



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
August 9, 2011**

The Planning Commission convened in a regular meeting on August 9, 2011 @ 301 W. 2nd Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:11 p.m.

Board Members in Attendance:

**Dave Sullivan – Chair
Dave Anderson
Tina Bui
Danette Chimenti
Mandy Dealey
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

Mike McHone – Addressed three potential code amendments to the UNO district.

B. APPROVAL OF MINUTES

1. Approval of minutes for July 26, 2011.

The motion to approve the minutes for July 26, 2011, were approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Saundra Kirk seconded the motion on a vote of 7-0-1; Commissioner Mandy Dealey abstained, Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

C. PUBLIC HEARING

- 1. Code Amendment: C20-2011-010 - Parking Requirements for P-Zoning in Downtown**
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
Agent: George Zapalac
Request: Public hearing to consider and ordinance to amend §25-6 of the city code to allow sites zoned P - Public in the downtown area to have the same parking reduction as sites zoned DMU or CBD.
Staff Rec.: **Recommend Approval**
Staff: George Zapalac, (512) 974-2725, George.Zapalac@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation to consider an ordinance to amend 25-6, was approved by Commissioner Sandra Kirk's motion, Commissioner Dave Anderson seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 2. Site Plan - SPC-2011-0100A - Crossroads Bar Lounge**
Conditional Use Permit:
Location: 1901 South Lamar Boulevard, West Bouldin Creek Watershed, Zilker NPA
Owner/Applicant: Columbine Properties, Inc. (William Tamminga)
Agent: Hajjar Sutherland Peters & Washmon (Kareem Hajjar)
Request: To approve a Conditional Use Permit for a Cocktail Lounge in CS-1 zoning.
Staff Rec.: **Recommended**
Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation with an additional condition for sidewalk protection on South Lamar, was approved by Commissioner Dave Anderson's motion, Commissioner Mandy Dealey seconded the motion on a vote of 6-1; Commissioner Danette Chimenti voted against the motion (nay), Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 3. Plan Amendment: NPA-2011-0001.01 - Studio 141**
Location: 141 West Oltorf Street, East Bouldin Creek Watershed, Dawson NPA
Owner/Applicant: Kathleen A. Pixley
Agent: Kathleen A. Pixley
Request: Single Family to Mixed Use or Mixed Use/Office
Staff Rec.: **Not recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
Planning and Development Review Department

This case was withdrawn by the applicant after a discussion of the case was done, but before a vote was passed.

- 4. Rezoning: C14-2011-0015 - Studio 141**
 Location: 141 West Oltorf Street, East Bouldin Creek Watershed, Dawson NPA
 Owner/Applicant: Kathleen A. Pixley
 Agent: Kathleen A. Pixley
 Request: SF-3-NP to GO-CO-MU-NP
 Staff Rec.: **Not recommended**
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
 Planning and Development Review Department

This case was withdrawn by the applicant after a discussion of the case was done, but before a vote was passed.

- 5. Rezoning: C14-2011-0078 - Serra Residence**
 Location: 1610-1612 Meghan Lane, Town Lake Watershed
 Owner/Applicant: Jeff & Deanna Serra
 Agent: Land Answers, Inc. (Jim Whittliff)
 Request: SF-3, CS to SF-3
 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 SF-3 district zoning, was approved on the consent agenda by Commissioner Danette Chimenti’s motion, Commissioner Sandra Kirk seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 6. Rezoning: C814-2009-0099 - West Park PUD**
 Location: 7914 - 8023 West U.S. Highway 290 (except 7912 West U.S. Highway 290), Williamson Creek - Barton Springs Zone Watershed, Oak Hill Combined (West Oak Hill) NPA
 Owner/Applicant: Buffalo Equities, Ltd. (Rudy Belton)
 Agent: Coats Rose (Kelly Wright)
 Request: GR-CO-NP; PUD-NP to PUD-NP
 Staff Rec.: **Recommendation Pending; Indefinite Postponement request by the Applicant and Staff**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
 Planning and Development Review Department

The motion to postpone indefinitely by the request of the applicant and staff, was approved on the consent agenda by Commissioner Danette Chimenti’s motion, Commissioner Sandra Kirk seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 7. Site Plan - SP-2011-0013CT - Boutique Hotel**
Waivers Only:
 Location: 416 Congress Avenue, Lady Bird Lake Watershed, Downtown NPA
 Owner/Applicant: 3-BR 416 Congress, LLC (Dan Benditz)
 Agent: Big Red Dog Inc. (Bradley Lingvai)/Mike McHone Real Estate (Mike McHone)
 Request: Waivers to Land Development Code Sections: 1) § 25-2-643 (B) to allow a curb cut on Congress Avenue; 2) § 25-6-592 (C) to allow alley to be used for loading and unloading.
 Staff Rec.: **Recommended with conditions**
 Staff: Candace Craig, 974-2788, candance.craig@ci.austin.tx.us
 Sue Welch, 974-3294, sue.welch@ci.austin.tx.us
 Planning and Development Review Department

The motion to approve staff’s recommendation for waivers to LDC Section 25-2-643(B) and Section 25-6-592(C), was approved on the consent agenda by Commissioner Danette Chimenti’s motion, Commissioner Sandra Kirk seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 8. Site Plan - SP-2010-0190C - Great Commission Baptist Church**
Variance only:
 Location: 4915 Maufrais Lane, Williamson Creek Watershed, Franklin Park NPA
 Owner/Applicant: Great Commission Baptist Church (Nathanial Black)
 Agent: Boyer & Associates LP (Tom Migl)
 Request: Request approval of a variance to allow a structure within a compatibility setback of 25 feet or less from a lot which a use permitted in an SF-5 or more restrictive zoning district is permitted. LDC 25-2-1062(C)
 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 variance to LDC 25-2-1062(C), was approved on the consent agenda by Commissioner Danette Chimenti’s motion, Commissioner Sandra Kirk seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 9. Resubdivision: C8-2010-0060.0A - Airport at 46th**
 Location: 4508 North IH-35 Service Road Southbound, Boggy Creek Watershed, North Loop NPA
 Owner/Applicant: 4508 Motel Management, LLC (Georgia G. Ribar Cox)
 Agent: Doucet & Associates, Inc. (Sydney Xinos)
 Request: Approve the resubdivision of a portion of one lot into 4 lots on 2.96 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, was approved by Commissioner Mandy Dealey's motion, Commissioner Dave Anderson seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 10. Final without Preliminary: C8-2011-0089.0A - RREEF Domain Block V Subdivision**
 Location: 11501 Domain Drive, Walnut Creek Watershed, North Burnet NPA
 Owner/Applicant: RREEF Domain, LP (Chad Marsh)
 Agent: Bury & Partners, Inc. (Nick Brown)
 Request: Approval of the RREEF Domain Block V Subdivision composed of 1 lot on 149.595 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 11. Amended Plat: C8-2011-0088.0A - Amended Plat of Lot 6 and Lot 7, Block 1, Ruby Eichelberger's Subdivision**
 Location: 4313 Duval Street, Waller Creek Watershed, Hancock NPA
 Owner/Applicant: John Ashe
 Agent: WGA Austin (Scott M. Wuest)
 Request: Approval of the Amended Plat of Lot 6 and Lot 7, Block 1, Ruby Eichelberger's Subdivision, composed of 1 lot on 0.286 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 12. Resubdivision: C8-2011-0090.0A - Resubdivision of Lots 1 and 2, Cowan Addition**
 Location: 707 Kinney Avenue, W Bouldin Creek Watershed, Zilker NPA
 Owner/Applicant: David A. & Laura Lane Hauseman
 Agent: Malone/Wheeler, Inc (Pete Malone)
 Request: Approval of the Resubdivision of Lots 1 and 2, Cowan Addition, composed of 3 lots on 0.893 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #10-12;

The motion to disapprove items #10-12; was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Sandra Kirk seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

D. NEW BUSINESS

1. New Business:

Request: Discuss and act on the Downtown Austin Plan Implementation Ideas.

See attached Planning Commission Implementation Ideas.

2. New Business:

Request: Consider directing Staff to initiate a rezoning case for property located at 2605 Canterbury Street from P-NP to SF-3-NP, and to also consider directing Staff to initiate: 1) a rezoning case for odd-numbered properties located at 2601-2603 and 2607-2701 Canterbury Street from P-NP to SF-3-NP; and 2) a Neighborhood Plan Amendment to change the Future Land Use Map for properties located at 2601-2701 Canterbury Street from Recreation & Open Space to Single Family.

The motion to direct staff to initiate a rezoning case for property located at 2605 Canterbury Street and to consider initiating a zoning case for odd-numbered properties located at 2601-2603 and 2607-2701 Canterbury Street; and a neighborhood plan amendment to change the future land use map for properties located at 2601-2701 Canterbury Street to single-family, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Sandra Kirk seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1vacancy on the commission.

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

Chair Dave Sullivan adjourned the meeting without objection at 9:45 p.m.