



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
August 23, 2011**

The Planning Commission convened in a regular meeting on August 23, 2011 @ 301 W. 2<sup>nd</sup> Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:00 p.m.

**Board Members in Attendance:**

**Dave Sullivan – Chair  
Dave Anderson  
Donna Tiemann  
Mandy Dealey  
Richard Hatfield  
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**

Stuart Hersh  
Mary Ingle

**B. APPROVAL OF MINUTES**

1. Approval of minutes for August 9, 2011.

The motion to approve the minutes for August 8, 2011, were approved on the consent agenda by Commissioner Saundra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 5-0-2; Commissioner Danette Chimenti was absent, Commissioners Donna Tiemann and Richard Hatfield abstained, with 1 vacancy on the commission.

## C. PUBLIC HEARING

### 1. **Heritage Tree**            **TP 10617196 - 311, 313, 315 Bowie Street**

**Variance:**

Location:            311, 313, 315 Bowie Street, Shoal Creek Watershed, Downtown NPA  
Owner/Applicant:   Cerco Development, Inc.  
Agent:                Will Marsh  
Request:              The applicant is requesting to remove a heritage tree with a stem greater than 30" in diameter.  
Staff Rec.:           **No Recommendation**  
Staff:                  Keith Mars, 974-2755, keith.mars@ci.austin.tx.us  
                                Planning and Development Review Department

The motion to postpone to September 13, 2011 by the request of the Planning Commission, was approved by Commissioner Mandy Dealey's motion, Commissioner Donna Tiemann seconded the motion on a vote of 6-1; Commissioner Alfonso Hernandez voted against the motion (nay), Commissioner Danette Chimenti was absent, 1 vacancy on the commission.

### 2. **Plan Amendment:**    **NPA-2011-0019.01 - Helms Condominiums**

Location:            201 East 34th Street, Waller Creek Watershed, Central Austin Combined NPA  
Owner/Applicant:   Zod Bozorgmehr, Valerie Bauhofer and John White  
Agent:                Douglas Gibbins  
Request:              Single Family to Higher-Density Single Family  
Staff Rec.:           **Pending**  
Staff:                  Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us  
                                Planning and Development Review Department

The motion to postpone to October 11, 2011 by the request of the applicant, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, 1 vacancy on the commission.

### 3. **Rezoning:**                **C14-2011-0016 - Helms Condominiums**

Location:            201 East 34th Street, Waller Creek Watershed, Central Austin Combined NPA  
Owner/Applicant:   Zod Bozorgmehr, Valerie Bauhofer and John White  
Agent:                Douglas Gibbins  
Request:              SF-3-NCCD-NP to SF-4A-NCCD-NP  
Staff Rec.:           **Pending**  
Staff:                  Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
                                Planning and Development Review Department

The motion to postpone to October 11, 2011 by the request of the applicant, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, 1 vacancy on the commission.

- 4. Plan Amendment: NPA-2011-0025.02 - Landscape Resources**  
 Location: 7401 Old Bee Caves Road, Williamson Creek Watershed – Barton Springs Zone, Oak Hill Combined NPA  
 Owner/Applicant: WEAPSA, L.L.C.  
 Agent: A. Ron Thrower  
 Request: Mixed Residential to Mixed Use  
 Staff Rec.: **Not Recommended**  
 Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us  
 Planning and Development Review Department

The motion to postpone to December 13, 2011 by the request of the applicant, was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, 1 vacancy on the commission.

- 5. Rezoning: C14-2011-0063 - 1001 E. 52nd Street**  
 Location: 1001 East 52nd Street, Tannehill Creek Watershed, North Loop NPA  
 Owner/Applicant: Olen Cothron  
 Agent: The Austin Company (Peter Von Wupperfeld)  
 Request: SF-3-NP to GR-NP  
 Staff Rec.: **Recommendation of GR-CO-NP**  
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
 Planning and Development Review Department

The motion to approve staff’s recommendation for GR-CO-NP district zoning, was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, 1 vacancy on the commission.

- 6. Site Plan - Hill Country Roadway: SPC-2011-0010C - Loop 360 Landfill Remediation**  
 Location: 4001 1/2 S Capital of Texas Highway Northbound, Barton Creek Watershed, South Lamar Combined NPA  
 Owner/Applicant: COA Public Works Department (Steve Nelson)  
 Agent: COA Public Works Department (Steve Nelson)  
 Request: Approve a Hill Country Roadway site plan application, which proposes the excavation, clearing, and a revegetation plan for the purposes of landfill mitigation and abatement.  
 Staff Rec.: **Recommended**  
 Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us  
 Emily King, 974-9548, emily.king@ci.austin.tx.us  
 Planning and Development Review Department

The motion to approve staff’s recommendation to approve a Hill Country Roadway site plan; was approved by Commissioner Dave Anderson’s motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, 1 vacancy on the commission.

**7. Final without a Preliminary with Variance: C8-2011-0050.0A - Ahuja Subdivision**

Location: 6030 West U.S. Highway 290 Westbound, Barton Creek Watershed, Oak Hill Combined NPA  
Owner/Applicant: Bhupen Ahuja  
Agent: Rivera Engineering (Mike Rivera)  
Request: Approve a Variance to LDC 25-6-381(A) to allow direct access to a major road for a lot with less than 200 feet of frontage, and approve a subdivision of one lot on 0.67 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
Candace Craig, 974-2788, candace.craig@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff’s recommendation to approve a Variance to LDC 25-6-381(A); was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, 1 vacancy on the commission.

**8. Resubdivision: C8-2011-0061.0A - Resubdivision of Jetco Partners International Resubdivision #1**

Location: 115 Sandra Muraida Way, Town Lake Watershed, Downtown NPA  
Owner/Applicant: LG Park Plaza Limited Partnership (Ben Pisklak)  
Agent: Bury & Partners (Darren Huckert)  
Request: Approval of the Park Plaza Subdivision Resubdivision from 1 lot to 2 lots on 4.5 acres. The applicant also requests a varaince from LDC Section 25-4-151 which requires streets in existing subdivisions to connect to streets in adjacent subdivisions.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
Planning and Development Review

The motion to approve staff’s recommendation for approval of the Park Plaza Subdivision; was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, 1 vacancy on the commission.

- 9. Amended Plat: C8-2011-0095.0A - Enfield C, Lots 32 & 33, Amended Plat**  
 Location: 1613 Pease Road, Town Lake Watershed, Old Enfield NPA  
 Owner/Applicant: Mark & Vicki Eidman, Ken & Candice Corby  
 Agent: Consort, Inc. (Bryan Moore)  
 Request: Approval of the Enfield C, Lots 32 & 33, Amended Plat composed of 2 lots on 0.7335 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 10. Amended Plat: C8-2011-0100.0A - Trailwood Village One, Block 11, Lots 15 & 16; Amended Plat**  
 Location: 4600 Creek Ridge, Barton Creek Watershed – Barton Springs Zone, East Oak Hill NPA  
 Owner/Applicant: Shane & Lisa Ann Moe Patrick  
 Agent: Land Answers, Inc. (Jim Wittliff)  
 Request: Approval of the Trailwood Village One, Block 11, Lots 15 & 16; Amended Plat composed of 2 lots on 0.5767 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 11. Preliminary Plan: C8-2011-0101 - Crestview Station; Resubdivision of Lot 7**  
 Location: 950 Banyon Street, Waller Creek Watershed, Crestview/Wooten Combined NPA  
 Owner/Applicant: C/O Trammell Crow Central Texas Development, Inc. (James H. Matoushek)  
 Agent: Gray-Jansing & Assoc. (James Brewer)  
 Request: Approval of the Crestview Station; Resubdivision of Lot 7 composed of 303 lots on 32.63 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 12. Final Plat: C8-2011-0104.0A - Crestview Station, Phase 1, Lot 7; Resubdivision**  
 Location: 950 Banyon Street, Waller Creek Watershed, Crestview/Wooten Combined NPA  
 Owner/Applicant: C/O Trammell Crow Central Texas Development, Inc. (James H. Matoushek)  
 Agent: Gray-Jansing & Assoc. (James Brewer)  
 Request: Approval of the Crestview Station, Phase 1 Lot 7; Resubdivision composed of 90 lots on 9.164 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

**13. Final Plat w/o Prelim:** **C8-2011-0097.0A - Chaqueta Amarilla**  
 Location: 2008 Yellow Jacket Lane, Carson Creek Watershed, Pleasant Valley NPA  
 Owner/Applicant: Frank & Olga Hernandez  
 Agent: Moncada Consulting (Phil Moncada)  
 Request: Approval of the Chaqueta Amarilla composed of 3 lots on 0.42 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

**14. Final Plat:** **C8-2011-0096.0A - Austin (Pleasant Valley) DTP IV, LLC Addition**  
 Location: 1401 South Pleasant Valley Road, Country Club West Watershed, Pleasant Valley NPA  
 Owner/Applicant: Kenmare Partners, Ltd (Gerald & Charlyn Daugherty)  
 Agent: GBT Realty Corp (Austin Rogers)  
 Request: Approval of the Austin (Pleasant Valley) DTP IV, LLC Addition composed of 2 lots on 3.273 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #9-14;

The motion to disapprove items #9-14; was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, 1 vacancy on the commission.

**15. Street Vacation:** **F#8918-1105 C10V-2011-02**  
 Request: Vacation of a portion of right-of-way at the 5000 Block of Woodrow Avenue.  
 City Staff: Jennifer Grant, Office of Real Estate Services, 974-7991

The motion to approve staff’s recommendation for a street vacation, was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Mandy Dealey seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, 1 vacancy on the commission.

**D. NEW BUSINESS**

**E. SUBCOMMITTEE REPORTS**

**F. ADJOURNMENT**

Chair Dave Sullivan adjourned the meeting without objection at 9:22 p.m.