



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
October 12, 2010**

The Planning Commission convened in a regular meeting on October 12, 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  
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 Speaker

**B. APPROVAL OF MINUTES**

1. Approval of minutes for September 28, 2010.

The motion to approve the minutes for September 28, 2010, were approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Dave Anderson and Mandy Dealey were absent, Commissioner Jay Reddy was off the dais.

## C. PUBLIC HEARINGS

- 1. Code C20-2009-020 - Shoreline Protections**  
**Amendment:**  
Location: Lake Austin, Lady Bird Lake, Lake Walter E. Long watersheds  
Owner/Applicant: City of Austin  
Agent: Andrew Clamann  
Request: Amendments to city code related to shoreline protection, trams and bulkheads.  
Staff Rec.: **Recommended**  
Staff: Andrew Claman, 974-2694, andrew.claman@ci.austin.tx.us  
Watershed Protection Department

Andrew Claman gave a brief presentation.

Motion was made by Commissioner Sandra Kirk to keep the same motion that was made on September 28, 2010, which was: The motion to approve staff's recommendation with a message to Council to strongly encourage staff to take necessary steps to regulate the watercrafts that create damaging wakes because structural protections alone are insufficient to safeguard the shoreline health, to include in the ECM some definition about the reclamation regarding historical boundaries. Commissioner Danette Chimenti second the motion on a vote of 6-1; Commissioner Alfonso Hernandez voted against the motion (nay); Commissioner Mandy Dealy and Dave Anderson were absent.

- 2. Plan Amendment: NPA-2010-0008.01 - 2205 E. 12th Street**  
Location: 2205 East 12th Street, Boggy Creek Watershed, Rosewood NPA  
Owner/Applicant: Dr. Paul Riekert  
Agent: Big Red Dog Engineering / Consulting (Will Schnier, P.E.)  
Request: Civic to Mixed Use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for Mixed Use; was approved by Commissioner Sandra Kirk's motion, Commissioner Richard Hatfield second the motion on a vote of 7-0; Commissioners Mandy Dealey and Dave Anderson were absent.

- 3. Rezoning: C14-2010-0114 - 2205 E. 12th Street**  
Location: 2205 East 12th Street, Boggy Creek Watershed, Rosewood NPA  
Owner/Applicant: Dr. Paul Riekert  
Agent: Big Red Dog Engineering / Consulting (Will Schnier, P.E.)  
Request: MF-3-NP to LO-MU-NP  
Staff Rec.: **Recommendation of LO-MU-CO-NP**  
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for LO-MU-CO-NP district zoning; was approved by Commissioner Sandra Kirk's motion, Commissioner Richard Hatfield second the motion on a vote of 7-0; Commissioners Mandy Dealey and Dave Anderson were absent.

- 4. Plan Amendment: NPA-2010-0016.01 - Unifirst Corporation**  
Location: 5912 and 5916 Bolm Road, Boggy Creek Watershed, Govalle/Johnston Terrace NPA  
Owner/Applicant: Unifirst Holdings Inc. (Matt Croatti)  
Agent: Vincent Gerard & Associates, Inc. (Ron Williams and Vince Huebinger)  
Request: Multifamily to Office  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for Office with the addition of Mixed Use zoning; was approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioners Dave Anderson and Mandy Dealey were absent, Commissioner Jay Reddy was off the dais.

- 5. Rezoning: C14-2010-0117 - Unifirst Corporation**  
Location: 5912 and 5916 Bolm Road, Boggy Creek Watershed, Govalle/Johnston Terrace NPA  
Owner/Applicant: Unifirst Holdings Inc. (Matt Croatti)  
Agent: Vincent Gerard & Associates, Inc. (Ron Williams and Vince Huebinger)  
Request: MF-3-NP and CS-CO-NP to GO-NP  
Staff Rec.: **Recommendation of GO-CO-NP**  
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for GO-MU-CO-NP district zoning; was approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioners Dave Anderson and Mandy Dealey were absent, Commissioner Jay Reddy was off the dais.

- 6. Plan Amendment: NPA-2010-0002.01 - 207 Chalmers**  
Location: 207 Chalmers Avenue and 1701 East 3rd Street, Town Lake Watershed, East Ceasar Chavez NPA  
Owner/Applicant: Chalmers Properties (Grayson Cecil)  
Agent: Dale Guthrie  
Request: Single Family to Mixed Use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for Mixed Use; was approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioners Mandy Dealey and Dave Anderson were absent, Commissioner Jay Reddy was off the dais.

- 7. Rezoning: C14-2010-0137 - 207 Chalmers**  
Location: 207 Chalmers Avenue and 1701 East 3rd Street, Town Lake Watershed, East Ceasar Chavez NPA  
Owner/Applicant: Chalmers Properties (Grayson Cecil)  
Agent: Dale Guthrie  
Request: SF-3-NP and CS-MU-CO-NP to GR-MU-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 GR-MU-CO-NP zoning with the amendment to have commercial on both the 1<sup>st</sup> and 2<sup>nd</sup> floor; was approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Jay Reddy was off the dais, Commissioners Mandy Dealey and Dave Anderson were absent.

- 8. Rezoning: C14H-1999-0018 - Brown-Dumas Blacksmith Shop**  
Location: 104 W. 2nd Street, Town Lake Watershed, Downtown NPA  
Owner/Applicant: Second Congress, Ltd.  
Agent: Emily Little  
Request: CBD-CURE to CBD-H-CURE  
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 CBD-H-CURE district zoning; was approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioners Mandy Dealey and Dave Anderson were absent, Commissioner Jay Reddy was off the dais.

- 9. Rezoning: C14H-2010-0008 - Driskill Hotel Tower**  
Location: 117 E. 7th Street, Town Lake Watershed, Downtown NPA  
Owner/Applicant: Destination Hotels and Resorts, Inc.  
Agent: John Spomer  
Request: CBD to CBD-H  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 974-6454, [steve.sadowsky@ci.austin.tx.us](mailto:steve.sadowsky@ci.austin.tx.us)  
Planning and Development Review Department

The motion to approve staff's recommendation for CBD-H district zoning; was approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioners Mandy Dealey and Dave Anderson were absent, Commissioner Jay Reddy was off the dais.

- 10. Rezoning: C14H-2010-0019 - Hyde Park Local Historic District**  
Location: Generally between 38th, 45th, Guadalupe, and Duval Streets, Waller Creek Watershed, Hyde Park NPA  
Owner/Applicant: Hyde Park Neighborhood Association  
Agent: Lorre Weidlich, Chair, Historic District Committee  
Request: SF-3-NCCD **to** SF-3-HD-NCCD; SF-3-H-NCCD **to** SF-3-H-HD-NCCD; SF-6-NCCD **to** SF-6-HD-NCCD; MF-2-NCCD **to** MF-2-HD-NCCD; MF-3-NCCD **to** MF-3-HD-NCCD; MF-4-NCCD **to** MF-4-HD-NCCD; NO-H-NCCD **to** NO-H-HD-NCCD; LO-NCCD **to** LO-HD-NCCD; LR-NCCD- **to** LR-HD-NCCD; LR-MU-NCCD **to** LR-MU-HD-NCCD; GR-NCCD **to** GR-HD-NCCD; CS-NCCD **to** CS-HD-NCCD; CS-V-NCCD **to** CS-V-HD-NCCD; P-NCCD **to** P-HD-NCCD  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 974-6454, [steve.sadowsky@ci.austin.tx.us](mailto:steve.sadowsky@ci.austin.tx.us)  
Planning and Development Review Department

The motion to approve staff's recommendation for SF-3-HD-NCCD, SF-3-H-HD-NCCD, SF-6-HD-NCCD, MF-2-HD-NCCD, MF-3-HD-NCCD, MF-4-HD-NCCD, NO-H-HD-NCCD, LO-HD-NCCD, LR-HD-NCCD, LR-MU-HD-NCCD, GR-HD-NCCD, CS-HD-NCCD, CS-V-HD-NCCD, and P-HD-NCCD district zonings; was approved by Commissioner Danette Chimenti's motion, Commissioner Saundra Kirk second the motion on a vote of 6-1; Commissioner Alfonso Hernandez voted against the motion (nay), Commissioners Mandy Dealey and Dave Anderson were absent.

**11. Rezoning:** **C14H-2010-0021 - Olson-Foster House**  
Location: 3808 Avenue H, Waller Creek Watershed, Hyde Park NPA  
Owner/Applicant: Francis Wilde  
Request: SF-3-NCCD to SF-3-H-HD-NCCD  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 974-6454, [steve.sadowsky@ci.austin.tx.us](mailto:steve.sadowsky@ci.austin.tx.us)  
Planning and Development Review Department

The motion to approve staff's recommendation for SF-3-H-HD-NCCD district zoning; was approved on the consent agenda by Commissioner Kathy Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioners Mandy Dealey and Dave Anderson were absent, Commissioner Jay Reddy was off the dais.

**12. Rezoning:** **C14H-2010-0022 - Bones-Stokes House**  
Location: 1107 W. 9th Street, Shoal Creek Watershed, Old West Austin NPA  
Owner/Applicant: Albert Percival, III and Kevin Hughes  
Request: SF-3-NP to SF-3-H-NP  
Staff Rec.: **Not recommended**  
Staff: Steve Sadowsky, 974-6454, [steve.sadowsky@ci.austin.tx.us](mailto:steve.sadowsky@ci.austin.tx.us)  
Planning and Development Review Department

The item was pulled from the agenda, no action was required.

**13. Rezoning:** **C14H-2010-0023 - Knippa-Huffman House**  
Location: 2414 Harris Boulevard, Shoal Creek Watershed, Windsor Road NPA  
Owner/Applicant: Clay and Mollie Duckworth  
Request: SF-3 to SF-3-H  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 974-6454, [steve.sadowsky@ci.austin.tx.us](mailto:steve.sadowsky@ci.austin.tx.us)  
Planning and Development Review Department

The motion to approve staff's recommendation for SF-3H district zoning; was approved on the consent agenda by Commissioner Kathy Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioners Mandy Dealey and Dave Anderson were absent, Commissioner Jay Reddy was off the dais.

**14. Rezoning:** **C14H-2010-0024 - Wilder House**  
Location: 1412 Wathen Avenue, Shoal Creek Watershed, Windsor Road NPA  
Owner/Applicant: Diane Howard and Bill Davenport  
Request: SF-3 to SF-3-H  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 974-6454, [steve.sadowsky@ci.austin.tx.us](mailto:steve.sadowsky@ci.austin.tx.us)  
Planning and Development Review Department

The motion to approve staff's recommendation for SF-3-H district zoning; was approved on the consent agenda by Commissioner Kathy Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioners Mandy Dealey and Dave Anderson were absent, Commissioner Jay Reddy was off the dais.

**15. Rezoning: C14-2010-0139 - Avenue H**  
Location: 5301 Avenue H, Waller Creek Watershed, North Loop NPA  
Owner/Applicant: Derrick Bonyuet  
Request: SF-3-NP to NO-NP  
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 NO-NP district zoning; was approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioners Mandy Dealey and Dave Anderson were absent, Commissioner Jay Reddy was off the dais.

**16. Rezoning: C14-2010-0001 - General Store**  
Location: 6706 Moore's Crossing Boulevard, Onion Creek; Dry Creek East Watershed, Moore's Crossing Municipal Utility District NPA  
Owner/Applicant: MC Joint Venture (William Gurasich)  
Request: IP to GR-CO  
Staff Rec.: **Postponement request by the Staff to November 9, 2010**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to November 9, 2010 by the request of staff; was approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioners Mandy Dealey and Dave Anderson were absent, Commissioner Jay Reddy was off the dais.

**17. Rezoning: C14-2010-0047 - Tract II Industrial**  
Location: 7008 Moore's Crossing Boulevard, Dry Creek East Watershed, Moore's Crossing Municipal Utility District NPA  
Owner/Applicant: MC Joint Venture (William Gurasich)  
Request: SF-2 to IP  
Staff Rec.: **Postponement request by the Staff to November 9, 2010**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to November 9, 2010 by the request of staff; was approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioners Mandy Dealey and Dave Anderson were absent, Commissioner Jay Reddy was off the dais.

- 18. Rezoning: C14-2010-0046 - Todd Lane Warehouses**  
Location: 4213 Todd Lane, Williamson Creek Watershed, Southeast Combined (McKinney) NPA  
Owner/Applicant: TLBP, Ltd. (Brenda Horton)  
Agent: Conley Engineering, Inc. (Carl Conley)  
Request: SF-2-NP to LI-NP  
Staff Rec.: **Indefinite Postponement request by the Applicant**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone indefinitely by the request of the applicant; was approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioners Mandy Dealey and Dave Anderson were absent, Commissioner Jay Reddy was off the dais.

- 19. Site Plan - SPC-2010-0208A - Griffin School**  
**Conditional Use**  
**Permit:**  
Location: 600 East 50th Street, Waller Creek and Boggy Creek Watershed, Hyde Park NPA  
Owner/Applicant: Southwest Texas Conference of the United Methodist Church (Lawrence Harrison)  
Agent: Griffin School (Adam Wilson)  
Request: Approval of a Private Secondary Education Facility, which is a conditional use in an SF-3 zoned district.  
Staff Rec.: **Recommended**  
Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a Private Secondary Education Facility; was approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Mandy Dealey and Dave Anderson were absent, Commissioner Jay Reddy was off the dais.



**20. Site Plan -  
Conditional Use  
Permit:**

**SPC-2010-0209A - Griffin School 2**

Location: 600 East 50th Street, Waller Creek Watershed, Hyde Park NPA  
Owner/Applicant: Southwest Texas Conference of the United Methodist Church (Lawrence Harrison)  
Agent: Griffin School (Adam Wilson)  
Request: Approval of a Private Secondary Education Facility, which is a conditional use in an SF-3 zoned district.  
Staff Rec.: **Recommended**  
Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a Private Secondary Education Facility; was approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Mandy Dealey and Dave Anderson were absent, Commissioner Jay Reddy was off the dais.

**21. Resubdivision: C8-2010-0004.0A - Resubdivision of Lot 1A, Domain Shopping Center Section 1**

Location: 3314 W. Braker Lane, Walnut/Shoal Creeks Watershed, N. Burnet/Gateway NPA  
Owner/Applicant: The Domain Shopping Center Section 1, (Joe Stallsmith)  
Agent: Bury & Partners, Inc. (Joe Isaja)  
Request: Approval of the Resubdivision of Lot 1A, Domain Shopping Center Section 1, a resubdivision of 1 lot into 4 lots on 39.836 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 the Resubdivision of Lot 1A, Domain Shopping Center, Section 1; was approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Mandy Dealey and Dave Anderson were absent, Commissioner Jay Reddy was off the dais.

**22. Resubdivision:** **C8-2010-0028.0A - PSW Villa Court Subdivision, Resubdivision of 1.4355 Acres of Lot 2, Block 5, "Freewater Subdivision"**  
Location: 3505 Villa Court, W. Bouldin Creek Watershed, Galindo NPA  
Owner/Applicant: 11 NCREO LLC (Jadon Newman)  
Agent: PSW Real Estate (Will Winkler)  
Request: Approval of the PSW Villa Court Subdivision, Resubdivision of 1.4355 Acres of Lot 2, Block 5, "Freewater Subdivision" a resubdivision of a portion of a lot into 1 lot on 1.436 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 the PSW Villa Court Subdivision; was approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Mandy Dealey and Dave Anderson were absent, Commissioner Jay Reddy was off the dais.

**23. Resubdivision:** **C8-2010-0105.0A - Resubdivision of Lot 1, Block C, Neans Place Section 1**  
Location: 1111 Neans Dr., Little Walnut Creek Watershed, North Austin Civic Association NPA  
Owner/Applicant: Francisco Guerrero  
Agent: Francisco Guerrero  
Request: Approval of the Resubdivision of Lot 1, Block C, Neans Place Section 1 composed of 3 lots on 0.430 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**24. Final Plat, Amended Plat:** **C8-2010-0100.0A - Westfield A; Amended Plat of the Resub of 0.692 acres of Lot 4, Block 3**  
Location: 2105 Enfield Road, Johnson Creek Watershed  
Owner/Applicant: Robski Homes, Inc (Bob Sadloski)  
Agent: AJ Ghaddar, PE & Assoc (AJ Ghaddar)  
Request: Approval of the Westfield A; Amended Plat of the Resub of 0.692 acres of Lot 4, Block 3 composed of 4 lots on 0.692 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**25. Resubdivision:** **C8-2010-0103.0A - Fairview Park, Block 12L, Lot 4; Resubdivision**  
Location: 1703 Newning Avenue, Blunn Creek Watershed, South River City NPA  
Owner/Applicant: Gary Sparks  
Agent: Stansberry Engineering Co. (Blayne Stansberry)  
Request: Approval of the Fairview Park, Block 12L, Lot 4; Resubdivision composed of 2 lots on 0.39 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**26. Resubdivision: C8-2010-0108.0A - Enfield D, Lots 37-39 and a portion of lot 40;  
Resubdivision**  
Location: 1511 Rainbow Bend, Shoal Creek Watershed, Old Enfield NPA  
Owner/Applicant: Mathew J. & Christine Butterfield, Jordan Lynn Roth & Smith F. Ames Jr.  
Agent: Hector L. Avila  
Request: Approval of the Enfield D, Lots 37-39 and a portion of lot 40;  
Resubdivision composed of 3 lots on 1.22 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #23-26;

The motion to disapprove Items #23-26; was approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Mandy Dealey and Dave Anderson were absent, Commissioner Jay Reddy was off the dais.

#### **D. NEW BUSINESS**

#### **E. SUBCOMMITTEE REPORTS**

Codes & Ordinances – October 19, 2010  
Neighborhood Planning – October 20, 2010

#### **F. ADJOURNMENT**

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