



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
March 13, 2012**

The Planning Commission convened in a regular meeting on March 13, 2012 @ 301 W. 2nd Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:05 p.m.

Board Members in Attendance:

Dave Sullivan – Chair

Mandy Dealey

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

B. APPROVAL OF MINUTES

1. Approval of minutes for February 28, 2012.

The motion to approve the minutes from February 28, 2012, was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and Dave Anderson were absent.

C. PUBLIC HEARING

1. **Plan Adoption:** **Imagine Austin Comprehensive Plan**

Owner/Applicant: City of Austin, Planning and Development Review Department
Request: Public hearing and action on the Imagine Austin Comprehensive Plan. This plan was authorized by the City Council in the Fiscal Year 2008-2009 city budget. The comprehensive plan contains the Council's policies for growth, development and beautification of the land within the corporate limits and the extraterritorial jurisdiction of the city. The plan addresses the following elements: future land use; traffic circulation and mass transit; wastewater, solid waste, drainage and potable water; conservation and environmental resources; recreation and open space; housing element; public services and facilities, which shall include but not be limited to a capital improvement program; public buildings and related facilities; economic for commercial and industrial development and redevelopment; health and human service; creativity; historic and cultural preservation; children, families, and education; arts, culture, and creativity; and urban Design. The Comprehensive Planning Committee of the Planning Commission has been involved in the development of the plan throughout the two-year process of developing the plan.

Staff Rec.: **Recommended**
Staff: Mark Walters, 974-7695, mark.walters@austintexas.gov;
Planning and Development Review Department

Garner Stoll made a PowerPoint presentation to the Planning Commission.
Planning Commission took questions and concerns from the public; No action was taken.

2. **Plan Amendment:** **NPA-2011-0009.02 - Chicon Corridor**

Location: 1807 East 13th Street & 1212 Chicon Street, Boggy Creek Watershed, Central East Austin NPA
Owner/Applicant: Calavan Family Partnership, (Brooks Calavan)
Agent: Chestnut Neighborhood Revitalization Corp. (CNRC), (Sarah Andre & Sean Garretson)
Request: Single Family to Mixed Use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation to Mixed Use, was approved by Commissioner Sandra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and Dave Anderson were absent.

3. **Rezoning:** **C14-2011-0149.SH - Chicon Corridor**
Location: 1807 E. 13th St. & 1212 Chicon St., Boggy Watershed, Central East Austin / Davis-Thompson NPA
Owner/Applicant: Calavan Family Partnership, (Brooks Calavan)
Agent: Chestnut Neighborhood Revitalization Corp. (CNRC), (Sarah Andre)
Request: CS-NP to CS-MU-NP
Staff Rec.: **Recommendation of CS-MU-CO-NP**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation to CS-MU-CO-NP district zoning, was approved by Commissioner Saundra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and Dave Anderson were absent.

4. **Plan Amendment:** **NPA-2011-0015.02 - 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.: **Not Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department

This item was withdrawn by the applicant, no action was taken.

5. **Restrictive Covenant Termination:** **C14-84-361 (RCT) - 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: To terminate the public restrictive covenant for this property.
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation to terminate a public restrictive covenant, was approved on the consent agenda by Commissioner Jean Steven's, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Dave Anderson and Danette Chimenti were absent.

Note: Agreement was read into the record that the applicant will provide funding to mitigate traffic concerns in the neighborhood.

- 6. 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 of CS-MU-CO-NP**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation to terminate a public restrictive covenant, was approved on the consent agenda by Commissioner Jean Steven's, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Dave Anderson and Danette Chimenti were absent.

Note: Agreement was read into the record that the applicant will provide funding to mitigate traffic concerns in the neighborhood.

- 7. Restrictive Covenant Termination: C14-81-013(RCT) - The Meadows at William Cannon**
Location: 304 East William Cannon Drive and 6607 Circle S Road, Williamson Creek Watershed, South Congress Combined (Sweetbriar) NPA
Owner/Applicant: NB 26 Properties LLC (Joe Stafford); 6607 Inc. (Andrew Hrenick)
Agent: B. Knightly Development, LLC (Mark Tolley)
Request: To terminate the Restrictive Covenant which limits the density of residential development to 17 units per acre.
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation to terminate a restrictive covenant, was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioner Dave Anderson and Danette Chimenti were absent.

- 8. Rezoning: C14-2012-0016 - Estates at Travis Country**
Location: 4806-1/2 Trail West Drive, Barton Creek Watershed-Barton Springs Zone, East Oak Hill NPA
Owner/Applicant: Austin Independent School District (Paul Turner)
Agent: Independent Realty, L.L.C. (Nicholas Dean)
Request: P-NP to SF-2-NP
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to postpone to April 10, 2012 by the request of staff, was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and Dave Anderson were absent.

* Request was made by commission to forward to the Environmental Board.

- 9. Rezoning: C14-2012-0008 - Pressler Park, I**
Location: 300 Pressler Street, Town Lake Watershed, Old West Austin NPA
Owner/Applicant: Parkview Partners (Jimmy Nassour), Pressler Park, L.L.C. (Larry Peel)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: CS-1-MU-CO-NP & LI-CO-NP to CS-NP
Staff Rec.: **Recommendation of CS-CO-NP**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for CS-CO-NP district zoning with cocktail lounge as a prohibited use, was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and Dave Anderson were absent.

- 10. Rezoning: C14-2012-0015 - Pressler Park, II**
Location: 315 Pressler Street, Town Lake Watershed, Old West Austin NPA
Owner/Applicant: Parkview Partners (Jimmy Nassour), Pressler Park, L.L.C. (Larry Peel)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: LI-CO-NP to CS-NP
Staff Rec.: **Recommendation of CS-CO-NP**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for CS-CO-NP district zoning with cocktail lounge as a prohibited use, was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and Dave Anderson were absent.

- 11. Restrictive Covenant Amendment:** **C14-04-0181.SH(RCA) - Shire's Court**
- Location: 1910-1/2 Wickshire Lane, Country Club East Watershed, East Riverside/Oltorf Combined NPA
- Owner/Applicant: Shire's Court G.P., Inc. (David Mahn)
- Agent: Myra Goepp
- Request: To amend the Restrictive Covenant and make Carlson Drive a private access roadway.
- Staff Rec.: **Recommendation Pending**
- Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov; Planning and Development Review Department

The motion to postpone to April 10, 2012 by the request of staff, was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and Dave Anderson were absent.

- 12. Rezoning:** **C14-2012-0020 - Lamar/Manchaca Mixed Use**
- Location: 2807 Manchaca Road, West Bouldin Creek Watershed; Barton Creek Watershed-Barton Springs Zone
- Applicant: City of Austin Planning and Development Review Department (Stephen Rye)
- Agent: City of Austin Planning and Development Review Department (Stephen Rye)
- Request: GR-CO to GR-CO to clarify an ordinance to confirm VMU site development standards on the property.
- Staff Rec.: **Recommended**
- Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation with the inclusion to comply with the Heritage Tree Ordinance, was approved by Commissioner Mandy Dealey's motion, Commissioner Jean Steven's seconded the motion on a vote of 7-0; Commissioners Dave Anderson and Danette Chimenti were absent.

- 13. Site Plan Appeal: SP-2007-0560C(XT) - Reagan National (extension)**
Location: 1640 South IH 35, Harper's Branch Watershed, Greater South River City Combined NPA
Owner/Applicant: Woodland I-35, L.P. (Billy Reagan II)
Agent: Land Strategies, Inc. (Paul Linehan)
Request: An appeal of staff's administrative approval of a 1-year extension to a perviously approved site plan.
Staff Rec.: **Not Recommended**
Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov; Planning and Development Review Department

The motion to postpone to March 27, 2012 by the request of the appellant, was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and Dave Anderson were absent.

- 14. Partial Plat Vacation: C8-2011-0041.0A(VAC) - Lakeshore Phase 1, Vacation of Lot 6**
Location: 2201 South Lakeshore Boulevard, Town Lake Watershed, East Riverside NPA
Owner/Applicant: CRV Shoreline TRS Inc. (David Cox)
Agent: Jones and Carter Inc. (Darren Webber)
Request: Approval of the partial vacation of the Lakeshore Phase 1 Subdivision. The applicant proposes to vacate Lot 6 from the existing recorded subdivision.
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 partial plat vacation, was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and Dave Anderson were absent.

- 15. Final Plat: C8-2012-0024.0A - Lot 20, Block 1, Fredricksburg Rd. Acres Subdivision**
Location: 2315 Thornton Road, West Bouldin Creek Watershed, South Lamar NPA
Owner/Applicant: Blaine & Delva Zimmer
Agent: Zimmer Auto Repair Inc. (Delva Zimmer)
Request: Approval of the Lot 20, Block 1, Fredricksburg Road Acres Subdivision, composed of 2 lots on 1.1729 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 16. Final Plat:** **C8-2012-0023.0A - Nowotny Subdivision**
Location: Twilight Drive, Williamson Creek Watershed-Barton Springs Zone,
West Oak Hill NPA
Owner/Applicant: Thomas C. Nowotny
Agent: Noble S&E Works, LLC (Tres Howland)
Request: Approval of the Nowotny Subdivision composed of 3 lots on 4.26 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 17. Final Plat:** **C8-2012-0016.0A - Tarrytown Oaks**
Location: 2200 Bonita Street, Johnson Creek Watershed
Owner/Applicant: Joseph & Laura Lee Kozusko & Gary & Barbara Garner
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approval of the Tarrytown Oaks composed of 4 lots on 0.68 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #15-17;

The motion to disapprove Items #15-17, was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and Dave Anderson were absent.

D. NEW BUSINESS

- 1. New Business:**
Request: Discussion and action on adopting a schedule of public hearings on the Imagine Austin Comprehensive Plan.

Motion was made to adopt a schedule for public hearings on the Imagine Austin Comprehensive Plan. Dates set are:

March 27, 2012

April 10, 2012

April 11, 2012 (If necessary, for action only)

Motion made by Commissioner Mandy Dealey, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Dave Anderson and Danette Chimenti were absent.

2. New Business:

Request: Discussion and action on directing staff to initiate a rezoning case at 2915 E. MLK Blvd., from TOD-NP to TOD-NP, to change a condition of zoning.

The motion to direct staff to initiate a rezoning case, was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and Dave Anderson were absent.

E. SUBCOMMITTEE REPORTS

Codes & Ordinances – March 20, 2012 @ 6 p.m

CIP Committee – April 2, 2012 @ 6 p.m.

Executive Committee Meeting – March 27, 2012 @ 5:30 p.m

F. ADJOURNMENT

Chair Dave Sullivan adjourned the meeting without objection at 8:30 p.m.