



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
April 26, 2011**

The Planning Commission convened in a regular meeting on April 12, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:10 p.m.

Board Members in Attendance:

Dave Sullivan – Chair
Dave Anderson
Tina Bui
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

A. CITIZEN COMMUNICATION: GENERAL

Karen McGraw – Changes to Hyde Park NCCD's; This Item will be posted on the next Neighborhood Plan Committee agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes for April 12, 2011.

The motion to approve the minutes for April 12, 2011; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Richard Hatfield second the motion on a vote of (9-0).

C. PUBLIC HEARINGS

- 1. Master Plan: MP-2011-0003 - Downtown Austin Plan**
Location: Area bounded by Martin Luther King Jr. Blvd. to the North; Lady Bird Lake to the South; IH-35 to the East; and the West side of Lamar Blvd. ROW to the West, Town Lake Watershed, Downtown NPA
Owner/Applicant: City of Austin - Planning and Development Review Department (Jim Robertson)
Request: Public hearing on the Downtown Austin Plan.
Staff Rec.: **Approve with modifications.**
<http://www.ci.austin.tx.us/downtown/default.htm>
Staff: Jim Robertson, (512) 974-3564, James.Robertson@ci.austin.tx.us
Michael Knox, (512) 974-6415, michael.knox@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff’s recommendation to endorse The Downtown Austin Plan with proposed modifications made by Staff; recommending to City Council that the Downtown Austin Plan be adopted as an amendment to the Austin Tomorrow Plan; recommending to City Council that City Staff be directed to implement the Downtown Austin Plan consistent with the recommendations in the Plan; and post on the next agenda an item for a public hearing and possible action on items to be addressed during the implementation phase of the plan. The motion was made by Commissioner Danette Chimenti, Commissioner Mandy Dealey seconded the motion and it was approved on a vote of 8-0; Commissioner Jay Reddy was off the dais.

- 2. Code Amendment: C20-2010-020 - Open Space Requirements**
Location: Amend Chapters 25-1 and 25-2 of the City Code to modify requirements for open space.
Owner/Applicant: City of Austin - Planning and Development Review Department (George Zapalac)
Request: Public hearing on Open Space Requirements.
Staff Rec.: **Pulled, no action required. Renoticed for May 10, 2011**
Staff: George Zapalac, (512) 974-2725, George.Zapalac@ci.austin.tx.us

This item was pulled from the agenda; no action required.

- 3. Rezoning: C14-2011-0020 - Andrew A. Bergad**
Location: 1100 East 8th Street, Waller Creek Watershed, Central East Austin NPA
Owner/Applicant: Andrew A. Bergad
Agent: Allison Carr
Request: LO-H-NP to SF-3-H-NP
Staff Rec.: **Recommended**
Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff’s recommendation for SF-3-H-NP district zoning; was approved on the consent agenda by Commissioner Danette Chimenti’s motion, Commissioner Richard Hatfield second the motion on a vote of 9-0.

- 4. Rezoning: C14-2011-0024 - Chestnut**
 Location: 1709 Miriam Avenue, Boggy Creek Watershed, Chestnut NPA
 Owner/Applicant: Freehaven Development (Tom Patton)
 Agent: FNA Land & Development (Justin Henry)
 Request: TOD-NP-CO (Live Work Flex and Mixed Use) to TOD-NP-CO (Live Work Flex)
 Staff Rec.: **Recommended**
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve staff’s recommendation for TOD-NP-CO zoning; was approved by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk second the motion on a vote of 8-1; Commissioner Danette Chimenti voted against the motion (nay).

- 5. Creation of a Road District relating to the Northwoods Road District No. 1**
 Location: N. Lakeline Boulevard and Staked Planes Drive, South Brushy Creek Watershed, Lakeline TOD
 Owner/Applicant: Northwoods Avery Ranch LLC
 Agent: Jackson Walker LLP (Timothy Taylor)
 Request: To recommend the approval, to the City Manager and City Council, for the Creation of a Road District relating to the Northwoods Road District No. 1 in Williamson County, Texas.
 Staff Rec.: **To recommend the approval to the City Manager and City Council**
 Staff: David Wahlgren, 974-6455, David.wahlgren@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve staff’s recommendation to recommend the approval of the Northwood Road District No. 1 to the City Manager and City Council; was approved on the consent agenda by Commissioner Danette Chimenti’s motion, Commissioner Richard Hatfield second the motion on a vote of 9-0.

- 6. Final with Preliminary: C8-07-0043.01.1A - Avery Station Section 1B, Phase 1**
- Location: N. Lakeline Boulevard 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 Section 1B, Phase 1 final plat composed of 3 lots on 22.9 acres.
- Staff Rec.: **Recommended**
- 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 Section 1B; was approved on the consent agenda by Commissioner Danette Chimenti’s motion, Commissioner Richard Hatfield second the motion on a vote of 9-0.

- 7. Final with Preliminary: C8-07-0043.01.2A - Avery Station Section 1B, Phase 2**
- 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 Section 1B, Phase 2 final plat composed of 1 lot on 3.86 acres
- Staff Rec.: **Recommended**
- 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 Section 1B, Phase 2; was approved on the consent agenda by Commissioner Danette Chimenti’s motion, Commissioner Richard Hatfield second the motion on a vote of 9-0.

- 8. Final Plat: C8-2011-0050.0A - Ahuja Subdivision**
- Location: 6030 West U.S. 290 Highway Service Road Westbound, Barton Creek Watershed, Oak Hill Combined NPA
- Owner/Applicant: Bhupen Ahuja
- Agent: Rivera Engineering (Mike Rivera)
- Request: Approval of the Ahuja Subdivision composed of 1 lot on 0.67 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

- 9. Final Plat: C8-2011-0047.0A - Powell-Houston Subdivision; Resubdivision of Lot 2**
 Location: 2111 Kramer Lane, Little Walnut Creek Watershed, North Burnet-Gateway NPA
 Owner/Applicant: Powell Austin Properties (Bill Yahn)
 Agent: Land Answers (Jim Wittliff)
 Request: Approval of the Powell-Houston Subdivision; Resubdivision of Lot 2 composed of 3 lots on 6.0107 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Final Plat: C8-2011-0052.0A - Crestview Station Phase I LLC**
 Location: 7010 Easy Wind Drive, Waller Creek Watershed, Crestview NPA
 Owner/Applicant: Crestview Station Phase II LLC (Mark Fowler)
 Agent: Kimbell/Bruehl (Chad Kimbell)
 Request: Approval of the subdivision.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #8-10;

The motion to disapprove Items #8-10; were approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Richard Hatfield seconded the motion on a vote of 9-0.

D. NEW BUSINESS

- 1. New Business: Case Initiation for North University NCCD amendment**
 Request: Discuss and consider directing staff to begin an amendment to the North University NCCD. The amendment would address allowing two-family residential on lots smaller than 7000 sq. ft. and would allow two-family residential on lots that are 7000 sq. ft. or more but substandard width (48' or more).

The motion to direct staff to initiate an Ordinance Amendment to the North University NCCD; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Richard Hatfield seconded the motion on a vote of 9-0.

- 2. New Business: Short Term Residential Working Group**
 Request: Consider the creation of a working group to discuss issues regarding the short term leasing of residential properties.

The motion to create a working group; was approved by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk seconded the motion on a vote of 8-0; Commissioner Jay Reddy was off the dais.

The Working Group members are:
 Commissioner Sandra Kirk
 Commissioner Mandy Dealey
 Commissioner Danette Chimenti

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

Chair Dave Sullivan adjourned the meeting without objection at 10:45 p.m.