



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
March 22, 2011**

The Planning Commission convened in a regular meeting on March 22, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:08 p.m.

Board Members in Attendance:

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

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

The Commission will go into Executive Session on the case listed below:

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 (Judges Hill) NPA
Owner/Applicant:	Reynaldo Ortiz
Agent:	J. Valera Engineering (Juan Valera)
Request:	Approve the resubdivision of one lot into 2 lots on 1.18 acres.
Staff Rec.:	Recommended
Staff:	Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us Planning and Development Review Department

Commissioners met in Executive Session with City Attorney.
Commissioner Mandy Dealey recused herself from any discussion on this case.

A. CITIZEN COMMUNICATION: GENERAL

No Speakers.

B. APPROVAL OF MINUTES

- 1. Approval of minutes for March 8, 2011.

The motion to approve the minutes from March 8, 2011, were approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Dave Anderson second the motion on a vote of 7-0-1; Commissioner Hatfield abstained from approval of the minutes but motioned to approve all other consent items; 1 vacancy on the Commission.

C. PUBLIC HEARINGS

1. Briefing:

Request: Briefing to the Planning Commission on Urban Rail Scoping.
Staff: Robert Spillar, Director, 974-2488, rob.spillar@ci.austin.tx.us
Austin Transportation Department

Briefing given to Commissioners by Scott Gross.

2. Plan Amendment: NPA-2010-0018.03 - EP Austin Neighborhood Plan Amendment

Location: 0.586 acres on Woodrow Ave., 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 to April 12, 2011.**
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
Planning and Development Review Department

The motion to postpone to April 12, 2011 by the request of the staff; was approved on the consent agenda by Commissioner Richard Hatfield’s motion, Commissioner Dave Anderson second the motion on a vote of 8-0; 1 vacancy on the Commission.

- 3. Rezoning: C14-2010-0025 - EP Austin**
 Location: 4914 - 5004 Woodrow Ave., 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: SF-3-NP to GO-CO-MU-NP
 Staff Rec.: **Postponement request by staff to April 12, 2011.**
 Staff: Clark Patterson, 974-9761, clark.patterson@ci.austin.tx.us
 Planning and Development Review Department

The motion to postpone to April 12, 2011 by the request of the staff; was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Dave Anderson second the motion on a vote of 8-0; 1 vacancy on the Commission.

- 4. Site Plan - SPC-2010-0295C - Unifirst Corporation**
Conditional Use Permit:
 Location: 6000 Bolm Road, Boggy Creek Watershed, Johnston Terrace NPA
 Owner/Applicant: Vincent Gerard & Associates (Ron Williams)
 Agent: Unifirst Corporation (Matthew Croatti)
 Request: Request approval of a conditional use permit for a Laundry Services use.
 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 permit; was approved on the consent agenda by Commissioner Hatfield's motion, Commissioner Anderson second the motion on a vote of 8-0; 1 vacancy on the Commission.

- 5. Site Plan - SPC-2010-0259C - Mueller Substation**
Conditional Use Permit:
 Location: 4307 Manor Road, Tannehill Branch Watershed, East MLK Combined NPA
 Owner/Applicant: City of Austin Parks and Recreation Department (Ricardo Soliz)
 Agent: Stanley Consultants Inc (Christine Potts)
 Request: Approval of infrastructure improvements for the Mueller Substation, which is a Conditional Use Permit as related to P - Public zoning, per LDC 25-2-625(D)(2).
 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 infrastructure improvements for the Mueller Substation; was approved on the consent agenda by Commissioner Hatfield's motion, Commissioner Anderson second the motion on a vote of 8-0; 1 vacancy on the Commission.

- 6. Preliminary: C8-07-0043.01 - Avery Station**
 Location: N. Lakeline Blvd. and Staked Plains Drive, South Brushy Creek Watershed, Lakeline TOD
 Owner/Applicant: Northwoods Lakeline Ranch, LLC (Todd Janssen)
 Agent: Bury & Partners, Inc. (David A. Miller)
 Request: Approval of the Avery Station Preliminary Plan composed of 221 lots on 187.93 acres. With a proposed VARIANCE to section 25-8-341 of the LDC to allow cut up to a maximum of 12'.
 Staff Rec.: **Recommended with the four conditions set forth by the EV Board at their March 2, 2011 meeting.**
 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 Avery Station Preliminary Plan with a variance to section 25-8-341; was approved on the consent agenda by Commissioner Hatfield's motion, Commissioner Anderson second the motion on a vote of 8-0; 1 vacancy on the Commission.

- 7. Resubdivision: C8-2010-0040.0A - Resubdivision of Lots 7 and 8, Block 3, Austin Heights**
 Location: 2800 E. 22nd Street, Boggy Creek Watershed, Rosewood NPA
 Owner/Applicant: Ron Horne (Ethan Horne)
 Agent: Genesis Engineering (George Gonzalez)
 Request: Approval of a resubdivision of Lots 7 and 8, Block 3, Austin Heights. A resubdivision of two lots into three lots on 0.459 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 approval of a re-subdivision of Lots 7 and 8, Block 3, Austin Heights; was approved on the consent agenda by Commissioner Hatfield's motion, Commissioner Anderson second the motion on a vote of 8-0; 1 vacancy on the Commission.

- 8. Resubdivision: C8-2010-0026.0A - Klinefelter-Chung Subdivision, Resub of Lot 1 Block 2, Gullett Garden; Lot 14, Gullet Gardens; Lots 12 & 13 Fischer Gardens; and Portions of Lots 11 & 12, Von Rosenberg Garden**
- Location: 4807 Lyons Road, Boggy Creek Watershed, Govalle NPA
 Owner/Applicant: Phillipe Klinefelter & Sunyong Chung
 Agent: Austin Civil Engineering (Brent Hammond)
 Request: Approval of a resubdivision, namely Klinefelter-Chung Subdivision, Resub of Lot 1 Block 2, Gullett Gardens; Lot 14, Gullet Gardens; Lots 12 & 13 Fischer Gardens; and portions of Lots 11 & 12, Von Rosenberg Garden. Resubdivision of four lots and a portion of two other lots into four lots on 2.307 acres.
- Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@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 on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Dave Anderson second the motion on a vote of 8-0; 1 vacancy on the Commission.

- 9. Amended Plat: C8-2010-0020.0A.SH - Amended Plat of Lots 13 & 14, Block A, Juniper at Olive Subdivision**
- Location: 911 Olive Street, Waller Creek Watershed, Central East Austin NPA
 Owner/Applicant: City of Austin-NHCD (Javier Delgado)
 Agent: Juanita Benitez
 Request: Approval of the Amended Plat of Lots 13 & 14, Block A, Juniper at Olive Subdivision composed of 2 lots on 0.19 acres.
- Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Amended Plat: C8-2011-0035.0A - Crestview, Section 6, Block J, Lots 37 and 39; Amended Plat**
- Location: 1501 Pasadena Drive, Hancock Branch & Shoal Creek Watershed, Crestview NPA
 Owner/Applicant: Walter John Kneten
 Agent: Patricia/Walter John Kneten
 Request: Approval of the Crestview, Section 6, Block J, Lots 37 and 39; Amended Plat composed of 2 lots on 0.413 acres.
- Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 11. Resubdivision: C8-2011-0026.0A - Sims Subdivision; Resub of Lot 14**
 Location: 2110 Fort View Rd, Williamson Creek Watershed; South Lamar NPA
 Agent: Mike McHone Real Estate (Mike McHone)
 Request: Approval of the Sims Subdivision; Resub of Lot 14 composed of 3 lots on 0.505 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #9-11

The motion to disapprove items #9-11; was approved on the consent agenda by Commissioner Hatfield's motion, Commissioner Anderson second the motion on a vote of 8-0; 1 vacancy on the Commission.

- 12. Street Vacation: C10V-2011-01 - F#8860-1012**
 Request: Vacation of a portion of right-of-way (0.0996 acres) at the 3500 Block of West 35th Street.
 Staff Rec.: **Recommended**
 Staff: Chris Muraida, 974-7191, Chris.Muraida@ci.austin.tx.us
 Office of Real Estate Services

The motion to approve staff's recommendation for approval of a street vacation at the 3500 Block of West 35th Street; was approved on the consent agenda by Commissioner Hatfield's motion, Commissioner Anderson second the motion on a vote of 8-0; 1 vacancy on the Commission.

D. NEW BUSINESS

- 1. New Business:**
 Request: Discussion and possible action on rescinding action taken on February 22, 2011 in case # C8-2010-0047.0A, denying approval of Resubdivision of Lot B, First Resubdivision of Lots 15-16, Vance Park.

There was no motion made by any Commissioners to rescind action taken on February 22, 2011 on case # C8-2010-0047.0A. Action taken by the Commission on February 22, 2011 stands as made.

- 2. New Business:**
 Request: Discussion and action on nominating a Planning Commission Secretary.

Commissioner Chimenti nominated Commissioner Sandra Kirk to serve as Secretary for Planning Commission.

E. SUBCOMMITTEE REPORTS

CIP Committee – April 14, 2011

Neighborhood Planning Committee – March 30, 2011

** Create a work group for short-term rental issue.... (Part of the Codes & Ordinances request to staff, Robert Heil)

F. ADJOURNMENT

Chair Dave Sullivan adjourned the meeting without objection at 8: 25 p.m.