



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
January 11, 2011**

The Planning Commission convened in a regular meeting on January 11, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:07 p.m.

Board Members in Attendance:

**Dave Sullivan – Chair
Dave Anderson
Danette Chimenti
Mandy Dealey
Richard Hatfield
Alfonso Hernandez
Saundra Kirk
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

B. APPROVAL OF MINUTES

1. Approval of minutes for December 14, 2010.

The motion to approve the minutes for December 14, 2010, were approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

C. PUBLIC HEARINGS

- 1. Rezoning: C14H-2010-0039 - Bradford-Nohra House**
Location: 4213 Avenue G, Waller Creek Watershed, Hyde Park NPA
Owner/Applicant: Historic Landmark Commission, applicant; Sylvia Dudney, Trustee for Helen Nohra, owner
Request: SF-6-NCCD to SF-6-H-NCCD
Staff Rec.: **Not recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Planning and Development Review Department

1st motion: The motion to approve staff's recommendation to deny SF-6-H-NCCD zoning; was made by Commissioner Richard Hatfield, Commissioner Alfonso Hernandez second the motion on a vote 4-4; Commissioners Danette Chimenti, Kathryn Tovo, Mandy Dealey and Sandra Kirk voted against the motion; Commissioner Jay Reddy was absent. Motion failed.

2nd motion: The motion to zone the structure (house) H zoning, not the whole property; was made by Commissioner Danette Chimenti, Commissioner Sandra Kirk second the motion on a vote of 4-4; Commissioners Alfonso Hernandez, Richard Hatfield, Dave Sullivan and Dave Anderson voted against the motion, Commissioner Jay Reddy was absent. Motion failed.

Motion made to forward to City Council with no Planning Commission recommendation.

- 2. Plan Amendment: NPA-2010-0021.03.SH- Suburban Lodge SRO Conversion**
Location: 2501 South Interstate Hwy 35, Country Club Creek Watershed, East Riverside/Oltorf Combined NPA
Owner/Applicant: SLD - Austin, South L.P.
Agent: Foundation Communities (Walter Moreau)
Request: From Commercial 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 postpone to January 25, 2011 by the request of the neighborhood, was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 3. Rezoning: C14-2010-0191.SH - Suburban Lodge SRO Conversion**
 Location: 2501 South I.H.-35, Country Club Creek Watershed, East Riverside/Oltorf Combined NPA
 Owner/Applicant: SLD-Austin South L.P.
 Agent: Foundation Communities (Walter Moreau)
 Request: GR-NP to GR-MU-NP
 Staff Rec.: **Recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
 Planning and Development Review Department

The motion to postpone to January 25, 2011 by the request of the neighborhood, was approved on the consent agenda by Commissioner Alfonso Hernandez’s motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 4. Plan Amendment: NPA-2010-0021.01 - Roy G. Guerrero Colorado River Park**
 Location: 700 Grove Blvd., Country Club Creek Watershed, East Riverside/Oltorf Combined NPA
 Owner/Applicant: City of Austin, Parks and Recreation Department
 Agent: Richardo Soliz
 Request: Office/Mixed Use to Recreation/Open Space
 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 Recreation/Open space; was approved by Commissioner Danette Chimenti’s motion, Commissioner Dave Anderson second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

** Request made to send to Urban Forestry Board before 3rd reading at City Council.

- 5. Rezoning: C14-2010-0131 - Roy G. Guerrero Colorado River Park**
 Location: 700 Grove Blvd., Country Club Creek Watershed, East Riverside/Oltorf Combined NPA
 Owner/Applicant: City of Austin, Parks and Recreation Department
 Agent: Richardo Soliz
 Request: RR-CO-NP, GO-MU-CO-NO to P-NP
 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-NP zoning; was approved by Commissioner Danette Chimenti’s motion, Commissioner Dave Anderson second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

** Request made to send to Urban Forestry Board before 3rd reading at City Council.

- 6. Plan Amendment: NPA-2010-0005.02 - Grove Elevated Reclaimed Water Storage Tank**
Location: 2201 Grove Blvd., Country Club Creek Watershed, Montopolis NPA
Owner/Applicant: City of Austin, Austin Water Utility
Agent: City of Austin, Austin Water Utility (Dan W. Pederson)
Request: Mixed Use to Civic
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
Planning and Development Review Department

The motion for an indefinite postponement by the request of the applicant was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 7. Rezoning: C14-2010-0134 - Grove Elevated Reclaimed Water Storage Tank**
Location: 2100 Grove Blvd., Country Club Creek Watershed, Montopolis NPA
Owner/Applicant: City of Austin, Austin Water Utility
Agent: Dan W. Pedersen, Austin Water Utility
Request: GR-MU-CO-NP to P-NP
Staff Rec.: **Pending**
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
Planning and Development Review Department

The motion for an indefinite postponement by the request of the applicant was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 8. Plan Amendment: NPA-2010-0010.01 - Cristo Rey Catholic Church Lot 6 Rezoning**
Location: 2110 E. 2nd Street, Town Lake Watershed, Holly NPA
Owner/Applicant: Cristo Rey Catholic Church (Rev. Jayme Mathias)
Agent: DAVCAR Engineering (Thomas Duvall)
Request: Single Family to Office
Staff Rec.: **Not Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
Planning and Development Review Department

The motion for an indefinite postponement by the request of the applicant was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 9. Rezoning: C14-2010-0135 - Cristo Rey Catholic Church Lot 6 Rezoning**
 Location: 2110 East 2nd Street, Town Lake Watershed, Holly NPA
 Owner/Applicant: Cristo Rey Catholic Church (Rev. Jayme Mathias)
 Agent: DAVCAR Engineering (Thomas Duvall)
 Request: SF-3-NP to GO-CO-NP
 Staff Rec.: **Not Recommended**
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
 Planning and Development Review Department

The motion for an indefinite postponement by the request of the applicant was approved on the consent agenda by Commissioner Alfonso Hernandez’s motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 10. Plan Amendment: NPA-2010-0005.03 - McElhenney Tract**
 Location: 530 & 626 Bastrop Highway, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: Jennifer McElhenney-Bertino; Amy Barbee (nee McElhenney); Thomas McElhenney, Jr.; John McElhenney; Ada McElhenney
 Agent: Drenner & Golden Stuart Wolff, L.L.P. (Michele Haussmann)
 Request: Single Famly to Commercial
 Staff Rec.: **Postponement request to February 22, 2011 by staff**
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
 Planning & Development Review Department

The motion to postpone to February 22, 2011 by the request of staff; was approved on the consent agenda by Commissioner Alfonso Hernandez’s motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 11. Rezoning: C14-2010-0138 - McElhenney Tract**
 Location: 530 & 626 Bastrop Highway, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: Jennifer McElhenney-Bertino; Amy Barbee (nee McElhenney); Thomas McElhenney, Jr.; John McElhenney; Ada McElhenney
 Agent: Drenner & Golden Stuart Wolff, L.L.P. (Michele Haussmann)
 Request: CS-NP, GR-CO-NP and SF-2-NP to CS-NP
 Staff Rec.: **Postponement request to February 22, 2011 by staff**
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
 Planning and Development Review Department

The motion to postpone to February 22, 2011 by the request of staff; was approved on the consent agenda by Commissioner Alfonso Hernandez’s motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 12. Rezoning: C814-2009-0099 - West Park PUD**
 Location: 7914 - 8023 West U.S. Highway 290 (except 7912 West U.S. Highway 290), Williamson Creek Watershed - Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA
 Owner/Applicant: Buffalo Equities, Ltd. (Rudy Belton)
 Agent: Coats Rose (Kelly Wright)
 Request: GR-CO-NP; PUD-NP to PUD-NP
 Staff Rec.: **Recommendation Pending; 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 to April 12, 2011 by the request of the applicant; was approved by Commissioner Mandy Dealey’s motion, Commissioner Richard Hatfield second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 13. Site Plan Waiver SP-2010-0181CS - Mixed Use Condos at 1415 W. 51st Street**
Request:
 Location: 1415 W. 51st Street, Shoal Creek Watershed, Brentwood NPA
 Owner/Applicant: 51st Street Condo Project (Stephen Brown)
 Agent: Big Red Dog Engineering & Consulting (Brad Lingvai)
 Request: Approval of a waiver from § 25-2-1062(B)(2), which requires a structure setback of 15 feet from property used as single-family, whereas the proposed 2nd story structure would be added to the existing structure, currently located 11 ½ feet from the property line. Approval of a waiver from § 25-2-1064(1)(a) requiring a front building line setback of at least 25 feet from the right-of-way when adjacent to a single-family use, whereas the proposed 2nd story porch would be added to the existing structure, currently located 20 feet from the 51st street right-of-way.
 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 waiver from 25-2-1062(B)(2) and 25-2-1064(1)(a); was approved by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 14. Resubdivision: C8-2010-0047.0A - Resubdivision of Lot B, First Resubdivision of Lots 15-16, Vance Park**
 Location: 1808 Vance Circle, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: Reynaldo Ortiz
 Agent: J. Valera Engineering (Juan Valera)
 Request: Approve the re-subdivision of one lot into 2 lots on 1.18 acres.
 Staff Rec.: **Recommended; Postponement request by Neighborhood.**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department

The motion to postpone to February 22, 2011 by the request of the neighborhood; was approved on the consent agenda by Commissioner Alfonso Hernandez’s motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 15. Resubdivision: C8-2010-0108.0A - Resubdivision of Lots 37-39 and a Portion of Lot 40, Enfield D**
 Location: 1501, 1507 Rainbow Road and 2000 Park Way, Shoal Creek Watershed, Old West Austin NPA
 Owner/Applicant: F. Ames & Charlotte H. Smith; Matthew J. & Christine Butterfield; and Dennis O. & Judy C. Walsh
 Agent: Hector Avila
 Request: Approve the re-subdivision of 3 lots and a portion of another lot into 3 lots on 1.218 acres.
 Staff Rec.: **Pulled (Re-notification) - no action required.**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Planning and Development Review Department

This item was pulled from the agenda, no action was required by the Commission.

- 16. Final Plat w/o Prelim: C8-2010-0142.0A - Leija Villa**
 Location: 3306 E. 5th St., Boggy Creek Watershed
 Owner/Applicant: The Lunaire Group LP (Sandra Leija)
 Agent: Cuatro Consultants, Ltd (Hugo Elizondo)
 Request: Approval of the Leija Villa composed of 3 lots on 1.201 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 17. Final without Preliminary:** **C8-2010-0137.0A - Whole Foods Subdivision**
 Location: 11910 Domain Dr., Walnut Creek Watershed, North Burnet Gateway Plan NPA
 Owner/Applicant: Rreef Domain LP (Chad Marsh)
 Agent: Bury & Partners, Inc. (Dwayne Shoppa)
 Request: Approval of the Whole Foods Subdivision composed of 1 lot on 137.71 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Preliminary Plan:** **C8J-06-0141(XT) - Ridgeview Preliminary Plan**
 Location: South View Road, Slaughter Creek/Williamson Creek Watersheds, N/A NPA
 Owner/Applicant: Pulte Homes of Texas L.P. (Mike Ringer)
 Agent: LJA Engineering & Surveying (John A. Clark)
 Request: Approval of the Ridgeview Preliminary Plan composed of 4 lots on 93.10 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 19. Final Plat:** **C8-2010-0136.0A - Banister Heights, Amended Plat of a Resubdivision of the east 1/2 of Lot 13**
 Location: 1405 Morgan Lane, West Bouldin Creek Watershed, South Lamar Combined NPA
 Owner/Applicant: Friday and Buchanan, LLC (Robb Buchanan)
 Agent: Austin Civil Engineering (Brent Hammond)
 Request: Approval of the Banister Heights, Amended Plat of a Resubdivision of the east 1/2 of Lot 13, composed of 2 lots on 0.499 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #16-19;

The motion to disapprove Items #16-19; was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

E. SUBCOMMITTEE REPORTS

Possible Planning Commissioner Retreat dates – January 29, 2011 or March 5, 2011

Codes & Ordinances meeting – January 18, 2011 @ 6:00 p.m

Stakeholder's meeting – January 27, 2011 @ 6:00 p.m @ One Texas Center

Neighborhood Planning meeting – January 19, 2011 @ 6:00 p.m.

A.I.S.D meeting – January 12, 2011 @ Delco Center

F. ADJOURNMENT

Commissioner Dave Sullivan adjourned the meeting without objection at 9:59 p.m.