



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
November 13, 2012**

The Planning Commission convened in a regular meeting on November 13, 2012 @ 301 W. 2nd Street in Austin, Texas.

Chair Dave Anderson called the Board Meeting to order at 6:01 p.m.

Board Members in Attendance:

Dave Anderson – Chair

Richard Hatfield

Alfonso Hernandez

James Nortey

Stephen Oliver

Brian Roark

Myron Smith

Jean Stevens

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 October 23, 2012.

The motion to postpone to November 27, 2012 by the request of staff, was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Danette Chimenti was absent.

C. PUBLIC HEARING

- 1. 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 (Parker Lane)
- Owner/Applicant: Shire's Court G.P., Inc. and the Owners of Edgewick (David Mahn)
- Agent: Benchmark Land Development, Inc. (Myra Goepp)
- Request: To amend the Restrictive Covenant and make Carlson Drive a private access roadway.
- Staff Rec.: **Not Recommended**
- Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

The motion to indefinite postpone by the request of the neighborhood, was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Danette Chimenti was absent.

- 2. Rezoning:** **C14-2012-0113 - 7003 E Riverside**
- Location: 7003 E. Riverside Dr., Carson Creek Watershed, Montopolis NPA
- Owner/Applicant: Bradsher Family Trust (Jack Bradsher)
- Agent: Thrower Design (Ron Thrower)
- Request: SF-3-NP to SF-6-NP
- Staff Rec.: **SF-6-CO-NP**
- Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for SF-6-CO-NP district zoning was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Danette Chimenti was absent.

*** Clarification by Commissioner Hatfield that there are four conditions or restrictions, which may be in addition to the conditions recommended by staff and included in a conditional overlay or restrictive covenant: 1) that the property would be served by a single access point (driveway) to Riverside Drive; 2) a minimum 25' separation of condominium units from the eastern property line; 3) building height would be restricted along the eastern property line abutting existing residences; and 4) that a right-of-way reserve would be provided along the southern property line. Chair Anderson confirmed the applicant agreed to all conditions.

- 3. Rezoning: C14-2012-0117 - Harlan Rezoning**
Location: 4200 Manchaca Road, West Bouldin Watershed, Galindo NPA (South Lamar Combined)
Owner/Applicant: Orlena Harlan Estate (Don Herron and Jon Terron)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: SF-3 to LO-MU
Staff Rec.: **LO-MU**
Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for LO-MU district zoning, was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Danette Chimenti was absent.

- 4. Rezoning: C14H-2012-0011 - Cabaniss-Tate-Chunn House**
Location: 612 West Monroe Street, Bouldin Creek Watershed, Bouldin Creek NPA
Owner/Applicant: Sue Long
Request: SF-3-NP to SF-3-H-NP
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for SF-3-H-NP district zoning, was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Danette Chimenti was absent.

- 5. Rezoning: C14H-2012-0089 - Westgate Tower**
Location: 1122 Colorado Street, Lady Bird Lake Watershed, Downtown NPA
Owner/Applicant: Ann Dolce, president, Westgate Condominium Association
Agent: Phoebe Allen
Request: CBD to CBD-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@austintexas.gov; Planning and Development Review Department

This item was withdrawn by the applicant, no action was required.

6. **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 Lantana Lot 1, Block B composed of 1 lot on 18.383 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 974-2786, don.perryman@austin.texas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for approval of Lantana Lot 1, Block B, was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Danette Chimenti was absent.

7. **Final Plat/ Amended Plat:** **C8-2012-0158.0A - Amended Plat of the Resubdivision of Lot 6 and a portion of Lot 7 Block 1 Crow Subdivision**
Location: 1910 E. 18th Street, Boggy Creek Watershed, Chestnut NPA
Owner/Applicant: MX3 Investment (Sal Martinez)
Agent: Hector Avila
Request: Approval of the Amended Plat of the Resubdivision of Lot 6 and a portion of Lot 7 Block 1 Crow Subdivision composed of 3 lots on 0.307 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
8. **Final Plat:** **C8-2012-0156.0A - ULIT Church Subdivision**
Location: E. Martin Luther King Jr. Blvd., Fort Branch, Boggy Creek Watersheds, MLK- 183 NPA
Owner/Applicant: Ulit Avenue Missionary Baptist Church (Benjamin Wright)
Agent: Rivera Engineering (Michael A. Rivera)
Request: Approval of the ULIT Church Subdivision composed of 1 lot on 2 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

9. **Final Plat/ Resubdivision:** **C8-2012-0152.0A - Shoalmont Addition, Block 3, Lot 12; Resubdivision**
Location: 5409 Shoalwood Ave., Shoal Creek Watershed, Allandale NPA
Owner/Applicant: David Iannelli
Agent: Mark Alan Canada Investments, Inc. (Mark A. Canada)
Request: Approval of the Shoalmont Addition, Block 3, Lot 12; Resubdivision composed of 2 lot on 0.45 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 10. Final Plat w/Preliminary:** **C8-04-0043.06.3A.SH - Mueller Section VII-C Phase 1 Final Plat**
Location: 3600 Manor Road, Tannehill Branch/Boggy Creek Watersheds, RMMA
Owner/Applicant: City of Austin (Pam Hefner)
Agent: Bury & Partners, Inc. (David Miller)
Request: Approval of the Mueller Section VII-C Phase 1 Final Plat composed of 286 lots on 74.652 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 11. Final Plat Resubdivision:** **C8-2012-0153.0A - Resubdivision of Lots 3, 14 and 16 of Block 5 Banister Acres Subdivision**
Location: 4408 Banister Lane, Williamson Creek Watershed, South Manchaca NPA
Owner/Applicant: Leighton Moore
Agent: Genesis 1 Engineering Co. (George Gonzalez)
Request: Approval of the Resubdivision of Lots 3, 14 and 16 of Block 5, Banister Acres Subdivision, composed of 7 lots on 1.48 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 12. Final Plat Resubdivision:** **C8-2012-0154.0A - Red Bird Subdivision**
Location: 710 Cardinal Lane, West Bouldin Creek Watershed, Galindo NPA
Owner/Applicant: Moore Tate Projects & Design (Dawn Moore)
Agent: McClendon & Associates Development Consulting LLC (Carl McClendon)
Request: Approval of the Red Bird Subdivision composed of 4 lots on 0.9496 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 13. Final Plat/Amended Plat:** **C8-2012-0150.0A.SH - Guadalupe-Saldana Netzero Subdivision**
Location: 1126 Tillery Street, Boggy Creek Watershed, Govalle NPA
Owner/Applicant: Guadalupe Neighborhood Development Corporation (Mark Rogers)
Agent: Jones & Carter, Inc. (James Schissler)
Request: Approval of the Guadalupe-Saldana Netzero Subdivision composed of 1 lot on 0.232 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

14. Final Plat **C8-2012-0157.0A - RREEF Domain Block U Subdivision**

Resubdivision:

Location: 3100 Esperanza Crossing, Walnut Creek Watershed, North Burnet NPA
 Owner/Applicant: RREEF Domain, LP (Chad Marsh)
 Agent: Bury & Partners, Inc. (Nick Brown)
 Request: Approval of the RREEF Domain Block U Subdivision composed of 4 lots on 126.763 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #7-14;

The motion to disapprove Items #7-14 was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Danette Chimenti was absent.

D. NEW BUSINESS

1. Code

Amendment:

Request: Discussion and possible action to initiate a code amendment amending Chapter 25 of the City Code to modify subdivision regulations.

Staff: Carol Haywood, 974-7685, carol.haywood@austintexas.gov
Planning and Development Review Department

The motion to direct to initiate a code amendment amending Chapter 25 of the City Code was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Danette Chimenti was absent.

** Request made by commission to have fiscal economic analysis on how code amendments will affect affordability.

2. New Business:

Request: Discussion and action on approving the Planning Commission's 2013 meeting schedule.

The motion to postpone to November 27, 2012 by the request of staff was approved on the consent agenda by Commissioner Jean Steven's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Danette Chimenti was absent.

E. SUBCOMMITTEE REPORTS

Request by Commissioners Myron Smith and James Northey to have a briefing/update on the Interlocal Agreements pertaining to state owned property.

Request made by Commission to have a presentation on affordable housing, since the bond did not pass.

Request made by Commissioner James Northey and Commissioners to have a report/presentation on Urban Rail.

F. ADJOURNMENT

Chair Dave Anderson adjourned the meeting without objection at 6:26 p.m.