



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
June 12, 2012**

The Planning Commission convened in a regular meeting on June 12, 2012 @ 301 W. 2nd Street in Austin, Texas.

Vice-Chair Mandy Dealey called the Board Meeting to order at 6:05 p.m.

Board Members in Attendance:

Dave Sullivan – Chair (late arrival)

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

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

No Speakers.

B. APPROVAL OF MINUTES

1. Approval of minutes for May 22, 2012.

The motion to approve the minutes for May 22, 2012 was approved on the consent agenda by Commissioner Saundra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Commissioners Dave Anderson and Danette Chimenti were absent, Chair Dave Sullivan was off the dais.

C. PUBLIC HEARING

1. **Rezoning – Early on Agenda:** **C14-2012-0048 - J. W. Marriott Rezoning**
Location: 106 & 110 E. 2nd St., 203 Congress Ave., & 111 E. 3rd St., Town Lake Watershed, Downtown NPA
Owner/Applicant: Finley Company (Tim Finley)
Agent: Armbrust & Brown (Richard Suttle)
Request: CBD-CURE to CBD-CURE, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for CBD-CURE to change the condition of zoning, was approved by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Dave Anderson and Danette Chimenti were absent, Chair Dave Sullivan was off the dais.

2. **Briefing:**
Request: Briefing on the Planning and Development Review Department's Forecast Presentation.
Staff: Greg Guernsey, Director, 974-2387, greg.guernsey@austintexas.gov
Planning and Development Review Department

Briefing was given and presented to the commission by Greg Guernsey, Director of Planning and Development Review Department. No action was required by the Commission.

3. **Presentation and Possible Action:** **Austin-Bergstrom International Airport Master Development Plan**
Request: Presentation and possible action on updates to the Bergstrom International Airport Master Development Plan.
Staff: Joseph Medici, 550-6563, joseph.medici@austintexas.gov
Aviation Department

The motion to approve staff's recommendation on the Austin-Bergstrom International Airport Master Development Plan was approved by Commissioner Richard Hatfield's motion, Commissioner Mandy Dealey seconded the motion on a vote of 7-0; Commissioners Dave Anderson and Danette Chimenti were absent, Commissioner Dave Sullivan was off the dais.

- 4. Code Amendment: C20-2012-011 - UNO Affordability**
Location: University Neighborhood Overlay
Owner/Applicant: City of Austin
Agent: Neighborhood Housing and Community Development (Javier Delgado)
Request: Conduct a public hearing and consider an ordinance amending the provisions for affordability in the University Neighborhood Overlay
Staff Rec.: **Recommended**
Staff: Javier Delgado, 974-3154, Javier.Delgado@AustinTexas.gov
Neighborhood Housing and Community Development

This item was pulled from this agenda; will be posted on the June 26, 2012 agenda.

- 5. Code Amendment: C20-2012-012 - UNO Land Uses**
Location: University Neighborhood Overlay
Owner/Applicant: City of Austin
Agent: Neighborhood Housing and Community Development (Javier Delgado)
Request: Conduct a public hearing and consider an ordinance amending the City Land Development Code regarding land uses in the University Neighborhood Overlay
Staff Rec.: **Recommended**
Staff: Javier Delgado, 974-3154, Javier.Delgado@AustinTexas.gov
Neighborhood Housing and Community Development

This item was pulled from this agenda; will be posted on the June 26, 2012 agenda.

- 6. Plan Amendment: NPA-2012-0026.01 - 601 W. Applegate Drive**
Location: 601 W. Applegate Drive, Little Walnut Creek Watershed, North Lamar Combined NPA
Owner/Applicant: Howard K. Landrum & Bobbie Nell Landrum
Agent: Howard (Kellis) Landrum
Request: Mixed Use/Office to Mixed Use
Staff Rec.: **Not Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation to deny mixed use, was approved by Commissioner Mandy Dealey's motion, Commissioner Donna Tiemann seconded the motion on a vote of 6-1; Commissioner Alfonso Hernandez voted against the motion (nay), Commissioners Dave Anderson and Danette Chimenti were absent.

7. **Rezoning:** **C14-2012-0023 - 601 W. Applegate Drive**
Location: 601 West Applegate Drive, Little Walnut Creek Watershed, North Lamar Combined NPA
Owner/Applicant: Howard K. Landrum
Request: LO-MU-CO-NP to GR-MU-NP
Staff Rec.: **Not Recommended**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation to deny mixed use, was approved by Commissioner Mandy Dealey's motion, Commissioner Donna Tiemann seconded the motion on a vote of 6-1; Commissioner Alfonso Hernandez voted against the motion (nay), Commissioners Dave Anderson and Danette Chimenti were absent.

8. **Plan Amendment:** **NPA-2012-0018.08 - Woodrow Zoning**
Location: 5806 Woodrow Ave., Shoal Creek Watershed, Brentwood NPA
Owner/Applicant: TAJ 5806 Woodrow, L.L.C.
Agent: Permit Partners (David Cancialosi)
Request: Single Family to Mixed Use/Office
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/office, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Chair Dave Sullivan was off the dais, Commissioners Dave Anderson and Danette Chimenti were absent.

9. **Rezoning:** **C14-2012-0025 - Woodrow Zoning**
Location: 5806 Woodrow Ave., Shoal Creek Watershed, Brentwood NPA
Owner/Applicant: TAJ 5806 Woodrow, L.L.C.
Agent: Permit Partners (David Cancialosi)
Request: SF-3-NP to NO-MU-NP
Staff Rec.: **Recommendation of NO-MU-CO-NP**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for mixed use/office, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Chair Dave Sullivan was off the dais, Commissioners Dave Anderson and Danette Chimenti were absent.

10. Plan Amendment: NPA-2012-0013.02 - 900 S. 1st Street
Location: 900, 904 & 908 S. 2nd Street, 1000 & 1002 S. 2nd Street, 705 Christopher Street and Christopher Street (Lots 4-7, Blk 2, Oak Cliff Addn, 0.553 acres), East Bouldin Creek Watershed, Bouldin Creek NPA
Owner/Applicant: Margaret Quadlander
Agent: J. Ryan Diepenbrock
Request: Mixed Use and Single Family to Higher Density Single Family
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to 7-10-12**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

The motion to postpone to July 10, 2012 by the request of staff, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Chair Dave Sullivan was off the dais, Commissioners Dave Anderson and Danette Chimenti were absent.

11. Rezoning: C14-2012-0031 - 900 S. 1st Street (Part 1)
Location: 900-908 S. 2nd Street and unaddressed Christopher Street, East Bouldin Creek Watershed, Bouldin Creek NPA
Owner/Applicant: Margaret Quadlander
Agent: PSW Homes, LLC (J. Ryan Diepenbrock)
Request: GR-MU-CO-NP; SF-3-NP to SF-6-CO-NP
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to 7-10-12**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department

The motion to postpone to July 10, 2012 by the request of staff, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Chair Dave Sullivan was off the dais, Commissioners Dave Anderson and Danette Chimenti were absent.

12. Rezoning: C14-2012-0033 - 900 S. 1st Street (Part 2)
Location: 1000-1002 S. 2nd Street and 705 Christopher Street, East Bouldin Creek Watershed, Bouldin Creek NPA
Owner/Applicant: Margaret Quadlander
Agent: PSW Homes, LLC (J. Ryan Diepenbrock)
Request: SF-3-NP to SF-6-CO-NP
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to 7-10-12**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov
Planning and Development Review Department

The motion to postpone to July 10, 2012 by the request of staff, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Chair Dave Sullivan was off the dais, Commissioners Dave Anderson and Danette Chimenti were absent.

- 13. NCCD C14-2011-0016 - Helms Condominium**
Amendment:
Location: 201 E. 34th St. & 3307 Helms St., Waller Creek Watershed, Central Austin Combined NPA
Owner/Applicant: Valerie Bauhofer
Request: SF-3-NCCD-NP to SF-3-NCCD-NP, to change a condition of the NCCD
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for SF-3-NCCD-NP district zoning, with amendments as read into the record by staff, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Chair Sullivan was off the dais, Commissioners Danette Chimenti and Dave Anderson were absent.

- 14. Plan Amendment: NPA-2012-0018.01 - Texas State Troopers**
Location: 5538 North Lamar Blvd. & 826 Houston Street, Waller Watershed, Brentwood NPA
Owner/Applicant: Texas State Troopers
Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
Request: Mixed Use to Multifamily
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

The motion to postpone to June 26, 2012 by the request of the applicant was approved by Commissioner Sandra Kirk's motion, Commissioner Richard Hatfield seconded the motion on a vote of 6-0; Chair Dave Sullivan was off the dais, Commissioners Danette Chimenti and Dave Anderson were absent.

- 15. Plan Amendment: NPA-2012-0018.02 - George Shia**
Location: 828, 836, 900, 902 Houston Street & 5527 Sunshine Drive, Waller Watershed, Brentwood NPA
Owner/Applicant: George Shia
Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
Request: Higher Density Single Family and Mixed Use/Office to Multifamily
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

The motion to postpone to June 26, 2012 by the request of the applicant was approved by Commissioner Sandra Kirk's motion, Commissioner Richard Hatfield seconded the motion on a vote of 6-0; Chair Dave Sullivan was off the dais, Commissioners Danette Chimenti and Dave Anderson were absent.

- 16. Final without Preliminary: C8-2011-0083.0A - Herrera Addition**
Location: 308 Kemp St., Country Club East Watershed, Montopolis NPA
Owner/Applicant: Jesus Herrera
Agent: Cormier Architects (James Cormier)
Request: Approval of the Herrera Addition subdivision composed of five lots on 0.723 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 974-3404, cesar.zavala@ci.austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for approval of the Herrera Addition, was approved by Commissioner Sandra Kirk's motion, Commissioner Donna Tiemann seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and Dave Anderson were absent.

- 17. Final without Preliminary: C8-2012-0074.0A - Robles Addition**
Location: 600-1/2 Victor Street, Walnut Creek Watershed, North Lamar Combined NPA
Owner/Applicant: Luis Ricardo Robles
Agent: Hector Avila
Request: Approval of the Robles Addition composed of 3 lots to be subdivided into 2 lots on 1.629 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 18. Final without Preliminary: C8-2012-0076.0A - Mueller Subdivision Section VII-B, Block 61 Amended Plan**
Location: 3600 Manor Road, Tannehill Branch Watershed, RMMA
Owner/Applicant: City of Austin - Economic Growth and Redevelopment Services (Pam Hefner)
Agent: Bury & Partners, Inc. (David Miller)
Request: Approval of the Mueller Subdivision Section VII-B, Block 61 Amended Plan composed of 4 lots to be subdivided into 2 lots on 13.566 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 19. Resubdivision: C8-2012-0080.0A - Resubdivision of Lot 2 and a portion of Lot 1, Monte Vista No. 2**
Location: 2501 McCullough Street, Taylor Slough South Watershed, Central West Austin NPA
Owner/Applicant: John and Annie McKinnerney
Agent: Hector Avila
Request: Approval of the Resubdivision of Lot 2 and a portion of Lot 1, Monte Vista No. 2 composed of 1 lot on 0.69 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 20. Final Plat:** **C8-2012-0073.0A - Rabb Inwood Hills**
Location: 2001 La Casa Drive, Barton Creek Watershed-Barton Springs Zone, South Lamar Combined NPA
Owner/Applicant: Mary K. Bruton
Agent: Mary K. Bruton
Request: Approval of Rabb Inwood Hills composed of 1 lot on 0.009 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 21. Final Plat** **C8-2012-0081.0A - Crow's Subdivision; Lot 6 and a portion of Lot**
Resubdivision: **7; Resubdivision**
Location: 1910 E. 18th Street, Boggy Creek Watershed, Chestnut NPA
Owner/Applicant: Armer & Smith Capital Group (Kevin Smith)
Agent: Hector Avila
Request: Approval of the Crow's Subdivision; Lot 6 and a portion of Lot 7; Resubdivision composed of 4 lots on 0.307 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #17-21;

The motion to disapprove Items # 17-21; was approved on the consent agenda by Commissioner Saundra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Chair Dave Sullivan was off the dais, Commissioners Dave Anderson and Danette Chimenti were absent.

D. NEW BUSINESS

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

Chair Dave Sullivan adjourned the meeting without objection at 9:25 p.m.