPA

Owner/Applicant: SPGIL Domain LP, The Domian Shopping Center LP (Richard S. Sokolov), Heritage Communities LP

Agent: Drenner & Golden Stuart Wolff, LLP (Michele Haussmann)

Request: To modify the time period associated with the requirements to provide 9-acres of private parkland within the Domain development.

Staff Rec.: **Recommended**

Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation to modify the time period associated with the requirements to provide 9-acres of private parkland within the Domain development; was approved by Commissioner Jay Reddy's motion, Commissioner Richard Hatfield second the motion on a vote of 9-0.

7. Rezoning: C14-2010-0094 - 921 Reinli Rezone

Location: 921 Reinli Street, Tannehill Branch Watershed, North Loop NPA

Owner/Applicant: Goldstar Investments, LTD. C/O Hill PA (John Simmons)

Agent: Thrower Design (Ron Thrower)

Request: CS-CO-NP to CS-1-CO-NP

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-1-CO-NP district zoning; was approved on the consent agenda by Commissioner Jay Reddy, Commissioner Richard Hatfield second the motion on a vote of 9-0.

8. Rezoning: C14-2010-0101 - Shoal Creek Blvd.

Location: 1808 Vance Street, Shoal Creek Watershed, Downtown NPA

Owner/Applicant: Reynaldo Ortiz

Agent: J Valera Engineering (Juan Valera)

Request: SF-3 to GO

Staff Rec.: **Not Recommended**

Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to September 28, 2010 by the request of the applicant; was approved on the consent agenda by Commissioner Jay Reddy, Commissioner Richard Hatfield second the motion on a vote of 9-0.

- 9. Rezoning: C14-2010-0018 - 1901 S. Lamar Rezoning**
Location: 1901 South Lamar Boulevard, West Bouldin Creek Watershed
Owner/Applicant: Columbine Properties, Inc. (William Tamminga)
Agent: A.J. Ghaddar, P.E. & Associates (A.J. Ghaddar)
Request: CS to CS-1
Staff Rec.: **Recommended**
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to September 14, 2010 by the request of the Planning Commission; was approved by Commissioner Danette Chimenti's motion, Commissioner Dave Anderson second the motion on a vote of 5-4; Commissioners Saundra Kirk, Richard Hatfield, Jay Reddy and Alfonso Hernandez voted against the motion (nay). *Public hearing was re-opened.

- 10. Site Plan SPC-2010-0083DST - 1507 E. Cesar Chavez Parking Lot**
Conditional Use Permit:
Location: 1507 E. Cesar Chavez St., Town Lake Watershed, East Cesar Chavez NPA
Owner/Applicant: Sabre Chavez Partners, LLC (Matthew Lutz)
Agent: MFH Engineering (Martha Mangum)
Request: The applicant is requesting a Conditional Use Permit for a proposed off-site parking site plan (18 space parking lot).
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 a conditional use permit; was approved on the consent agenda by Commissioner Jay Reddy's motion, Commissioner Richard Hatfield second the motion on a vote of 9-0.

- 11. Resubdivision: C8-2010-0001.0A - Resubdivision of South 1/2 of Lot 19, Banister Heights**
Location: 1308 Morgan Lane, West Bouldin Creek Watershed, South Lamar Combined NPA
Owner/Applicant: Banister Morgan, LLC (Simon Studd)
Agent: Simon Studd
Request: Approve the resubdivision of 0.498 acres into 3 lots.
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 resubdivision; was approved on the consent agenda by Commissioner Jay Reddy's motion, Commissioner Richard Hatfield second the motion on a vote of 9-0.

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on nominating a Planning Commission member to the Downtown Commission.

Mandy Dealey was re-nominated to the Downtown Commission with no objection.

E. SUBCOMMITTEE REPORTS

Comprehensive Plan Committee meeting – September 13, 2010
Neighborhood Planning Committee meeting – September 15, 2010
Codes & Ordinances Committee meeting – September 21, 2010

F. ADJOURNMENT

Commissioner Dave Sullivan adjourned the meeting without objection at 9:20 p.m.