



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
March 8, 2011**

The Planning Commission convened in a regular meeting on March 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
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

Steve – Pedicab businesses on E. Cesar Chavez Street.

B. APPROVAL OF MINUTES

1. Approval of minutes for February 22, 2011.

The motion to approve the minutes from February 22, 2011, was approved on the consent agenda by Commissioner Kathryne Tovo's motion, Commissioner Mandy Dealey second the motion on a vote of 7-0; Commissioners Dave Anderson and Richard Hatfield were absent.

C. PUBLIC HEARINGS

1. Discussion and Action on an Appeal:

Request: Discussion and action on an appeal of February 16, 2011 Urban Forestry Board decision; an appeal filed by Mr. William Sandler of the determination of tree value under 6-3-63 (Liability for Damage to a Public Tree) of a tree previously located at 5200 Avenue H. Appeal to the Planning Commission is authorized under City Code Section 6-3-94 (Appeal of Board Decision).

Staff: Walter Passmore, 974-9545, walter.passmore@ci.austin.tx.us; Parks and Recreation Department
Michael Embesi, 974-1876; michael.embesi@ci.austin.tx.us; Planning and Development Review Department

The motion to uphold staff's decision and deny the appeal, 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.

2. 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 & Development Review Department

The motion to postpone to April 12, 2011 by the request of staff; was approved on the consent agenda 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.

3. 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 to SF-6-CO

Staff Rec.: **Recommended**

Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us; Planning and Development Review Department

The motion to postpone to April 12, 2011 by the request of staff; was approved on the consent agenda 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.

- 4. Rezoning: C14-2011-0002 - Gibson Residences**
 Location: 1203, 1205, and 1107 Gibson Street, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: Gibson Lamar Partners, LP (Arthur Carpenter)
 Agent: Graves, Dougherty, Hearon, & Moody (Michael Whellan)
 Request: CS-MU-CO to MF-6-CO
 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 MF-6-CO district zoning with conditional overlay of: 60’ height limit, Heritage Trees be preserved and protected and not moved, no fee in lieu for sidewalks; was approved by Commissioner Danette Chimenti’s motion, Commissioner Jay Reddy second the motion on a vote of 7-0; Commissioners Dave Anderson and Richard Hatfield was absent.

- 5. Site Plan Conditional Use Permit: SPC-2010-0214CS - Double Down Lounge**
 Location: 515 Pedernales Street, Town Lake Watershed, Holly NPA
 Owner/Applicant: Double Down Lounge (Chris Mullins)
 Agent: Powell Designs (Doug Powell)
 Request: Request is for approval of a conditional use site plan for a 525 square foot patio for an existing cocktail lounge and associated improvements in property zoned CS-1-CO-MU-NP. Variance request to allow a parking area for a cocktail lounge with a late-hours permit within 200 feet of property used or zoned SF-6 or more restrictive [25-5-146(B)(2)].
 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 conditional use site plan and a variance request; was approved by Commissioner Jay Reddy’s motion, Commissioner Mandy Dealey second the motion on a vote of 6-0-1; Commissioner Alfonso Hernandez abstained, Commissioners Richard Hatfield and Dave Anderson were absent.

- 6. Amended Plat: C8-2011-0017.0A - J.W. Smith's Western Oaks I-B Subdivision, Block 6, Lots 9 and 10, Amended Plat**
 Location: 6804 Fence Line Drive, Williamson Creek Watershed – Barton Springs Zone, East Oak Hill NPA
 Owner/Applicant: Raymond & Ann Klingemann
 Agent: Linseisen & Associates, Inc. (Andrew J. Linseisen)
 Request: Approval of the J.W. Smith's Western Oaks I-B Subdivision, Block 6, Lots 9 and 10, Amended Plat composed of 2 lots on 1.318 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

The motion to disapprove Item #6; was approved on the consent agenda 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.

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on rescinding and reconsidering action taken on February 22, 2011 on case # C8-2010-0047.0A, Resubdivision of Lot B, First Resubdivision of Lots 15-16, Vance Park, and repost on the March 22, 2011 Planning Commission agenda.

Request made by Commissioner Jay Reddy and Commissioner Alfonso Hernandez to have an item on the next Planning Commission agenda, to rescind the Commissions' action on case # C8-2010-0047.0A.

E. SUBCOMMITTEE REPORTS

Codes & Ordinances Committee – March 15, 2011

Commissioner Kathyne Tovo announced that she is resigning from the Planning Commission.

F. ADJOURNMENT

Chair Dave Sullivan adjourned the meeting without objection at 7:27 p.m.