



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
September 13, 2011**

The Planning Commission convened in a regular meeting on September 13, 2011 @ 301 W. 2<sup>nd</sup> 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  
Danette Chimenti  
Mandy Dealey  
Richard Hatfield  
Saundra Kirk  
Jean Stevens  
Donna Tiemann**

**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**

No speakers.

**B. APPROVAL OF MINUTES**

1. Approval of minutes for August 23, 2011.

The motion to approve the minutes for August 23, 2011, were approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 5-0-2; Commissioner Danette Chimenti and Jean Stevens abstained from the minutes, Commissioner Dave Anderson and Alfonso Hernandez were absent.

## C. PUBLIC HEARING

- 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  
Agent: Jim Robertson  
Request: Briefing, discussion, and possible action on the recommendation of the Downtown Austin Plan (DAP) to retain, but amend, the CURE combining district as it applies Downtown as a means of obtaining increased height and/or FAR in the context of the DAP's proposed Downtown Density Bonus Program.  
Staff Rec.: **Recommended**  
Staff: Jim Robertson, (512) 974-3564, James.Robertson@austintexas.gov  
Michael Knox, (512) 974-6415, michael.knox@austintexas.gov  
Planning and Development Review Department

Motion made to support the recommendation made in the November 2010 draft of the Downtown Austin Plan, which was to eliminate CURE as a means of obtaining additional height and/or density Downtown. Further, to support the range of options for community benefits contained in the proposed Density Bonus Program. The motion was made by Commissioner Danette Chimenti, Commissioner Mandy Dealey seconded the motion on a vote of 7-0; Commissioners Dave Anderson and Alfonso Hernandez were absent.

- 2. 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 27, 2011 by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Dave Anderson and Alfonso Hernandez were absent.

- 3. Code Amendment: C20-2011-014 - Tours, garage sales and home occupations**  
 Location: City-wide  
 Owner/Applicant: City of Austin  
 Agent: Planning and Development Review Department (Robert Heil)  
 Request: Discussion and possible action on an amendment to Chapter to Title 25 relating to requirements for tours, garage sales, home occupations, and art production and sales.  
 Staff Rec.: **Recommended**  
 Staff: Robert Heil, 974-2330, robert.heil@austintexas.gov  
 Planning and Development Review Department

The motion to approve staff’s recommendation with amendments made by the Arts Commission and posting this item on the Neighborhood Planning Subcommittee in early 2012; was approved by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Dave Anderson were absent.

- 4. Code Amendment: C20-2001-001 - Restaurant (General) use in LR zoning districts**  
 Location: City-wide  
 Owner/Applicant: City of Austin  
 Agent: Planning and Development Review Department (Robert Heil)  
 Request: Amend Chapter 25-2 to restrict the size of allowed Restaurant (General) use in the LR, Neighborhood Commercial zoning district to 4,000 sq/ft.  
 Staff Rec.: **Recommended**  
 Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov  
 Robert Heil, 974-2330, robert.heil@austintexas.gov  
 Planning and Development Review Department

The motion to approve staff’s recommendation to amend Chapter 25-2, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Dave Anderson and Alfonso Hernandez were absent.

- 5. Rezoning: C14-2011-0094 - 1414 West Oltorf St.**  
 Location: 1414 West Oltorf Street, West Bouldin Creek Watershed  
 Owner/Applicant: LOC Consultants, LLP (Sergio Lozano Sanchez)  
 Agent: JSTRAIN, LLC (Scott Trainer)  
 Request: SF-3 to CS  
 Staff Rec.: **Recommended**  
 Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov  
 Planning and Development Review Department

The motion to approve CS-CO district zoning with the added condition of 90% impervious cover limit, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Dave Anderson and Alfonso Hernandez were absent.

- 6. Site Plan Conditional Use Permit: SPC-2010-0326D - Tarrytown Boat Club**
- Location: 2608 Scenic Drive, Lake Austin Watershed, Central Austin Combined NPA
- Owner/Applicant: Tarrytown Boat Club
- Agent: Aupperle Co. (Bruce Aupperle)
- Request: Approve a CUP for Community Recreation Use in SF-3 zoning
- Staff Rec.: **Recommended**
- Staff: Lynda Courtney, 974-2810, lynda.courtney@austintexas.gov  
Planning and Development Review Department

The motion to approve staff’s recommendation to approve a Conditional Use Permit, was approved by Commissioner Mandy Dealey’s motion, Commissioner Sandra Kirk seconded the motion on a vote of 6-0-1; Commissioner Donna Tiemann abstained, Commissioners Alfonso Hernandez and Dave Anderson were absent.

- 7. Site Plan Conditional Use Permit: SPC-2011-0147D - 1700 E. 2nd Street New Parking for Existing Buildings**
- Location: 1700 East 2nd Street, Town Lake Watershed, East Cesar Chavez NPA
- Owner/Applicant: 2nd Street L.L.C., (Lyon Gegenheimer)
- Agent: Thompson Land Engineering, LLC, (Robert C. Thompson)
- Request: Approve a land use change in a portion of an existing building from Administrative and Business Office to Restaurant (general), which is a conditional use for the site according to the East Cesar Chavez Neighborhood Plan, whereas the site plan includes the construction of a parking lot and detention pond with associated improvements.
- Staff Rec.: **Recommended**
- Staff: Sarah Graham, 974-2826, sarah.graham@austintexas.gov  
Planning and Development Review Department

The motion to approve a Site Plan Conditional Use Permit, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Dave Anderson and Alfonso Hernandez were absent.

**8. Site Plan Compatibility Waiver Only: SP-2011-0175C - 720 34th @ West**

Location: 720 West 34th Street, Shoal Creek & Waller Creek Watersheds, Central Austin Combined NPA  
Owner/Applicant: Rob Golding  
Agent: Bury & Partners, Inc. (Steven Bertke)  
Request: Approve a compatibility variance for parking, drives, and building within 25 feet of compatibility setback.  
Staff Rec.: **Recommended**  
Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov  
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 Mandy Dealey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Dave Anderson were absent.

**9. Final Plat: C8-2011-0062.0A - IBM East Subdivision, Resubdivision of Block "A" Lots 1A & 2A; Amended Plat of Lots 1 & 2 Block "A"**

Location: 11205-11501 Burnet Road, Walnut Creek Watershed, North Burnet/Gateway NPA  
Owner/Applicant: IBM (Jack Zahriser)  
Agent: Bury & Partners, Inc. (Jonathan Neslund)  
Request: The approval of the IBM East Subdivision, Resubdivision of Block "A" Lot 1A & 2A and Amended Plat of Lots 1 & 2 Block "A", composed of 9 lots on 105.42 acres.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 974-6455, David.wahlgren@austintexas.gov  
Planning and Development Review Department

The motion to postpone to September 27, 2011 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Dave Anderson were absent.

**10. Resubdivision: C8-2010-0105.0A - Resubdivision of Lot 1, Block C, Neans Place Section 1**  
 Location: 1111 Neans Drive, Little Walnut Creek Watershed, North Austin Civic Association NPA  
 Owner/Applicant: Francisco Guerrero  
 Agent: Francisco Guerrero  
 Request: Approval of the Resubdivision of Lot 1, Block C, Neans Place Section 1 composed of 3 lots on 0.430 acres.  
 Staff Rec.: **Staff requests a postponement to 09-27-2011.**  
 Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov  
 Planning and Development Review Department

The motion to postpone to September 27, 2011 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Dave Anderson were absent.

**11. Resubdivision: C8-2011-0029.0A - Resubdivision of Lot 16, Block D, Ford Place Number One**  
 Location: 4414 Russell Drive, Williamson Creek Watershed, South Manchaca NPA  
 Owner/Applicant: Richard Wagner  
 Agent: Michael McHone  
 Request: Approval of the Resubdivision of Lot 16, Block D, Ford Place Number One composed of 1 lot on 0.315 acres.  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov  
 Planning and Development Review Department

The motion to approve staff’s recommendation for approval of the Ford Place Number One, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Dave Anderson and Alfonso Hernandez were absent.

**12. Final with Preliminary: C8-04-0043.05.2A.SH - Mueller Section 7B Final**  
 Location: 3600 Manor Road, Tannehill Branch Watershed, RMMA  
 Owner/Applicant: City of Austin (Pam Hefner)  
 Agent: Bury & Partners, Inc. (David Miller)  
 Request: Approval of Mueller Section 7B Final Plat comprised of 4 lots into 3 lots on 24.701 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

The motion to disapprove item #12; was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Dave Anderson and Alfonso Hernandez were absent.

**D. NEW BUSINESS**

**1. New Business:**

Request: Discussion and action on a nomination to the Airport Boulevard Advisory Group.

Dave Sullivan was nominated to the Airport Boulevard Advisory Group.

**E. SUBCOMMITTEE REPORTS**

**F. ADJOURNMENT**

Chair Dave Sullivan adjourned the meeting without objection at 8:40 p.m.