



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
April 10, 2012**

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

Chair Dave Sullivan called the Board Meeting to order at 6:04 p.m.

Board Members in Attendance:

Dave Sullivan – Chair

Danette Chimenti

Mandy Dealey

Richard Hatfield

Alfonso Hernandez

Jeff Jack – Ex-Officio member

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

None.

B. APPROVAL OF MINUTES

1. Approval of minutes for March 27, 2012.

The motion to approve the minutes for March 27, 2012, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Jean Steven's seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

2. Approval of minutes for March 27, 2012, Executive Committee Meeting.

The motion to approve the minutes for March 27, 2012, Executive Committee Meeting; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Dave Anderson was 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
Planning and Development Review Department

The motion to approve the Imagine Austin Comprehensive Plan with the committee's March 2012 amendments and continue to tomorrow, April 11, 2012, was approved by Commissioner Richard Hatfield's motion, Commissioner Mandy Dealey seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

* Public Hearing was closed.

* Continued to April 11, 2012 for amendments by the Commission.

2. **Code Amendment:** **C20-2011-0011 – Flag Lot Code Amendments**
Location: City wide
Owner/Applicant: City of Austin, Planning and Development Review Department
Request: Discussion and possible action on code amendments pertaining to the use of flag lots.
Staff Rec.: **Alternative Recommendation**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
Planning and Development Review Department

The motion to postpone to April 24, 2012 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

3. **Plan Amendment:** **NPA-2012-0025.01 – Estates of Travis Country**
Location: 4806 ½ Trail West Drive, Barton Creek-Barton Springs Zone
Watershed, Oak Hill Combined Neighborhood Plan (East Oak Hill)
NPA
Owner/Applicant: Austin Independent School District (Paul Turner)
Agent: Independent Realty, L.L.C. (Nicholas Dean)
Request: Civic to Single Family
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

The motion to postpone to April 24, 2012 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

4. **Rezoning:** **C14-2012-0016 – Estates of Travis Country**
Location: 4806 ½ Trail West Drive, Barton Creek-Barton Springs Zone
Watershed, Oak Hill Combined Neighborhood Plan (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 24, 2012 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 5. Restrictive Covenant Amendment :** **C14-04-0181.SH(RCA) – Shire’s Court**
Location: 1910 ½ 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; Postponement request by Staff to May 8, 2012.**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department

The motion to postpone to May 8, 2012 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 6. Rezoning:** **C14-2011-0065 – The Austin Hotel**
Location: 800 and 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 April 24, 2012 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 7. Rezoning:** **C14-2011-0131 – West 34th St., Redevelopment, Tract “A”**
Location: 800 & 808 West 34th St., Shoal/Waller Watershed, Central Austin Combined NPA
Owner/Applicant: REIT Management & Research, L.L.C., (Richard Stilovich)
Agent: McCann Adams Studios, (Jana McCann)
Request: LO-NP to GO-NP
Staff Rec.: **Recommendation of GO-NP-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

The motion to postpone to May 22, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 8. Rezoning: C14-2011-0132 – West 34th St., Redevelopment, Tract “B”**
Location: 3316 Grandview St., Shoal/Waller Watershed, Central Austin Combined NPA
Owner/Applicant: REIT Management & Research, L.L.C., (Richard Stilovich)
Agent: McCann Adams Studios, (Jana McCann)
Request: LO-NP to GO-NP
Staff Rec.: **Recommendation of GO-NP-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

The motion to postpone to May 22, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 9. Rezoning: C14-2011-0133 – West 34th St., Redevelopment, Tract “C”**
Location: 801 West 34th St., Shoal/Waller Watershed, Central Austin Combined NPA
Owner/Applicant: REIT Management & Research, L.L.C., (Richard Stilovich)
Agent: McCann Adams Studios, (Jana McCann)
Request: LO-NP to GO-NP
Staff Rec.: **Recommendation of GO-NP-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

The motion to postpone to May 22, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 10. Rezoning: C14-2011-0134 – West 34th St., Redevelopment, Tract “D”**
Location: 715 West 34th St., Shoal/Waller Watershed, Central Austin Combined NPA
Owner/Applicant: REIT Management & Research, L.L.C., (Richard Stilovich)
Agent: McCann Adams Studios, (Jana McCann)
Request: LO-NP to GO-NP
Staff Rec.: **Recommendation of GO-NP-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

The motion to postpone to May 22, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 11. Rezoning: C14-2011-0165 – Randerson Creekside Rezoning**
Location: 3108 E. 51st Street, Fort Branch Watershed, Pecan Springs-Springdale /E. MLK Combined NPA
Owner/Applicant: CNB Austin (Mark Kalish)
Agent: Central Tx Development Assessments, Inc. (Mike Wilson)
Request: SF-3-NP to MF-2-NP
Staff Rec.: **Recommendation of SF-6-CO-NP**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov
Planning and Development Review Department

The motion to postpone to April 24, 2012 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 12. Site Plan - Hill Country Roadway: SPC-2011-0355CS – AT & T Southwest Parkway**
Location: 8509 ½ Southwest Parkway, Barton Creek/Williamson Creek-Barton Springs Zone Watershed, Oak Hill Combined Neighborhood Plan West NPA
Owner/Applicant: Vincent Gerard & Associates
Agent: Redfish Wireless Consultants
Request: Approval for construction of a telecommunications tower within the Southwest Parkway Hill Country Roadway Corridor.
Staff Rec.: **Recommended**
Staff: Michael Simmons-Smith, 974-1225, michael.simmons-smith@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a telecommunications tower within the Southwest Parkway Hill Country Roadway Corridor, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 13. Site Plan Appeal: SP-05-1542CT – South Congress Cafe**
Location: 1600 S. Congress Avenue, Bouldin Watershed, Bouldin Creek NPA
Owner/Applicant: Mueller Family, Ltd. (Roberta Mueller)
Agent: Hohmann, Taube & Summers. L.L.P. (Neal Meinzer)
Request: Appeal the Director's suspension of a released site plan for an outdoor deck and off-site parking.
Staff Rec.: **Not Recommended**
Staff: George Zapalac, 974-2725, george.zapalac@austintexas.gov
Planning and Development Review Department

The motion to deny staff's recommendation for a site plan appeal, was approved by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti seconded the motion on a vote of 8-0, Commissioner Dave Anderson was absent.

14. Site SP-2008-0514C(R2) – Shoal Creek Offices

Plan/Transportation

Waivers/Use

Determination:

Location: 800 W. 6th Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Cirrus Logic (Thurman Case)
Agent: Armbrust & Brown (Richard Suttle)
Request: 1) Waiver to LDC § 25-6-591 except as provided in Subsections (C) and (D) a parking garage must be separated from an adjacent street by a pedestrian-oriented use described in § 25-2-691 (Waterfront Overlay District Uses) that fronts on the street at the ground level; AND 2) under LDC § 25-2-691 Waterfront Overlay District Uses) the Land Use Commission may determine that "other uses" can be defined as a pedestrian-oriented use.

Staff Rec.: **Not Recommended**

Staff: Sue Welch, 974-3294, sue.welch@austintexas.gov
Sangeeta Jain, 974-2219, sangeeta.jain@austintexas.gov
Planning and Development Review Department

This item was pulled from the agenda, no action was required by the commission.

15. Site Plan - SP-2011-0216C – Top Golf

Variances Only:

Location: 11301 Burnet Road, Walnut Creek Watershed, North Burnet/Gateway TOD NPA
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
Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov
Planning and Development Review Department

The motion to postpone to May 8, 2012 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 16. Resubdivision:** **C8-2011-0167.0A – Kramer Lane 65, Section 4, Resubdivision Lot 1**
Location: 2214 W. Braker Lane, Little Walnut Creek / Walnut Creek Watershed, North Burnet NPA
Owner/Applicant: Braker Land HP, Ltd. (Richard E. Anderson)
Agent: Griffin Engineering Group, Inc. (Greg Griffin)
Request: Approval of the Kramer Lane 65 Section 4 Resubdivision of Lot 1 to resubdivide one existing lot into a two lot subdivision on 4.63 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 Kramer Lane 65 Section 4 Resubdivision of Lot 1; was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0, Commissioner Dave Anderson was absent.

- 17. Resubdivision:** **C8-2011-0155.0A – Freewater Addition, Resubdivision of Lots 1A, 2A and 3A of the Resubdivision of Lot 10 and a part of Lot 1, Block 5**
Location: 907 Cardinal, West Bouldin Watershed, Galindo NPA
Owner/Applicant: MK3 Investments, (Sal Martinez)
Agent: Prossner and Associates, (Kurt Prossner)
Request: Request for approval of a resubdivision of 3 lots into 5 lots for single-family/duplex residential.
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 a re-subdivision of 3 lots into 5 lots, was approved by Commissioner Richard Hatfield's motion, Commissioner Mandy Dealey seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

- 18. Amended Plan:** **C8-2012-0041.0A.SH – Amended Plan of Grant Park, Resubdivision of Lots 63-67**
Location: 1702 Astor Place, Tannehill Branch Watershed, MLK NPA
Owner/Applicant: City of Austin-Neighborhood Housing and Community Development Department (Javier Delgado)
Agent: ATS Engineers (Marc Dickey)
Request: Approval of the Amended Plan of Grant Park, Resubdivision of Lots 63-67 composed of 8 lots to be resubdivided into 3 lots on 1.442 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 19. Preliminary:** **C8-2012-0037 – Lightsey Homes**
Location: 1706 Lightsey Rd., W Bouldin Creek Watershed
Owner/Applicant: PSW Homes, LLC (J Ryan Diepenbrock)
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approval of the Lightsey Homes composed of 50 lots on 4.69 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 20. Resubdivision:** **C8-2012-0034.0A – Henry Ulit’s Subdivision of Outlots 29 & 30, Division B; Resub of Lot 2**
Location: Resubdivision, Boggy Creek Watershed, Chestnut NPA
Owner/Applicant: Armer & Smith Capital Group, LLC (Kevin Smith)
Agent: Hector Avila
Request: Approval of the Henry Ulit's Subdivision of Outlots 29 &30, Division B; Resub of Lot 2 composed of 4 lots on 0.298 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 21. Final Plat:** **C8-2012-0038.0A – Thomas C. Green Subdivision; Resubdivision**
Location: 500 W. Cesar Chavez Street, Shoal Creek/Town Lake Watershed, Downtown NPA
Owner/Applicant: COA-Economic Growth & Redevelopment Service Office (Fred Evins)
Agent: Jones & Carter, Inc. (James Schissler)
Request: Approval of the Thoms C. Green Subdivision; Resubdivision composed of 4 lots on 4.353 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 22. Final Plat:** **C8-2012-0044.0A – Mueller Section V, Subdivision Simond Avenue Right-of-way; Amended Plat**
Location: 2026 ½ Simond Avenue, Tannehill Branch Watershed, RMMA NPA
Owner/Applicant: City of Austin (Pam Hefner)
Agent: Bury + Partners, Inc. (David Miller)
Request: Approval of the Mueller Section V Subdivision Simond Avenue Right-of-way;Amended Plat composed of 2 lots on 1.869 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #18-22;

The motion to disapprove Items #18-22, was approved on the consent agenda by Commissioner Mandy Dealey’s motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0, Commissioner Dave Anderson was absent.

D. NEW BUSINESS

E. SUBCOMMITTEE REPORTS

Planning Commissioners discussed upcoming committee meetings.

F. ADJOURNMENT

Chair Dave Sullivan adjourned the meeting without objection at 9:53 p.m.