



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
July 10, 2012**

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

Vice-Chair Mandy Dealey called the Board Meeting to order at 6:09 p.m.

Board Members in Attendance:

Danette Chimenti

Mandy Dealey – Vice-Chair

Alfonso Hernandez

Saundra Kirk

Stephen Oliver

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.

No Speakers.

B. APPROVAL OF MINUTES

1. Approval of minutes for June 26, 2012.

The motion to approve the minutes for June 26, 2012 was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 5-0-1; Commissioner Alfonso Hernandez abstained from the approval of minutes only, Commissioners Richard Hatfield, Dave Anderson and Jean Stevens were absent.

2. Approval of minutes from the April 14, 2012 Work Session meeting.

The motion to approve the minutes from the April 14, 2012 Work Session, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Dave Anderson and Jean Stevens were absent.

C. PUBLIC HEARING

1. Code Amendment: C20-2012-012 - UNO Land Uses

Location: University Neighborhood Overlay
Owner/Applicant: City of Austin
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: Robert Heil, 974-2330, Robert.Heil@AustinTexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation to amend the City Land Development Code regarding land uses in the University Neighborhood Overlay, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Richard Hatfield and Jean Stevens were absent.

2. Plan Amendment: NPA-2011-0025.02 - Landscape Resources

Location: 7401 Old Bee Caves Rd., Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA
Owner/Applicant: WEAPSA, L.L.C.
Agent: Thrower Design (A. Ron Thrower)
Request: Mixed Residential to Mixed Use
Staff Rec.: **Not 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 Planning Commission, was approved by Commissioner Sandra Kirk's motion, Commissioner Danette Chimenti seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Jean Stevens and Dave Anderson were absent.

- 3. Plan Amendment: NPA-2011-0002.01 - Jaylee Ltd.**
Location: 1601 & 1645 E. 6th Street, Town Lake Watershed, East Cesar Chavez
NPA & Plaza Saltillo Station Area Plan
Owner/Applicant: Jaylee Ltd.
Agent: Winstead, P.C. (Michele Haussmann)
Request: TOD-Mixed Use to TOD-Mixed Use
Staff Rec.: **Staff recommendation is pending. Applicant is requesting an indefinite postponement.**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

The motion for an indefinite postponement by the request of the applicant, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Richard Hatfield and Jean Stevens were absent.

- 4. Rezoning: C14-2011-0091 - Jaylee Ltd.**
Location: 1601 & 1645 E. 6th Street, Town Lake Watershed, East Cesar Chavez
NPA & Plaza Saltillo Station Area Plan
Owner/Applicant: Jaylee Ltd.
Agent: Winstead, P.C. (Michele Haussmann)
Request: TOD-NP to TOD-NP-CURE
Staff Rec.: **Staff recommendation is pending. Applicant is requesting an indefinite postponement.**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov
Planning and Development Review Department

The motion for an indefinite postponement by the request of the applicant, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Richard Hatfield and Jean Stevens were absent.

- 5. Plan Amendment: NPA-2012-0018.01 - Texas State Troopers**
Location: 5538 North Lamar Blvd., & 826 Houston Street, 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 September 11, 2012 by the request of staff, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Jean Stevens and Dave Anderson were absent.

- 6. Rezoning: C14-2012-0053 - Texas State Troopers Rezoning**
Location: 5538 North Lamar Blvd. & 826 Houston Street, 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-V-CO-NP & CS-MU-CO-NP to MF-6
Staff Rec.: **Pending**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

The motion to postpone to September 11, 2012 by the request of staff, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Jean Stevens and Dave Anderson were absent.

- 7. Plan Amendment: NPA-2012-0018.02 - George Shia**
Location: 828, 836, 900 & 902 Houston Street & 5527 Sunshine Drive, 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 September 11, 2012 by the request of staff, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Jean Stevens and Dave Anderson were absent.

- 8. Rezoning: C14-2012-0052 - George Shia Zoning #1**
Location: 828, 836, 900 & 902 Houston Street, 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.: **Pending**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

The motion to postpone to September 11, 2012 by the request of staff, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Jean Stevens and Dave Anderson were absent.

- 9. 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.: **Pending**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

The motion to postpone to September 11, 2012 by the request of staff, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Jean Stevens and Dave Anderson 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 & Unaddressed Christopher Street (Lots 4-7, Blk 2, Oak Cliff Addn, 0.553 acres), East Bouldin Creek Watershed, Bouldin Creek NPA
Owner/Applicant: Margaret Quadlander/J. Ryan Diepenbrock
Agent: J. Ryan Diepenbrock
Request: Mixed Use and Single Family to Higher Density Single Family
Staff Rec.: **Pending; Postponement request by the Staff to July 24, 2012**
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 staff, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Jean Stevens and Dave Anderson were absent.

- 11. Rezoning: C14-2012-0031 - 900 S. 1st Street (Part 1)**
Location: 900-908 S. 2nd Street & 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.: **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 Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Jean Stevens and Dave Anderson were absent.

- 12. Rezoning: C14-2012-0033 - 900 S. 1st Street (Part 2)**
Location: 1000-1002 S. 2nd Street & 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.: **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 Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Jean Stevens and Dave Anderson were absent.

- 13. Plan Amendment: NPA-2012-0003.01.SH - Chicon Corridor Phase 2**
Location: 1301 & 1301 ½ Chicon Street, Boggy Creek Watershed, Chestnut NPA
Owner/Applicant: Chestnut Neighborhood Revitalization Corporation
Agent: Sarah Andre
Request: Commercial 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 for mixed use, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Jean Stevens and Dave Anderson were absent.

- 14. Rezoning: C14-2012-0044.SH - Chicon Corridor Phase 2**
Location: 1301 & 1301 ½ Chicon Street, Boggy Creek Watershed, Chestnut NPA
Owner/Applicant: Chestnut Neighborhood Revitalization Corporation
Agent: Sarah Andre
Request: LR-NP to LR-MU-NP
Staff Rec.: **Recommendation of LR-MU-CO-NP**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation for LR-MU-CO-NP district zoning with the added conditions to prohibit service station uses and drive-thru services as an accessory use to a restaurant, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Jean Stevens and Dave Anderson were absent.

15. Site Plan - Conditional Use Permit: SPC-2011-0327C - Boardwalk Trail at Lady Bird Lake

Location: 1820 S. Lakeshore Boulevard, Lady Bird Lake Watershed, South River City/Riverside NPA
Owner/Applicant: City of Austin, Public Works (David Taylor)
Agent: Eclipse Environmental & Engineering, Inc. (William McCurley, P.E.)
Request: Approval of a conditional use permit for the Boardwalk Trail and associated amenities, on property zoned P-Public and over one acre.
Staff Rec.: **Recommended with condition.**
Staff: Sue Welch, 974-3294, sue.welch@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation with conditions, was approved by Commissioner Donna Tiemann's motion, Commissioner Sandra Kirk seconded the motion on a vote of 5-0; Commissioner Danette Chimenti recused herself, Commissioners Jean Stevens, Richard Hatfield and Dave Anderson were absent.

16. Site Plan - Conditional Use Permit: SPC-2011-0223AT - The Vortex

Location: 2307 Manor Rd., Boggy Creek Watershed, Upper Boggy Creek NPA
Owner/Applicant: Brooks Albert Company (James A Cullum Jr.)
Agent: Vortex Repertory Company (Bonnie Cullum)
Request: Approval of a conditional use permit for a cocktail lounge serving an existing theater in CS-1-MU-V-CO-NP, a conditional use permit for off-site parking in CS-CO-NP and CS-MU-CO-NP, and a variance for cocktail lounge parking within 200 feet of single family property.
Staff Rec.: **Recommended**
Staff: Donna Galati, 974-2733, donna.galati@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation with the added conditions of:

1. No Outdoor amplified sound after 10:00 p.m.
2. The Vortex use must remain primarily a performance space rather than cocktail lounge only.
3. Stop serving liquor at 12:00 a.m.

The motion was made by Commissioner Sandra Kirk, Commissioner Donna Tiemann seconded the motion on a vote of 5-1; Commissioner Alfonso Hernandez voted against the motion (nay), Commissioners Dave Anderson, Richard Hatfield and Jean Stevens were absent.

- 17. Partial Plat Vacation: C8-2007-0119.0A(VAC) - Resubdivision of Domain Section 1**
Location: 3216 W. Braker Lane, Walnut/Shoal Creek Watersheds, North Burnet/
Gateway NPA
Owner/Applicant: SL Domain LP, Highline Braker, LLC; Austin Domain, LP
Agent: Jones and Carter (Jim Schissler)
Request: Approval of a partial vacation request for the Resubdivision of the
Domain Section 1, Lots 1-A and 2-A
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 partial vacation, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Jean Stevens and Dave Anderson were absent.

- 18. Total Vacation: C8-2012-0055.0A(VAC) - Domain Section 1**
Location: 3216 W. Braker Lane, Walnut/Shoal Creek Watersheds, North
Burnet/Gateway NPA
Owner/Applicant: SL Domain LP, Highline Braker, LLC; Austin Domain, LP
Agent: Jones and Carter (Jim Schissler)
Request: Approval of the total plat vacation of the Domain Section 1.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
Planning and Development Review Department

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

- 19. Final Plat w/Replat: C8-2012-0096.0A - Lady Bird Lake Village; Replat**
Location: 1620 E. Riverside Dr., Town Lake Watershed, Riverside NPA
Owner/Applicant: 1620 E. Riverside Dr., LLC (Marcy Phillips)
Agent: Jacobs Engineering (Judd Willmann)
Request: Approval of the Lady Bird Lake Village; Replat composed of 1 lot on
2.395 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

20. Resubdivision: C8-2012-0093.0A - Zilker Hills; Resubdivision of Lots 4 & 5
Location: 2010 Rabb Glen St., West Bouldin Creek Watershed, Zilker NPA
Owner/Applicant: 2101 Rabb Glen, LLC (Scott Turner)
Agent: Axiom Engineers Inc (Alan Rhames)
Request: Approval of the Zilker Hills; Resubdivision of Lots 4 & 5 composed of 4
lots on 0.796 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #19-20;

The motion to disapprove Items #19-20, were disapproved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Richard Hatfield, Jean Stevens and Dave Anderson were absent.

D. NEW BUSINESS

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

Vice-Chair Mandy Dealey adjourned the meeting without objection at 8:34 p.m.