



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
January 25, 2011**

The Planning Commission convened in a regular meeting on January 25, 2011 @ 301 W. 2nd Street in Austin, Texas.

Vice-Chair Mandy Dealey called the Board Meeting to order at 6:03 p.m.

Board Members in Attendance:

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

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

Stuart Hersh – UNO
Kay McAllister

B. APPROVAL OF MINUTES

1. Approval of minutes for January 11, 2011.

The motion to approve the minutes for January 11, 2011, were approved on the consent agenda by Commissioner Saundra Kirk's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Jay Reddy was absent, Commissioners Dave Sullivan and Kathyne Tovo were attending an A.I.S.D meeting as Task Force Members.

C. PUBLIC HEARINGS

1. Briefing:

Request: Briefing on the Urban Parks Stakeholders Group.
Staff: Lynn Osgood, 374-9491
Ricardo Soliz, 974-9452, ricardo.soliz@ci.austin.tx.us
Parks & Recreation Department

Briefing given to the Planning Commission by Lynn Osgood.

2. Code Amendment: C20-2010-022 Community Events Use

Owner/Applicant: City of Austin
Agent: City of Austin (PDR)
Request: Amendment to Section 25-2-842, Community Events Use, to change the boundaries permitted for this use.
Staff Rec.: **Recommended**
Staff: Robert Heil, 974-2330 Robert.Heil@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation with amendment to add "to City owned land only" on the code change language; the motion was made by Commissioner Danette Chimenti, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioner Jay Reddy was absent, Commissioners Dave Sullivan and Kathyryne Tovo were attending an A.I.S.D meeting as Task Force members.

3. Plan Amendment: NPA-2010-0021.02 Parker Lane

Location: 1406-1506 Parker Lane, Town Lake Watershed, East Riverside/Oltorf Combined NPA
Owner/Applicant: J. Ryan Diepenbrock
Agent: J. Ryan Deipenbrock
Request: Single Family to Higher-Density Single Family
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695; maureen.meredith@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 Sandra Kirk's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Jay Reddy was absent, Commissioners Dave Sullivan and Kathyryne Tovo were attending an A.I.S.D meeting as Task Force members.

- 4. Rezoning: C14-2010-0140 Parker Lane**
Location: 1406-1506 Parker Lane; Town Lake Watershed, East Riverside/Oltorf Combined NPA
Owner/Applicant: J. Ryan Diepenbrock
Agent: J. Ryan Deipenbrock
Request: SF-3-NP to SF-6-CO-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 February 22, 2011 by the request of the neighborhood; was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Jay Reddy was absent, Commissioners Dave Sullivan and Kathryn Tovo were attending an A.I.S.D meeting as Task Force members.

- 5. Plan Amendment: NPA-2010-0025.01 Herzog NPA**
Location: 9726 Circle Drive, Williamson Creek/Slaughter Creek Watersheds – Barton Springs Zone, Oak Hill Combined NPA
Owner/Applicant: RKC Partnership One, L.L.C.
Agent: Texas Engineering Solutions, L.L.C. (Hank Smith)
Request: Neighborhood Mixed Use to Commercial
Staff Rec.: **Postponement request by staff to February 22, 2011.**
Staff: Maureen Meredith, 974-2695; maureen.meredith@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 Sandra Kirk's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Jay Reddy was absent, Commissioners Dave Sullivan and Kathryn Tovo were attending an A.I.S.D meeting as Task Force members.

- 6. Rezoning: C14-2010-0175 Herzog Rezoning**
Location: 9726 Circle Drive; Williamson Creek/Slaughter Creek Watersheds – Barton Springs Zone, Oak Hill Combined NPA
Owner/Applicant: RKC Partnership One, L.L.C.
Agent: Texas Engineering Solutions, L.L.C. (Hank Smith)
Request: RR-NP to W/LO-NP
Staff Rec.: **Postponement request by staff to February 22, 2011.**
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 the neighborhood; was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Jay Reddy was absent, Commissioners Dave Sullivan and Kathryn Tovo were attending an A.I.S.D meeting as Task Force members.

- 7. Plan Amendment: NPA-2010-0021.03 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: 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 approve staff’s recommendation for Mixed Use; was approved by Commissioner Danette Chimenti’s motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioner Jay Reddy was absent, Commissioners Dave Sullivan and Kathyne Tovo were attending an A.I.S.D meeting as Task Force members.

- 8. Rezoning: C14-2010-0191.SH Suburban Lodge SRO Conversion**
 Location: 2501 South IH 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 approve staff’s recommendation of GR-MU-CO-NP district zoning with the additional condition that the height and impervious cover be limited to the current development of the Suburban Lodge Hotel. The Commission also recommended that the applicant and staff incorporate the additional neighborhood concerns addressing landscaping and drainage into a restrictive covenant. The motion was approved by Commissioner Danette Chimenti’s motion, Commissioner Sandra Kirk seconded the motion on a vote of 6-0; Commissioner Jay Reddy was absent, Commissioners Dave Sullivan and Kathyne Tovo were attending an A.I.S.D meeting as Task Force members.

- 9. Rezoning: C14-2010-0151 506 W.15th Street**
 Location: 506 W. 15th Street, Shoal Creek Watershed; Downtown NPA
 Owner/Applicant: The Greening Law Firm, P.C. (Ronald Greening)
 Agent: Charles Morton
 Request: GO to DMU
 Staff Rec.: **Recommendation of DMU-CO**
 Staff: Clark Patterson, 974-7691; clark.patterson@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve staff’s recommendation for DMU-CO district zoning; was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Jay Reddy was absent, Commissioners Dave Sullivan and Kathyne Tovo were attending an A.I.S.D meeting as Task Force members.

10. Site Plan - Conditional Use Permit: SPC-2010-0074C Austin Energy System Control Center

Location: 2500 Montopolis Drive; Country Club East Watershed, East Riverside/Oltorf Combined NPA
Owner/Applicant: Austin Energy (Laura Lee Franks)
Agent: Raymond Chan & Associates (Tom Curran)
Request: The applicant is requesting approval of a Conditional Use Permit for a site zoned P- Public that is one acre or more, per Land Development Code section § 25-2-625(D)(2), in order to construct a communications service building with associated improvements.
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 conditional use permit for Section 25-2-625(D)(2); was approved on the consent agenda by Commissioner Saundra Kirk’s motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Jay Reddy was absent, Commissioners Dave Sullivan and Kathyne Tovo were attending an A.I.S.D meeting as Task Force members.

11. Site Plan - Conditional Use Permit: SPC-2010-0061C New Theatre@Zach Scott

Location: 202 S. Lamar Blvd.; Lady Bird Lake, Zilker NPA
Owner/Applicant: City of Austin (Nick Naccarato)
Agent: Zachary Scott (Susan Benz)
Request: Request approval of a conditional use site plan permit for the construction of a new theatre on property zoned P, Public and development greater than one acre. [LDC Sec. 25-2-625] Waiver Requests: 1) Request the use of alternative materials on the exterior surface of a building which is visible from parkland adjacent to Town Lake. [LDC Section 25-2-733(E)(2)(3)]; 2. To permit less than 60% of the ground level wall visible from parkland to be a material other than clear or lightly tinted glass. [LDC Sec. 25-2-733(E)(1)].
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 974-2863; nikki.hoelter@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to February 8, 2011 by the request of the applicant; was approved on the consent agenda by Commissioner Saundra Kirk’s motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Jay Reddy was absent, Commissioners Dave Sullivan and Kathyne Tovo were attending an A.I.S.D meeting as Task Force members.

- 12. 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; Downtown NPA
- Owner/Applicant: F. Ames & Charlotte H. Smith; Matthew J. & Christine Butterfield; and Dennis O. & Judy C. Walsh
- Agent: Hector Avila
- Request: Approve the resubdivision of 3 lots and a portion of another lot into 3 lots on 1.218 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 for a resubdivision of 3 lots and a portion of another lot into 3 lots; was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Jay Reddy was absent, Commissioners Dave Sullivan and Kathyryne Tovo were attending an A.I.S.D meeting as Task Force members.

- 13. Preliminary Plan: C8-2011-0001.SH Mueller Section V, Block 59A, Resubdivision Preliminary Plan**
- Location: 3600 Manor Road; Tannehill Branch Watershed, RMMA
- Owner/Applicant: COA Redevelopment Services Office (Pam Hefner)
- Agent: Bury & Partners, Inc. (David Miller)
- Request: Approval of the Mueller Section V, Block 59A, Resubdivision Preliminary Plan composed of 1 lot on 3.342 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

The motion to disapprove item #13; was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Richard Hatfield second the motion on a vote of 6-0; Commissioner Jay Reddy was absent, Commissioners Dave Sullivan and Kathyryne Tovo were attending an A.I.S.D meeting as Task Force members.

E. SUBCOMMITTEE REPORTS

Codes & Ordinances – January 27, 2011 @ 6:00 p.m @ One Texas Center
 CIP Committee – February 1, 2011 @ 6:00 p.m.
 Work session/Retreat – March 29, 2011

F. ADJOURNMENT

Vice-Chair Mandy Dealey adjourned the meeting without objection at 7:55 p.m.