



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
October 26, 2010**

The Planning Commission convened in a regular meeting on October 26, 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  
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 October 12, 2010.

The motion to approve the minutes for October 12, 2010, were approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti second the motion on a vote of 7-0; Commissioners Dave Anderson and Richard Hatfield were absent.

## C. PUBLIC HEARINGS

### 1. Discussion and

#### Action:

Request: Discussion and action on making a recommendation on a potential revision to the calculation of the in-lieu fee for affordable housing in the University Neighborhood Overlay and initiate the necessary code amendments. This potential revision should include a provision to set the in-lieu fee by ordinance with an annual adjustment to reflect current market conditions in a manner and format similar to the in-lieu fees for affordable housing incentives in CBD, DMU, PUD, and NBG zoning districts.

Staff: Rebecca Giello, Assistant Director, 974-3045,  
rebecca.giello@ci.austin.tx.us  
Meng Qi, 974-3155, meng.qi@ci.austin.tx.us  
Neighborhood Housing and Community Development

The motion to send to the Codes & Ordinances Subcommittee, was made by Commissioner Jay Reddy, Commissioner Mandy Dealey second the motion on a vote of 7-0; Commissioners Richard Hatfield and Dave Anderson were absent.

### 2. Rezoning:

#### **C14H-2010-0025 - McCrummen-Wroe House**

Location: 2300 Windsor Road, Shoal Creek Watershed, Windsor Road NPA  
Owner/Applicant: David and Kimberly Hood  
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

This item was pulled with no action required.

### 3. Rezoning:

#### **C14H-2010-0026 - Zeta Tau Alpha House**

Location: 2711 Nueces Street, Waller Creek Watershed, West University NPA  
Owner/Applicant: Zeta Tau Alpha Sorority  
Request: MF-4-NP to MF-4-H-NP  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us  
Planning and Development Review Department

This item was pulled with no action required.

4. **Rezoning:** **C14H-2010-0027 - Bouldin-Blum House**  
Location: 615 W. Mary Street, East Bouldin Watershed, Bouldin Creek NPA  
Owner/Applicant: Laura Smith  
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 Department

This item was pulled with no action required.

5. **Rezoning:** **C14H-2010-0031 - Cranfill-Beacham Apartments**  
Location: 1911 Cliff Street, Shoal Creek Watershed, West University NPA  
Owner/Applicant: Ernesto Cragnolino  
Request: MF-2-CO-NP to MF-2-H-CO-NP  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us  
Planning and Development Review Department

This item was pulled with no action required.

6. **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 approve staff's recommendation to deny GO district zoning; was approved by Commissioner Jay Reddy's motion, Commissioner Mandy Dealey second the motion on a vote of 7-0; Commissioners Dave Anderson and Richard Hatfield were absent.

7. **Rezoning:** **C14-2010-0155 - 5775 Airport Boulevard**  
Location: 5775 Airport Boulevard, Suite 200, Tannehill Branch Creek Watershed, Highland NPA  
Owner/Applicant: TPRF II/Highland Commons, LP (Joseph Chu)  
Agent: Thrower Design (Ron Thrower)  
Request: CS-MU-V-NP to CS-1-MU-V-NP  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for CS-1-MU-V-NP district zoning; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti second the motion on a vote of 7-0; Commissioners Dave Anderson and Richard Hatfield were absent.

- 8. Zoning: C14-2010-0062 - 973 / Elroy C-Store**  
Location: 6301 Elroy Road, Onion Creek Watershed, Moore's Crossing Municipal Utility District  
Owner/Applicant: SR Development Inc. (William Gurasich)  
Request: I-RR to GR  
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to December 14, 2010**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to December 14, 2010 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti second the motion on a vote of 7-0; Commissioners Dave Anderson and Richard Hatfield were absent.

- 9. Zoning: C14-2010-0063 - Linda Vista A**  
Location: 10506 and 10606 Linda Vista Drive, Onion Creek Watershed, Moore's Crossing Municipal Utility District  
Owner/Applicant: TSWG 130 LLC (William Gurasich)  
Request: I-RR to LI  
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to December 14, 2010**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to December 14, 2010 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti second the motion on a vote of 7-0; Commissioners Dave Anderson and Richard Hatfield were absent.

- 10. Zoning: C14-2010-0064 - Linda Vista B**  
Location: 6603 Rowood Drive and 10706-11000 Linda Vista Drive, Onion Creek; Dry Creek East Watershed, Moore's Crossing Municipal Utility District  
Owner/Applicant: TSWG 130 LLC (William Gurasich)  
Request: I-RR to LI  
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to December 14, 2010**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to December 14, 2010 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti second the motion on a vote of 7-0; Commissioners Dave Anderson and Richard Hatfield were absent.

**11. Zoning: C14-2010-0065 - Linda Vista C**  
Location: 10707, 10805, 10809, 10901 and 11001 Linda Vista Drive, Onion Creek; Dry Creek East Watershed, Moore's Crossing Municipal Utility District  
Owner/Applicant: TSWG 130 LLC (William Gurasich)  
Request: I-RR to LI  
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to December 14, 2010**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to December 14, 2010 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti second the motion on a vote of 7-0; Commissioners Dave Anderson and Richard Hatfield were absent.

**12. Zoning: C14-2010-0066 - Linda Vista D**  
Location: 10501, 10507, 10605 Linda Vista Drive and 6807 South FM 973 Road, Onion Creek Watershed, Moore's Crossing Municipal Utility District  
Owner/Applicant: TSWG 130 LLC (William Gurasich)  
Request: I-RR to LI  
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to December 14, 2010**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

The motion to postpone to December 14, 2010 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti second the motion on a vote of 7-0; Commissioners Dave Anderson and Richard Hatfield were absent.

**13. Rezoning: C14-2010-0126 - Melridge Terrace**  
Location: 1303 Robert E. Lee Road, Town Lake Watershed  
Owner/Applicant: Melridge Terrace, LP (Ryan Diepenbrock)  
Agent: Melridge Terrace, LP (Ryan Diepenbrock)  
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 approve staff's recommendation with added conditions of:

- 14 unit maximum;
- Detached unit construction, 2 story maximum;
- 3 star green builder rating minimum
- 50% maximum impervious cover
- Retain vegetative buffer along Robert E Lee
- Drainage into Town Lake, not Barton Creek, and provide on-site stormwater management controls to ensure downstream off-site flows are at or below the current undeveloped condition flow rates.

Was approved by Commissioner Danette Chimenti's motion, Commissioner Mandy Dealey second the motion on a vote of 7-0; Commissioners Richard Hatfield and Dave Anderson were absent.

**14. Rezoning: C14-2010-0143 - Frontier Valley**  
 Location: 1418 Frontier Valley Drive, Carson Creek Watershed, Montopolis NPA  
 Owner/Applicant: FVMHP, LP (Randy G. Allen)  
 Agent: FVMHP, LP (Randy G. Allen)  
 Request: SF-3-NP to MH-NP  
 Staff Rec.: **Recommended**  
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us  
 Planning and Development Review

The motion to approve staff's recommendation FAILED on a vote of 4-3; Commissioners Danette Chimenti, Kathryn Tovo and Dave Sullivan voted nay (against); Commissioners Dave Anderson and Richard Hatfield were absent. Item will be forwarded to City Council without a recommendation from Planning Commission.

**15. Site Plan - Waiver Request Only: SP-2010-0198C - Town Lake YMCA**  
 Location: 1100 W. Cesar Chavez, Town Lake Watershed, Old West Austin NPA  
 Owner/Applicant: YMCA (James Finck)  
 Agent: Griffin Engineering Group (Greg Griffin)  
 Request: Approval of a waiver from LDC 25-2-736(E) - Waterfront Overlay Combining District - surface parking is prohibited, except for a parking area for buses, van pooling, the handicapped, or public access to park land.  
 Staff Rec.: **Recommended with Conditions**  
 Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us  
 Planning and Development Review Department

The motion to postpone to November 9, 2010 by the request of the Planning Commission, was approved by Commissioner Mandy Dealey's motion, Commissioner Kathryn Tovo second the motion on a vote of 6-0; Commissioner Sandra Kirk was off the dais, Commissioners Dave Anderson and Richard Hatfield were absent.

**16. Preliminary: C8-2009-0111 - Southshore Subdivision Sec. 1**  
 Location: South Lakeshore Blvd. and Town Creek Drive, Town Lake Watershed, Riverside NPA  
 Owner/Applicant: Grayco Town Lake Investment (Adam Hamilton)  
 Agent: Bury & Partners (Gabriel Bruehl)  
 Request: The approval of Southshore Subdivision Sec. 1 composed of 2 lots on 6.457 acres.  
 Staff Rec.: **Approval**  
 Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us  
 Planning and Development Review Department

The motion to approve staff's recommendation for approval of the Southshore Subdivision; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti second the motion on a vote of 7-0; Commissioners Dave Anderson and Richard Hatfield were absent.

- 17. Partial Vacation: C8s-70-34 - Resubdivision of Lots 1, 2, 3 & 4, Block C, Townlake Plaza**  
Location: Riverside Drive and Town Creek Drive, Town Lake Watershed, Riverside NPA  
Owner/Applicant: Grayco Town Lake Investment (Adam Hamilton)  
Agent: Bury & Partners (Gabriel Bruehl)  
Request: The approval of vacation of a portion of Lot 3, and all of Lot 4 Block C  
Staff Rec.: **Approval**  
Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of vacation of a portion of lot 3 and all of lot 4 Block C; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti second the motion on a vote of 7-0; Commissioners Dave Anderson and Richard Hatfield were absent.

- 18. Partial Vacation: C8s-67-0150 - Resubdivision of Blk. D in Townlake Plaza**  
Location: Riverside Drive and Town Creek Drive, Town Lake Watershed, Riverside NPA  
Owner/Applicant: Grayco Town Lake Investment (Adam Hamilton)  
Agent: Bury & Partners (Gabriel Bruehl)  
Request: The approval of vacation of Lot 5-A Block D  
Staff Rec.: **Approval**  
Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of vacation of lot 5-A Block D; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti second the motion on a vote of 7-0; Commissioners Dave Anderson and Richard Hatfield were absent.

- 19. Partial Vacation: C8-63-009 - Townlake Plaza**  
Location: Riverside Drive and Town Creek Drive, Town Lake Watershed, Riverside NPA  
Owner/Applicant: Grayco Town Lake Investment (Adam Hamilton)  
Agent: Bury & Partners (Gabriel Bruehl)  
Request: The approval of vacation of Lots 2, 3, 4, 5 and 6 Block B, and Portion of Lot 3, Lots 4, 5, 6, 7 and 8 Block C, and Lots 1, 2, 3 and 4, Block D  
Staff Rec.: **Approval**  
Staff: David Wahlgren, 974-6455, david.wahlgren@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of vacations of lots 2, 3, 4, 5 and 6 Block B and portion of lot 3, lots 4, 5, 6, 7 and 8 Block C and Lots 1, 2, 3, and 4, Block D; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti second the motion on a vote of 7-0; Commissioners Dave Anderson and Richard Hatfield were absent.

**20. Amended Plan:**        **C8-2010-0112.0A - Amended Plat of Lots 19 & 20, Block 5, Shoalmont Addition Resubdivision**  
Location:                    5511 Woodview Avenue, Shoal Creek Watershed, Allandale NPA  
Owner/Applicant:        Benjamin F. Bentrup  
Agent:                        Benjamin F. Bentrup  
Request:                    Approval of the Amended Plat of Lots 19 & 20, Block 5, Shoalmont Addition composed of 2 lots on 0.917 acres.  
  
Staff Rec.:                **Disapproval**  
Staff:                        Planning and Development Review Department

**21. Final Plat:**            **C8-2010-0110.0A – Original City of Austin, Amended Plat of Lot 2, Block 82 & Lot 1-A of City of Austin Police Garage**  
Location:                    801 Red River Street, Waller Creek Watershed  
Owner/Applicant:        Stubb's Austin Restaurant Company (Jeff Waughtall)  
Agent:                        Armburst & Brown, L.L.P. (Amanda Morrow)  
Request:                    Approval of the Original City of Austin, Amended Plat of Lot 2, Block 82 & Lot 1-A of City of Austin Police Garage, composed of 2 lots on 1.705 acres.  
  
Staff Rec.:                **Disapproval**  
Staff:                        Planning and Development Review Department

Items #20-21

The motion to disapprove items #20-21; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti second the motion on a vote of 7-0; Commissioners Dave Anderson and Richard Hatfield were absent.

## **D. NEW BUSINESS**

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

Request:                    Discussion and action on canceling the November 23, 2010 & December 28, 2010 Planning Commission meetings.

The motion to cancel the November 23, 2010 and December 28, 2010 Planning Commission meetings, were approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti second the motion on a vote of 7-0; Commissioners Richard Hatfield and Dave Anderson were absent.



**E. SUBCOMMITTEE REPORTS**

**F. ADJOURNMENT**

Commissioner Dave Sullivan adjourned the meeting without objection at 9:48 p.m.