



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
February 8, 2011**

The Planning Commission convened in a regular meeting on February 8, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:05 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 January 25, 2011.

The motion to approve the minutes from January 25, 2011, were approved on the consent agenda by Commissioner Dave Anderson's motion, Commissioner Alfonso Hernandez second the motion on a vote of 6-3; Commissioners Dave Sullivan, Kathryne Tovo and Jay Reddy abstained.

C. PUBLIC HEARINGS

- 1. Plan Amendment NPA-2010-0018.03 EP Austin Neighborhood Plan Amendment**
Location: 0.586 acres on Woodrow Avenue, Shoal Creek Watershed,
 Brentwood/Highland Combined NPA
Owner/Applicant: EP Austin Properties, L.P. (George C. Thorne & Robert L. Rock)
Agent: Armbrust & Brown, L.L.P (Richard T. Suttle Jr.)
Request: Single Family to Mixed Use
Staff Rec.: **Postponement request by staff until March 22, 2011**
Staff: Maureen Meredith, 974-2695; Maureen.Meredith@ci.austin.tx.us

The motion to postpone to March 22, 2011 by the request of staff; was approved on the consent agenda by Commissioner Dave Anderson’s motion, Commissioner Alfonso Hernandez second the motion on a vote of 9-0.

- 2. Rezoning: C14-2010-0025 - EP Austin**
Location: 4914 - 5004 Woodrow Ave., Shoal Creek Watershed,
 Brentwood/Highland Combined Neighborhood Plan NPA
Owner/Applicant: EP Austin Properties, L.P. (George C. Thorne & Robert L. Rock)
Agent: Armbrust & Brown, L.L.P. (Richard T. Suttle, Jr.)
Request: SF-3-NP to GO-MU-NP
Staff Rec.: **Postponement request by staff to March 22, 2011.**
Staff: Clark Patterson, 974-9761, clark.patterson@ci.austin.tx.us
 Planning and Development Review Department

The motion to postpone to March 22, 2011 by the request of staff; was approved on the consent agenda by Commissioner Dave Anderson’s motion, Commissioner Alfonso Hernandez second the motion on a vote of 9-0.

- 3. Rezoning: C14-2010-0197 - 600 W. 13th Street**
Location: 600 W. 13th Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: The William B. and Celia G. Mange Company, L.L.C. (William Mange)
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 with added conditional overlay to prohibit: Outdoor entertainment, pawnshops, bail bond services, cocktail lounge and liquor sales; was approved on the consent agenda by Commissioner Dave Anderson’s motion, Commissioner Alfonso Hernandez second the motion on a vote of 8-0-1; Commissioner Kathryne Tovo recused herself from this item.

- 4. Rezoning: C14-2010-0207 - Robinson Foundation Offices**
 Location: 510 West 8th Street, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: Darnell Robinson Family, LLC (Michael Ginsberg)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: MF-4 to DMU
 Staff Rec.: **Recommendation of DMU-CO**
 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 Planning Commission; was approved by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 9-0.

- 5. Site Plan SPC-2010-0247C - Waller Creek Tunnel Inlet Facility at Waterloo
 Conditional Use Park
 Permit:**
 Location: 500 E. 12th Street, Waller Creek Watershed, Downtown NPA
 Owner/Applicant: City of Austin (Gary Jackson)
 Agent: Kellogg Brown and Root/Espey Consultants JV
 Request: Approve a CUP
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 974-2810, lynda.courtney@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 Dave Anderson’s motion, Commissioner Alfonso Hernandez second the motion on a vote of 9-0.

- 6. Hill Country SPC-2010-0096C - Overwatch Phase II
 Roadway
 Corridor Site
 Plan:**
 Location: 5301 Southwest Parkway, Barton Creek Watershed – Barton Springs Zone, East Oak Hill NPA
 Owner/Applicant: OS Austin Funding Company, Inc. (Jill Russo)
 Agent: Bury & Partners, Inc. (Chris Randazzo / Darren Huckert)
 Request: The approval of a 43,124 sq. ft. office building with associated improvements on 29.83 acres in the Hill Country Roadway Corridor.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 974-3404, cesar.zavala@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve staff’s recommendation for approval of a 43,124 sq. ft. office building with associated improvements; was approved on the consent agenda by Commissioner Dave Anderson’s motion, Commissioner Alfonso Hernandez second the motion on a vote of 9-0.

7. Site Plan- Conditional Use Permit: SPC-2010-0317A - 214 C.U.P.

214 E. Anderson Lane, Shoal Creek Watershed, N. Lamar Combined NP
Owner/Applicant: Najib Wehbr
Agent: Bennett Consulting (Rodney Bennett)
Request: Request approval of a conditional use site plan permit for a cocktail lounge use with late hours permit.
Staff Rec.: **Recommended**
Staff: Lynda Courtney, 974-2810, lynda.courtney@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff’s recommendation for approval of a conditional use site plan permit; was approved on the consent agenda by Commissioner Dave Anderson’s motion, Commissioner Alfonso Hernandez second the motion on a vote of 9-0.

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

Location: 202 S. Lamar Blvd., Lady Bird Lake Watershed, Zilker Neighborhood 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 Sec. 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 approve staff’s recommendation for approval of a conditional use site plan permit and waiver requests, LDC Section 25-2-733(E)(2)(3) and LDC Section 25-2-733(E)(1); was approved by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 9-0.

- 9. Resubdivision: C8-2010-0057.0A - Resubdivision of the North 175 Feet of Lot 4, Block 5, Westfield A**
- Location: 2301 Enfield Road, Johnson Creek Watershed, West Austin NPA
 Owner/Applicant: Michael Dolan & Malia Lemond
 Agent: Land Answers (Jim Wittliff)
 Request: Approve the resubdivision part of one lot into 2 lots on 0.8395 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 to approve the re-subdivision part of one lot into 2 lots; was approved on the consent agenda by Commissioner Dave Anderson’s motion, Commissioner Alfonso Hernandez second the motion on a vote of 9-0.

- 10. Resubdivision: C8-2010-0082.0A - Resubdivision of Lot 5, Block 9, Outlot 34, Division B**
- Location: 1908 E. 14th Street, Boggy Creek Watershed, Chestnut NPA
 Owner/Applicant: Austin Newcastle Homes LO (Judith Zwarun)
 Agent: Eclipse Environmental & Engineering, Inc. (Brad O'Donnell)
 Request: Approve the resubdivision of one lot into 2 lots on 0.1798 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 to approve the re-subdivision of one lot into 2 lots; was approved on the consent agenda by Commissioner Dave Anderson’s motion, Commissioner Alfonso Hernandez second the motion on a vote of 9-0.

- 11. Resubdivision: C8-2009-0063.2A.SH - Colorado Crossing III, Section 7, Being a Resubdivision of Lot 5A, Resubdivision of Lot 1, Lockheed Addition**
- Location: Breckenridge Drive (formerly Autumn Bay Drive) at Burleson Road, Onion Creek Watershed, Southeast NPA
 Owner/Applicant: Lennar Buffinton Colorado Crossing LP (Ryan Mattox)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approve the resubdivision of one lot into 35 lots.
 Staff Rec.: **PULLED, 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.

- 12. Final Plat w/o Preliminary: C8-2011-0004.0A - Springdale @ 51st Street**
 Location: 5100 Springdale Road, Fort Branch Watershed, Pecan Springs - Springdale NPA
 Owner/Applicant: Benjamin Enterprises (Ben Rosas)
 Agent: Genesis 1 Engineering Co. (George Gonzalez)
 Request: The approval of the Springdale @ 51st Street Subdivision composed of 1 lot on 1.491 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat: C8-2011-0005.0A - Austin (Springdale) DTP III, LLC Addition**
 Location: 4900 Springdale Road at 51st Street, Fort Branch Watershed, Pecan Springs - Springdale NPA
 Owner/Applicant: 4900 Springdale Road LLC (Harry N Scott, Jr)
 Agent: Longaro & Clarke, LP (Alex Clarke)
 Request: Approval of the Austin (Springdale) DTP III, LLC Addition composed of 2 lots on 2.955 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #12-13;

The motion to disapprove items #12-13; was approved on the consent agenda by Commissioner Dave Anderson's motion, Commissioner Alfonso Hernandez second the motion on a vote of 9-0.

D. NEW BUSINESS

Post revised PC Bylaws on the February 22, 2011 agenda.

E. SUBCOMMITTEE REPORTS

Codes & Ordinances Committee – February 15, 2011 @ 6:00 p.m. (Meeting was Cancelled)

C.I.P Committee – March 1, 2011 @ 6:00 p.m.

Planning Commission Work Session – March 29, 2011 @ One Texas Center

F. ADJOURNMENT

Chair Dave Sullivan adjourned the meeting without objection at 7:37 p.m.