



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
January 10, 2012**

The Planning Commission convened in a regular meeting on January 10, 2012 @ 301 W. 2nd Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:06 p.m.

Board Members in Attendance:

Dave Sullivan – Chair

Dave Anderson

Danette Chimenti

Richard Hatfield

Jeff Jack – Ex-Officio member

Alfonso Hernandez

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

Stuart Hersch

B. APPROVAL OF MINUTES

1. Approval of minutes for December 13, 2011.

The motion to approve the minutes for December 13, 2011, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Saundra Kirk seconded the motion on a vote of 7-0-1; Commissioner Mandy Dealey was absent, Commissioner Dave Anderson abstained.

C. PUBLIC HEARING

- 1. Plan Amendment: NPA-2011-0023.01 - 6500 Manor Road**
Location: 6500 and 6502 Manor Road, Little Walnut Creek Watershed, University Hills/Windsor Park Combined (University Hills) NPA
Owner/Applicant: Sneed Realtors (Mildred and Kennie Sneed)
Agent: Kennie Sneed
Request: Office to Commercial
Staff Rec.: **Recommendation of Neighborhood Mixed Use land use.**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for Commercial Use, was approved by Commissioner Sandra Kirk's motion, Commissioner Dave Anderson seconded the motion on a vote of 8-0; Commissioner Mandy Dealey was absent.

- 2. Rezoning: C14-2011-0087 - 6500 Manor Road**
Location: 6500 and 6502 Manor Road, Little Walnut Creek Watershed, University Hills/Windsor Park Combined (University Hills) NPA
Owner/Applicant: Sneed Realtors (Mildred and Kennie Sneed)
Agent: Kennie Sneed
Request: LO-NP to CS-NP
Staff Rec.: **Recommendation of LR-MU-CO-NP**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation with additional condition to:

- Prohibit off-site accessory parking;
- Limited to 2000 vehicle trips;
- Drive thru uses limited to 1 bay with access to Manor Road;
- Prohibit General Restaurant;

The motion was made by Commissioner Sandra Kirk, Commissioner Dave Anderson seconded the motion on a vote of 7-1; Commissioner Danette Chimenti voted against the motion (nay), Commissioner Mandy Dealey was absent.

- 3. Plan Amendment: NPA-2011-0015.01 - Tillery Street**
Location: 2200 Tillery Street, Boggy Creek/Tannehill Branch Watersheds, East MLK Combined NPA
Owner/Applicant: DCR III Mortgage, Sub I, LLC. (Lance B. Amano)
Agent: Richard H. Crank
Request: Mixed Use to Commercial
Staff Rec.: **Recommendation Pending**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department

The motion to postpone to January 24, 2012 by the request of staff, was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Sandra Kirk seconded the motion on a vote of 8-0; Commissioner Mandy Dealey was absent.

4. Restrictive Covenant **C14-84-361 (RCT) - Tillery Street**

Termination:

Location: 2200 Tillery Street, Boggy Creek/Tannehill Branch Watersheds, East MLK Combined NPA
Owner/Applicant: DCR III Mortgage, Sub I, LLC. (Lance B. Amano)
Agent: Richard H. Crank
Request: To terminate public restrictive covenant for this property.
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department

The motion to postpone to January 24, 2012 by the request of staff, was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Sandra Kirk seconded the motion on a vote of 8-0; Commissioner Mandy Dealey was absent.

5. Rezoning: **C14-2011-0088 - Tillery Street**

Location: 2200 Tillery Street, Boggy Creek/Tannehill Branch Watersheds, East MLK Combined NPA
Owner/Applicant: DCR III Mortgage, Sub I, LLC. (Lance B. Amano)
Agent: Richard H. Crank
Request: LO-MU-NP to CS-MU-NP
Staff Rec.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department

The motion to postpone to January 24, 2012 by the request of staff, was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Sandra Kirk seconded the motion on a vote of 8-0; Commissioner Mandy Dealey was absent.

6. Plan Amendment: **NPA-2011-0025.03 - Oak Hill Heights Commercial**

Location: 7401 West US 290 Highway, Williamson Creek Watershed – Barton Springs Zone, Oak Hill Combined NPA
Owner/Applicant: Jimmy Nassour
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Office to Commercial
Staff Rec.: **Recommendation of Neighborhood Mixed Use**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for Neighborhood Mixed Use, was approved by Commissioner Donna Tiemann, Commissioner Danette Chimenti seconded the motion on a vote of 7-1; Commissioner Mandy Dealey was absent, Commissioner Jean Stevens voted against the motion (nay).

- 7. Rezoning: C14-2011-0146 - Oak Hill Heights Commercial**
Location: 7401 West US Highway 290, Williamson Creek Watershed – Barton Springs Zone, Oak Hill Combined NPA
Owner/Applicant: Jimmy Nassour
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Office to Commercial (LO-NP to GR-CO-NP)
Staff Rec.: **Recommendation of LR-CO-NP**
Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for LR-CO-NP district zoning, was approved by Commissioner Donna Tiemann, Commissioner Danette Chimenti seconded the motion on a vote of 7-1; Commissioner Mandy Dealey was absent, Commissioner Jean Stevens voted against the motion (nay).

- 8. Plan Amendment: NPA-2011-0025.04 - 8739 & 8743 West State Highway 71 FLUM Amendment**
Location: 8739 & 8743 West State Highway 71, Williamson Creek Watershed – Barton Springs Zone, Oak Hill Combined NPA
Owner/Applicant: CBAL Whitecrowe, LLC
Agent: A. Ron Thrower
Request: Rural Residential to Mixed Use and Multifamily
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for Mixed Use and Multi-family, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Sandra Kirk seconded the motion on a vote of 8-0, Commissioner Mandy Dealey was absent.

- 9. Rezoning: C14-2011-0091 - Jaylee, Ltd.**
Location: 1601 East 6th Street, Town Lake Watershed, East Cesar Chavez NPA
Owner/Applicant: Jaylee, Ltd. (Jim Arnold)
Agent: Winstead, P.C. (Michele Haussmann)
Request: TOD-NP to TOD-NP-CURE
Staff Rec.: **Pending**
Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov
Planning and Development Review Department

The motion to indefinitely postpone, by the request of the applicant, was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Sandra Kirk seconded the motion on a vote of 8-0; Commissioner Mandy Dealey was absent.

- 10. Restrictive Covenant Termination:** **C14-83-307(RCT) - 4020 Airport**
Location: 4020 Airport Boulevard, Boggy Creek Watershed, Upper Boggy Creek NPA
Owner/Applicant: O Airport Boulevard Trustee (Betty Terrell)
Agent: Shaw Hamilton Consultants (Shaw Hamilton)
Request: LO-V-NP to GR-V-NP
Staff Rec.: **Recommendation Pending**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to postpone to February 28, 2012 by the request of staff, was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Sandra Kirk seconded the motion on a vote of 8-0; Commissioner Mandy Dealey was absent.

- 11. Rezoning:** **C14-2011-0085 - 4020 Airport**
Location: 4020 Airport Boulevard, Boggy Creek Watershed, Upper Boggy Creek NPA
Owner/Applicant: O Airport Boulevard Trustee (Betty Terrell)
Agent: Shaw Hamilton Consultants (Shaw Hamilton)
Request: LO-V-NP to GR-V-NP
Staff Rec.: **Recommendation Pending**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to postpone to February 28, 2012 by the request of staff, was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Sandra Kirk seconded the motion on a vote of 8-0; Commissioner Mandy Dealey was absent.

- 12. Rezoning:** **C14-2011-0155 - Harmony Science Academy**
Location: 930 East Rundberg Lane, Little Walnut Creek Watershed, Windsor Hills NPA
Owner/Applicant: Cosmos Foundation, Inc. (Erdal Caglar)
Agent: MWM Design Group, Inc. (Frank Del Castillo)
Request: SF-3-NP to GO-NP
Staff Rec.: **Recommendation of GO-CO-NP**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for GO-CO-NP district zoning, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Sandra Kirk seconded the motion on a vote of 7-0-1; Commissioner Dave Anderson recused himself from this item, Commissioner Mandy Dealey was absent.

- 13. Rezoning: C14-2011-0065 - The Austin Hotel**
Location: 800 & 804 Congress Avenue, Town Lake Watershed, Downtown NPA
Owner/Applicant: Gone to Texas Capital One, L.P. (David Kahn); The Karotkin Family Real Estate Trust (Doris Karotkin, Trustee)
Agent: Winstead, P.C. (Michele Haussmann)
Request: CBD & CBD-H to CBD-CURE & CBD-H-CURE
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to postpone to January 24, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Sandra Kirk seconded the motion on a vote of 8-0; Commissioner Mandy Dealey was absent.

- 14. Rezoning: C14-2011-0157 - Animal Allergy Center**
Location: 2207 Lake Austin Boulevard, Town Lake Watershed, Central West Austin NPA
Owner/Applicant: Minerva, LTD. (Doug Kadison)
Agent: Animal Allergy Center (Patrick Nicholes, DVM)
Request: NO-NP to LR-NP
Staff Rec.: **Recommendation of LR-CO-NP**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to postpone to February 28, 2012 by the request of staff, was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Sandra Kirk seconded the motion on a vote of 8-0; Commissioner Mandy Dealey was absent.

- 15. Rezoning: C14-2011-0124 - 702 San Antonio Street**
Location: 702 San Antonio Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: HUU Architects (Thomas Hatch)
Request: GO-H to DMU-H
Staff Rec.: **Recommendation of DMU-H-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for DMU-H-CO district zoning, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Sandra Kirk seconded the motion on a vote of 8-0; Commissioner Mandy Dealey was absent.

- 16. Resubdivision: C8-2011-0096.0A - Austin (Pleasant Valley) DTP IV, LLC Addition, Being a Resubdivision of Lot 1-A, Block A, Daugherty Subdivision**
Location: 1401 South Pleasant Valley Road, Country Club West Watershed, Pleasant Valley NPA
Owner/Applicant: GBT Realty Corporation (Austin Rogers)
Agent: Longaro & Clarke (Alex Clarke)
Request: Approve the resubdivision of one lot into 2 lots on 3.273 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation to approve the Austin DTP IV, LLC Addition, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Sandra Kirk seconded the motion on a vote of 8-0; Commissioner Mandy Dealey was absent.

- 17. Resubdivision: C8-2011-0117.0A - Brentwood Terrace, Resubdivision of Lot 1 Block C**
Location: 1715 Karen Avenue, Shoal Creek Watershed, Brentwood NPA
Owner/Applicant: Dean Chen
Agent: Bleyl & Associates (Kenny Watkins)
Request: Approval of the Brentwood Terrace Resubdivision from a one lot to a two lot subdivision on 0.329 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 974-3404, cesar.zavala@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for approval of the Brentwood Terrace Resubdivision, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Sandra Kirk seconded the motion on a vote of 8-0; Commissioner Mandy Dealey was absent.

- 18. Resubdivision: 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 Combined 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.: **Pending**
Staff: David Wahlgren, 974-6455, David.wahlgren@austintexas.gov; Planning and Development Review Department

The motion to postpone to January 24, 2012 by the request of the staff, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Sandra Kirk seconded the motion on a vote of 8-0; Commissioner Mandy Dealey was absent.

- 19. Final Plat:** **C8-2011-0167.0A - Kramer Lane 65 Section 4, Resubdivision of Lot 1**
Location: 2214 West Braker Lane, Walnut Creek Watershed, North Burnet/Gateway NPA
Owner/Applicant: N/A
Agent: Griffin Engineering Group (Greg Griffin)
Request: Approval of Kramer Lane 65 Section 4, Resubdivision of Lot 1, composed of 2 lots of 4.63 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 20. Resubdivision:** **C8-2011-0166.0A - Broadacres Subdivision - DWDC, Blk 4, Lots 35A & 36A; Resubdivision**
Location: 5504 Jeff Davis Ave, Shoal Creek/Hancock Branch Watershed
Owner/Applicant: David Whitworth Development Company (David Whitworth)
Agent: David Whitworth Development Company (David Whitworth)
Request: Approval of the Broadacres Subdivision - DWDC, Block 4, Lots 35A & 36A; Resubdivision, composed of 2 lots on 0.33 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 21. Resubdivision:** **C8-2011-0161.0A - Pleasant Grove Addition Block 2 Portion of Lots 3 & 4; Resubdivision**
Location: 3905 Tonkawa Trail, Shoal Creek Watershed
Owner/Applicant: Robert, Aaron & Brandy Mueller
Agent: Steve Wenzel
Request: Approval of the Pleasant Grove Addition Block 2 Portion of Lots 3 & 4; Resubdivision, composed of 2 lots on 0.629 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #19-21;

The motion to disapprove Items #19-21, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Sandra Kirk seconded the motion on a vote of 8-0; Commissioner Mandy Dealey was absent.

D. NEW BUSINESS

1. New Business:

Request: Consider directing staff to initiate a neighborhood plan amendment case to change the Future Land Use Map and a rezoning case for property located at 2416 E. 6th Street (Balcones Resources, Inc.).

Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

The motion to Indefinitely Postpone by the request of the neighborhood, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Sandra Kirk seconded the motion on a vote of 8-0; Commissioner Mandy Dealey was absent.

E. SUBCOMMITTEE REPORTS

Neighborhood Plan Committee – January 18, 2012 @ 6:00 p.m.
CIP Committee – February 6, 2012 @ 6:00 p.m.

Commissioner Jean Stevens volunteered to serve on the Comprehensive Plan Committee.

F. ADJOURNMENT

Chair Dave Sullivan adjourned the meeting without objection at 8:45 p.m.