



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
June 26, 2012**

The Planning Commission convened in a regular meeting on June 26, 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

Dave Anderson

Danette Chimenti

Mandy Dealey

Richard Hatfield

Saundra Kirk

Donna Tiemann

Jeff Jack – Ex-Officio member

Howard Lazarus – 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

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.

Marcy Hoer – Congratulations on the Imagine Austin Comprehensive Plan

B. APPROVAL OF MINUTES

1. Approval of minutes for June 12, 2012.

The motion to approve the minutes for June 12, 2012 was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Jean Stevens were absent.

C. PUBLIC HEARING

1. Briefing:

Request: Briefing and discussion on Travis Central Appraisal District policies and practices.
Staff: Marya Crigler, Travis Central Appraisal District Office

Briefing presented by TCAD Chief Appraiser, Marya Crigler.

2. Briefing:

Request: Briefing on the Fiscal Year 2013 Capital Improvements Program Plan.
Staff: Kimberly Springer, 974-2924, kimberly.springer@austintexas.gov;
Capital Planning Office

Briefing presented by Kimberly Springer.

3. Discussion and Possible Action:

Request: Discussion and possible action on the Fiscal Year 2013 Capital Improvements Program Plan.
Staff: Kimberly Springer, 974-2924, kimberly.springer@austintexas.gov;
Capital Planning Office

The motion to approve the CIP Committee recommendation, was approved by Commissioner Richard Hatfield's motion, Commissioner Dave Anderson seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Jean Stevens were absent.

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

The motion to approve staff's recommendation on an ordinance amending the provisions for affordability in the University Neighborhood Overlay, was approved by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Jean Stevens were absent.

- 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

The motion to postpone to July 10, 2012 by the request of the Planning Commission, was approved by Commissioner Sandra Kirk's motion, Commissioner Danette Chimenti seconded the motion on a vote of 7-0; Commissioners Jean Stevens and Alfonso Hernandez were absent.

- 6. Plan Amendment: NPA-2012-0019.01 - West 34th Street Redevelopment**
Location: 3206 West Avenue, 3205 and 3207 Grandview Street, Shoal/Waller Creek Watersheds, Central Austin Combined (West University) NPA
Owner/Applicant: B & G Partners, LP (Richard D. Stilovich)
Agent: McCann Adams Studios, (Jana McCann)
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 postpone to July 24, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Richard Hatfield second the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Jean Stevens were absent

* Request made to send to the Neighborhood Planning Committee on July 18, 2012.

- 7. Rezoning: C14-2011-0131 - West 34th St. Redevelopment, Tract "A"**
Location: 800 & 808 West 34th St., Shoal/Waller Creek Watersheds, Central Austin Combined (West University) 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-CO-NP**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to postpone to July 24, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Richard Hatfield second the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Jean Stevens were absent

* Request made to send to the Neighborhood Planning Committee on July 18, 2012.

- 8. Rezoning: C14-2011-0132 - West 34th St. Redevelopment, Tract "B"**
Location: 3316 Grandview Street & 905 W. 34th Street, Shoal/Waller Creek Watersheds, Central Austin Combined (West University) 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-CO-NP**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to postpone to July 24, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Richard Hatfield second the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Jean Stevens were absent

* Request made to send to the Neighborhood Planning Committee on July 18, 2012.

- 9. Rezoning: C14-2011-0133 - West 34th St. Redevelopment, Tract "C"**
Location: 801 West 34th St., 3206 West Avenue, 3205 & 3207 Grandview Street, Shoal/Waller Creek Watersheds, Central Austin Combined (West University) 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-CO-NP**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to postpone to July 24, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Richard Hatfield second the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Jean Stevens were absent

* Request made to send to the Neighborhood Planning Committee on July 18, 2012.

- 10. Rezoning: C14-2011-0134 - West 34th St. Redevelopment, Tract "D"**
Location: 715 West 34th St. , Shoal/Waller Creek Watersheds, Central Austin Combined (West University) 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-CO-NP**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to postpone to July 24, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Richard Hatfield second the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Jean Stevens were absent

* Request made to send to the Neighborhood Planning Committee on July 18, 2012.

- 11. Plan Amendment: NPA-2012-0018.01 - Texas State Troopers**
Location: 5538 North Lamar Blvd. and 826 Houston St., Waller Creek 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 July 10, 2012 by the request of staff was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 6-0-1; Chair Dave Sullivan abstained, Commissioners Alfonso Hernandez and Jean Stevens were absent.

- 12. Rezoning: C14-2012-0053 - Texas State Troopers Rezoning**
Location: 5538 North Lamar Blvd. and 826 Houston St., Waller Creek Watershed, Brentwood NPA
Owner/Applicant: Texas State Troopers (Claude Hart)
Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
Request: CS-1-MU-V-CO-NP & CS-MU-CO-NP to MF-6
Staff Rec.: **Postponement request by the Staff to July 10, 2012**
Staff: Clark Patterson, 974-7691, clark.patterson@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 Mandy Dealey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 6-0-1; Chair Dave Sullivan abstained, Commissioners Alfonso Hernandez and Jean Stevens were absent.

- 13. Plan Amendment: NPA-2012-0018.02 - George Shia**
Location: 828, 836, 900 and 902 Houston St. & 5527 Sunshine Dr., Waller Creek 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 July 10, 2012 by the request of staff was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 6-0-1; Chair Dave Sullivan abstained, Commissioners Alfonso Hernandez and Jean Stevens were absent.

- 14. Rezoning:** **C14-2012-0052 - George Shia Zoning #1**
Location: 828, 836, 900 and 902 Houston St, Waller Creek Watershed, Brentwood NPA
Owner/Applicant: George Shia
Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
Request: SF-6 to MF-6
Staff Rec.: **Postponement request by the Staff to July 10, 2012**
Staff: Clark Patterson, 974-7691, clark.patterson@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 Mandy Dealey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 6-0-1; Chair Dave Sullivan abstained, Commissioners Alfonso Hernandez and Jean Stevens were absent.

- 15. Rezoning:** **C14-2012-0054 - George Shia Zoning #2**
Location: 5527 Sunshine Drive, Waller Creek Watershed, Brentwood NPA
Owner/Applicant: George Shia
Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
Request: LO-MU-NP to MF-6
Staff Rec.: **Postponement request by the Staff to July 10, 2012**
Staff: Clark Patterson, 974-7691, clark.patterson@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 Mandy Dealey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 6-0-1; Chair Dave Sullivan abstained, Commissioners Alfonso Hernandez and Jean Stevens were absent.

- 16. 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 the Staff to July 24, 2012**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

The motion to postpone to July 24, 2012 by the request of staff was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 6-0-1; Chair Dave Sullivan abstained, Commissioners Alfonso Hernandez and Jean Stevens were absent.

17. Rezoning: **C14-2012-0045 - Hackberry**
Location: 1311 Hackberry St. and 1168 Angelina St., Boggy Creek Watershed, Central East Austin NPA
Owner/Applicant: Metropolitan AME Church
Agent: Ken Ballage
Request: SF-3-NP to LO-MU-NP
Staff Rec.: **Recommendation of NO-MU-NP**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for LO-MU-NP district zoning, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioner Alfonso Hernandez and Jean Stevens were absent.

18. Final Plat **C8-2012-0038.0A - Thomas C. Green Subdivision**
Resubdivision:
Location: 500 W. Cesar Chavez Street, Shoal Creek/Town Lake Watersheds, Downtown NPA
Owner/Applicant: COA-Economic Growth & Redevelopment Service Office (Fred Evins)
Agent: Jones & Carter, Inc. (James Schissler)
Request: Approval of the Thomas C. Green Subdivision; Resubdivision composed of 4 lots on 4.353 acres.
Staff Rec.: **Recommended**
Staff: David Wahlgren, 974-6455, David.wahlgren@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for approval of the Thomas C. Green Subdivision, was approved by Commissioner Mandy Dealey's motion, Commissioner Dave Anderson seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Jean Stevens were absent.

19. Final Plat **C8-2012-0088.0A - Evergreen Heights Subdivision**
Amended Plat:
Location: 1803 S. Lamar Blvd., West Bouldin Creek Watershed, South Lamar Combined NPA
Owner/Applicant: Garadi Corporation (Viswas S. Garadi)
Agent: Garadi Corporation (Viswas S. Garadi)
Request: Approval of the Evergreen Heights Subdivision composed of 1 lot on 0.3329 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 20. Final Plat Resub: C8-2012-0092.0A - Tarrytown Oaks**
Location: 34 Margranita Crescent, Johnson Creek Watershed
Owner/Applicant: Lander & Nancy Lewallen (Katie Hunt)
Agent: ATS Engineers (Marc Dickey)
Request: Approval of the Tarrytown Oaks Subdivision composed of 2 lots on 0.3010 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 21. Final Plat w/Preliminary: C8-84-102(88).1A - Lantana Lot 1, Block B**
Location: Vega Avenue, Barton Creek Watershed-Barton Springs Zone, East Oak Hill NPA
Owner/Applicant: Stratus Properties Operating Co. (Steve Hay)
Agent: LJA Engineering & Surveying, Inc. (Paul J. Viktorin, P.E.)
Request: Approval of the Lantana Lot 1, Block B subdivision composed of 1 lot on 18.383 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 Mandy Dealey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Jean Stevens were absent.

D. NEW BUSINESS

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

Chair Dave Sullivan adjourned the meeting without objection at 8:21 p.m.