



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
March 27, 2012**

The Planning Commission convened in a regular meeting on March 27, 2012 @ 301 W. 2<sup>nd</sup> 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**

**Dave Anderson**

**Danette Chimenti**

**Mandy Dealey**

**Richard Hatfield**

**Sandra Kirk**

**Jean Stevens**

**Donna Tiemann**

**Jeff Jack – Ex-Officio member**

**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**

Sue Hoffman

**B. APPROVAL OF MINUTES**

1. Approval of minutes for March 13, 2012.

The motion to approve the minutes from March 13, 2012, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Donna Tiemann seconded the motion on a vote of 8-0; Commissioners Alfonso Hernandez 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; 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 services; 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](mailto:mark.walters@austintexas.gov);  
Planning and Development Review Department

- Garner Stoll addressed the Planning Commission.
- Public hearing held, public comments were heard;
- Questions and answers took place;
- Continue to April 10, 2012 by the request of the Planning Commission, public hearing remained open;
- April 11, 2012 will be a tentative meeting date, to finish Planning Commission's recommendation to City Council. (Only if necessary)

### 2. Ordinance **Ordinance No. 20081120-104 - East 11th and 12th Streets Urban Amendment: Renewal Plan Amendment**

Location: 1123 E. 11<sup>th</sup> Street, Town Lake Watershed  
Owner/Applicant: 1123 Partners (Mark Vornberg)  
Agent: 1123 Partners (Mark Vornberg)  
Request: The proposed amendment would increase the allowable floor-to-area ratio from 0.7:1 to 1:1 for the property at 1123 E. 11th Street.

Staff Rec.: **Recommended**

Staff: Sandra Harkins, 974-3128, [sandra.harkins@austintexas.gov](mailto:sandra.harkins@austintexas.gov);  
Neighborhood Housing and Community Development

The motion to approve staff's recommendation with the inclusion of the agreement, when it goes to City Council; was approved by Commissioner Danette Chimenti's motion, Commissioner Mandy Dealey seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 3. Plan Amendment: NPA-2011-0025.02 - Landscape Resources**  
Location: 7401 Old Bee Caves Rd., Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA (West Oak Hill)  
Owner/Applicant: WEAPSA, L.L.C.  
Agent: Ron Thrower Design (A. Ron Thrower)  
Request: Mixed Residential to Mixed Use  
Staff Rec.: **Not Recommended**  
Staff: Maureen Meredith, 974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to June 12, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Donna Tiemann seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 4. Plan Amendment: NPA-2011-0012.01 - 4020 Airport**  
Location: 4020 Airport Boulevard, Boggy Creek Watershed, Upper Boggy Creek NPA  
Owner/Applicant: Airport Boulevard Trust  
Agent: Jim Bennett Consulting (Jim Bennett)  
Request: Mixed Use/Office to Commercial  
Staff Rec.: **Staff recommends postponement to May 22, 2012.**  
Staff: Maureen Meredith, 974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to May 22, 2012 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Donna Tiemann seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 5. 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: Jim Bennett Consulting (Jim Bennett)  
Request: LO-V-NP to GR-V-NP  
Staff Rec.: **Staff recommends postponement to May 22, 2012.**  
Staff: Clark Patterson, 974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to May 22, 2012 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Donna Tiemann seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 6. 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: Jim Bennett Consulting (Jim Bennett)
- Request: To terminate the public restrictive covenant for this property.
- Staff Rec.: **Staff recommends postponement to May 22, 2012.**
- Staff: Clark Patterson, 974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov); Planning and Development Review Department

The motion to postpone to May 22, 2012 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Donna Tiemann seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 7. Plan Amendment: NPA-2012-0025.01 - Estates of Travis Country**
- Location: 4806 ½ Trail West Drive, Barton Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA (East Oak Hill)
- Owner/Applicant: Austin Independent School District (A.I.S.D.)
- Agent: Independent Realty, L.L.C.
- Request: Civic to Single Family
- Staff Rec.: **Staff recommends postponement to April 10, 2012.**
- Staff: Maureen Meredith, 974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@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 Mandy Dealey's motion, Commissioner Donna Tiemann seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 8. Site Plan - Variances Only: SP-2011-0216C - Top Golf**
- Location: 11301 Burnet Road, Walnut Creek Watershed, North Burnet/Gateway TOD
- Owner/Applicant: Endeavor (Jason Thumlert)
- Agent: Bury & Partners Inc. (Jonathan Neslund)
- Request: Variance Requests: To allow fill greater than 4 feet, not to exceed 18 feet [LDC 25-8-342]; 2. To allow cut greater than 4 feet, not to exceed 8 feet [LDC 25-8-341] (Administrative Variance)
- Staff Rec.: **Recommendation Pending**
- Staff: Jim Dymkowski, 974-2707, [james.dymkowski@austintexas.gov](mailto:james.dymkowski@austintexas.gov); Nikki Hoelter, 974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@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 Mandy Dealey's motion, Commissioner Donna Tiemann seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 9. Site Plan Appeal: SP-2007-0560C(XT) - Reagan National (extension)**  
 Location: 1640 S. 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 previously approved site plan.  
 Staff Rec.: **Not Recommended**  
 Staff: Donna Galati, 974-2733, [donna.galati@austintexas.gov](mailto:donna.galati@austintexas.gov); Planning and Development Review Department

The motion to approve the appeal for the Reagan National extension, was approved by Commissioner Danette Chimenti's motion, Commissioner Sandra Kirk seconded the motion on a vote of 6-2; Commissioners Dave Sullivan and Dave Anderson voted against the motion (nay); Commissioner Alfonso Hernandez was absent.

- 10. Resubdivision: C8-2011-0156.0A - Resubdivision of Lot 9 and a Portion of Lot 8, Block 2, A.E. Habicht's Subdivision of Outlot 34 Division B**  
 Location: 2003 E. 13<sup>th</sup> Street, Boggy Creek Watershed, Chestnut NPA  
 Owner/Applicant: Armer + Smith Capital Group LLC (Kevin Smith)  
 Agent: Hector Avila  
 Request: Approve the resubdivision of one lot and a portion of another lot into 2 lots on 0.269 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department

The motion to approve staff's recommendation for approval of A.E. Habicht's Subdivision, was approved by Commissioner Dave Anderson's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 11. Resubdivision: C8-2011-0136.0A - Resubdivision of Lot 1, Block A, Lifeworks Subdivision**  
 Location: 835 N. Pleasant Valley Road, Boggy Creek Watershed, Govalle NPA  
 Owner/Applicant: Youth & Family Alliance D/B/A Lifeworks (Susan McDowell)  
 Agent: Bury & Partners (Alastair Jenkins)  
 Request: Approve the resubdivision of one lot into 2 lots on 5.889 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department

The motion to approve staff's recommendation for approval of the Lifeworks Subdivision, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Donna Tiemann seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

**12. Resubdivision: C8-2012-0026.0A - Redeemer Presbyterian Subdivision, Resubdivision**  
Location: 2111 Alexander Avenue, Boggy Creek Watershed, MLK TOD  
Owner/Applicant: Redeemer Presbyterian Church (Barry McBee)  
Agent: MWM Design Group (Frank Del Castillo, Jr)  
Request: Approval of the Redeemer Presbyterian Subdivision; Resubdivision composed of 4 lots on 11.055 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**13. Preliminary: C8-2012-0031 – The Enclave at Covered Bridge**  
Location: Covered Bridge Drive, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA (West Oak Hill)  
Owner/Applicant: Evelyn & Marvin Bassford  
Agent: Carlson, Brigance & Doering, Inc (Geoff Guerrero)  
Request: Approval of The Enclave at Covered Bridge subdivision, composed of 85 lots on 44.67 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #12-13;

The motion to disapprove Items #12-13, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Donna Tiemann seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

#### **D. NEW BUSINESS**

**1. New Business:**  
Request: Discussion and action on directing staff to initiate a zoning case on behalf of the North Loop Planning Contact Team to add Design Tools (Front Porch Extension, Garage Placement and Parking Placement) options to the planning area.  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department

The motion to direct staff to initiate a zoning case on behalf of the North Loop Planning Contact Team, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Donna Tiemann seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

**E. SUBCOMMITTEE REPORTS**

CIP Committee meeting – April 2, 2012 @ 5:00 p.m

Comprehensive Plan Committee meeting – April 2, 2012 @ 6:30 p.m.

**F. ADJOURNMENT**

**Chair Dave Sullivan adjourned the meeting without objection at 9:30 p.m.**