



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
July 24, 2012**

The Planning Commission convened in a regular meeting on July 24, 2012 @ 301 W. 2nd Street in Austin, Texas.

Vice-Chair Mandy Dealey called the Board Meeting to order at 6:08 p.m.

Board Members in Attendance:

Dave Anderson

Danette Chimenti

Mandy Dealey – Vice-Chair

Alfonso Hernandez

Saundra Kirk

Stephen Oliver

Jean Stevens

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 July 10, 2012.

The motion to approve the minutes for July 10, 2012 was approved on the consent agenda by Commissioner Saundra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 6-0-1; Commissioner Alfonso Hernandez abstained from the approval of minutes; Commissioners Richard Hatfield was absent, 1 vacancy on the commission.

C. PUBLIC HEARING

- 1. Plan Amendment: NPA-2011-0025.02 – Landscape Resources**
Location: 7401 Old Bee Caves Road, 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 August 14, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, with 1 vacancy on the commission.

- 2. Plan Amendment: NPA-2012-0011.02 – North Loop Area Wide Plan Amendment**
Location: Koenig Lane to the north, E. 51st Street & E. 45th Street to the south, IH-35 to the East & N. Lamar Blvd. to the west; Boggy Creek, Tannehill Branch, Waller Creek Watersheds, North Loop NPA
Owner/Applicant: Sebastian Wren, Contact Team Chairperson
Request: Adopt three residential design tools to the North Loop Neighborhood Planning Area.
Staff Rec.: **Recommended**
Staff: Kathleen Fox, 974-7877, kathleen.fox@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for a Neighborhood Plan Amendment, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 3. Rezoning: C14-2012-0057 – North Loop Area Wide Plan Amendment**
Location: Koenig Lane to the north, E. 51st Street & E. 45th Street to the south, IH-35 to the east & N. Lamar Blvd. to the west; Boggy Creek, Tannehill Branch, Waller Creek Watersheds, North Loop NPA
Owner/Applicant: Sebastian Wren, Contact Team Chairperson
Request: Adopt three residential design tools to the North Loop Neighborhood Planning Area.
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation to adopt three residential design tools to the North Loop Neighborhood Planning Area, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 4. Plan Amendment: NPA-2012-0019.04 – Austin Vintage Guitars**
Location: 4306 Red River Street, Waller Creek Watershed, Central Austin
Combined NPA
Owner/Applicant: Paula Johnson
Agent: Robin McCall Company (Robin McCall)
Request: Mixed Use/Office to Neighborhood 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 neighborhood mixed use, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 5. Rezoning: C14-2012-0065- Austin Vintage Guitars**
Location: 4306 Red River Street, Waller Creek Watershed, Central Austin
Combined NPA
Owner/Applicant: Paula Johnson
Agent: Robin McCall Company (Robin McCall)
Request: LO-MU-NP to LR-MU-NP
Staff Rec.: **Recommendation of LR-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 LR-MU-CO-NP district zoning, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 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 approve staff's recommendation for mixed use/office with neighborhood's agreement included, was approved by Commissioner Sandra Kirk's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 5-2; Commissioners Jean Stevens and Danette Chimenti voted against the motion (nay), Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 7. Rezoning: C14-2011-0131 – West 34th Street, Tract “A”**
Location: 800 and 808 West 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 with conditions**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to approve staff’s recommendation for GO-CO-NP zoning with neighborhood’s agreement included, was approved by Commissioner Sandra Kirk’s motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 5-2; Commissioners Jean Stevens and Danette Chimenti voted against the motion (nay), Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 8. Rezoning: C14-2011-0132 – West 34th Street, Redevelopment, Tract “B”**
Location: 3316 Grandview Street and 905 West 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 with conditions**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to approve staff’s recommendation for GO-CO-NP zoning with neighborhood’s agreement included, was approved by Commissioner Sandra Kirk’s motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 5-2; Commissioners Jean Stevens and Danette Chimenti voted against the motion (nay), Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 9. Rezoning: C14-2011-0133 – West 34th Street Redevelopment, Tract “C”**
Location: 801 West 34th Street, 3206 West Avenue, 3205 and 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 with conditions**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to approve staff’s recommendation for GO-CO-NP zoning with neighborhood’s agreement included, was approved by Commissioner Sandra Kirk’s motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 5-2; Commissioners Jean Stevens and Danette Chimenti voted against the motion (nay), Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 10. Rezoning: C14-2011-0134 – West 34th Street Redevelopment, Tract “D”**
Location: 715 West 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 with conditions**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department

The motion to approve staff’s recommendation for GO-CO-NP zoning with neighborhood’s agreement included, was approved by Commissioner Sandra Kirk’s motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 5-2; Commissioners Jean Stevens and Danette Chimenti voted against the motion (nay), Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 11. Plan Amendment: NPA-2012-0013.02 – 900 S. 1st Street**
Location: 900, 904 and 908 South 2nd Street, 1000 and 1002 South 2nd Street, 705 Christopher Street and unaddressed Christopher Street (Lots 4-7, Blk 2, Oak Cliff Addition, 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.: **Not 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 the applicant, was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 12. Rezoning: C14-2012-0031 – 900 S. 1st Street (Part 1)**
Location: 900-908 South 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.: **Not Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to postpone to September 11, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Sandra Kirk’s motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 13. Rezoning:** **C14-2012-0033 – 900 S. 1st Street (Part 2)**
Location: 1000-1002 South 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.: **Not Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

The motion to postpone to September 11, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 14. Restrictive Covenant Amendment:** **C14-04-0181.SH(RCA) – Shire's Court**
Location: 1910 ½ Wickshire Lane, Country Club East Watershed, East Riverside/Oltorf Combined (Parker Lane) NPA
Owner/Applicant: Shire's Court G.P., Inc. (David Mahn) et. al.
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 August 28, 2012**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

The motion to postpone to September 11, 2012 by the request of the staff, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 15. Rezoning:** **C14-2012-0049 – 2104 W. Ben White Zoning Change**
Location: 2104 West Ben White Boulevard, Williamson Creek Watershed, South Lamar NPA
Owner/Applicant: Curtis & Terry Sutherland
Agent: Robert Fien
Request: SF-3 to LR
Staff Rec.: **Recommendation of LR-MU**
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for LR-MU district zoning, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 16. Rezoning: C14-2012-0018 – Ben White Commercial**
Location: 4108 IH-35 South, Williamson Creek Watershed, South Congress Combined (East Congress) NPA
Owner/Applicant: 4108 IH35, LLC (Lampros Moumouris)
Agent: Brown McCarroll, L.L.P. (Nikelle S. Meade)
Request: LI-PDA-NP to CS-MU-NP
Staff Rec.: **Recommendation Pending; Postponement request by the Applicant to September 11, 2012.**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

The motion to postpone to September 11, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 17. Rezoning: C14-2012-0062 – The Marchesa Hall & Theater**
Location: 6406 North IH-35 Service Road Southbound, Suite 3100, Tannehill Branch Watershed, St. John NPA
Owner/Applicant: Wells Fargo Bank (Joseph Akers)
Agent: Jackson Walker, L.L.P. (Katherine Loayza)
Request: CS-NP to CS-1-NP
Staff Rec.: **Recommendation of CS-1-CO-NP**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for CS-1-CO-NP district zoning, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 18. Site Plan - SPC-2011-0320C – Facilities Improvements Bartholomew**
Conditional Use Municipal Pool
Permit:
Location: 1800 East 51st Street, Tannehill Branch Watershed, Windsor Park NPA
Owner/Applicant: City of Austin - PARD (Reynaldo Hernandez)
Agent: Chan & Partners Engineering LLC (Tom Curran, P.E.)
Request: Approval of a conditional use permit because the site is over one acre in size and zoned P, public [LDC Section 25-2-625]
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 974-2864, nikki.hoelter@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for approval of a conditional use permit, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 19. Resubdivision: C8-2011-0161.0A – Resubdivision of a portion of Lots 3 and 4, Block 2, Pleasant Grove Addition**
Location: Tonkawa Trail at West 39 ½ Street, Shoal Creek Watershed, Rosedale (Underway) NPA
Owner/Applicant: Robert A. & Brandy K. Mueller
Agent: Steve Wenzel
Request: Approve the resubdivision of one lot and part of another lot into 2 lots on 0.629 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation to approve the re-subdivision of a portion of Lots 3 and 4, Block 2, Pleasant Grove Addition, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 20. Resubdivision: C8-2012-0047.0A – Resubdivision of Lots 38A and 39A of the Resubdivision of Lots 37, 38, 39 and a portion of Lot 40, Enfield D**
Location: 1501 and 1507 Rainbow Bend, Shoal Creek Watershed, Windsor Road NPA
Owner/Applicant: BPR Partners Ltd. and Rainbow Bend Properties, LLC
Agent: Hector Avila
Request: Approve the resubdivision of 2 lots into 3 lots on 0.927 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation to approve the re-subdivision of Lots 38 A and 39A of the re-subdivision of Lots 37, 38, 39 and a portion of Lot 40, Enfield D, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 21. Street Vacation: F#9045-1203**
Request: Vacation of a right-of-way adjacent to 2518 Woolridge Drive.
Staff Rec.: **Recommended**
Staff: Jennifer Grant, 974-7991, jennifer.grant@austintexas.gov; Office of Real Estate Services

The motion to approve staff's recommendation for a vacation of a right-of-way adjacent to 2518 Woolridge Drive, was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

- 22. Final Plat:** **C8-2012-0102.0A – Josue Subdivision, a Resubdivision of Lot 2, Block 5, Fiskville School Addition**
 Location: 211 Beaver Street, Little Walnut Creek Watershed, Georgian Acres NPA
 Owner/Applicant: Josue Flores
 Agent: Live Oak Surveying (Phyllis Marucci Woodley)
 Request: Approval of the Josue Subdivision, a Resubdivision of Lot 2, Block 5, Fiskville School Addition composed of three lots on a 0.49 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 23. Final Plat-Resubdivision:** **C8-2012-0099.0A- East 12th and Walnut Subdivision**
 Location: 2700 East 12th Street, Boggy Creek Watershed, Chestnut NPA
 Owner/Applicant: Therese & Ray McQuary
 Agent: Texas Design Interests, LLC (Kolbe Scott)
 Request: Approval of the East 12th and Walnut Subdivision composed of 3 lots on 0.298 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 24. Final Plat w/o Preliminary:** **C8-2012-0109.0A – Thornton Trails**
 Location: 2505 Thornton Road, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: Covert Duke & Danay C Trustees Attn Andra
 Agent: Perales Engineering, LLC (Jerry Perales)
 Request: Approval of Thornton Trails composed of 3 lots on 3.995 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 25. Resubdivision:** **C8-2012-0112.0A – Capitol Studio; Resubdivision**
 Location: 309 East 11th Street, Waller Creek Watershed, Downtown NPA
 Owner/Applicant: FFS Investments No 16, LTD (Michael E Casey); 303 Office Condominium Owners Assoc, Inc. (Farid Rebeiz)
 Agent: Big Red Dog (Eliot Davenport)
 Request: Approval of Capitol Studio; Resubdivision composed of 2 lots on 0.781 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #22-25;

The motion to disapprove Items #22-25; was approved on the consent agenda by Commissioner Sandra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on electing new Planning Commission Officers.

Dave Anderson	Chair
Danette Chimenti	Vice-Chair
Alfonso Hernandez	Parliamentarian
Jean Stevens	Secretary

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

Vice-Chair Mandy Dealey adjourned the meeting without objection at 8:00 p.m.