



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
November 27, 2012**

The Planning Commission convened in a regular meeting on November 27, 2012 @ 301 W. 2<sup>nd</sup> Street in Austin, Texas.

Chair Dave Anderson called the Board Meeting to order at 6:02 p.m.

**Board Members in Attendance:**

**Dave Anderson – Chair**

**Danette Chimenti**

**Richard Hatfield**

**Alfonso Hernandez**

**James Nortey**

**Stephen Oliver**

**Myron Smith**

**Jean Stevens**

**Jeff Jack – Ex-Officio**

**Howard Lazarus – Ex-Officio**

**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.

Joe Reynolds – Inter Local Agreement

**B. APPROVAL OF MINUTES**

1. Approval of minutes for October 23, 2012 & November 13, 2012.

The motion to approve the minutes for October 23, 2012 and November 13, 2012 were approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

## C. PUBLIC HEARING

- 1. Restrictive Covenant Termination:** **C14-74-145(RCT) - 500 South Third**  
Location: 500 South 3<sup>rd</sup> Street; Town Lake Watershed, Bouldin NPA  
Agent: Vaughn & Associates (Rick Vaughn)  
Request: To terminate the Restrictive Covenant to Allow Access to South 3rd Street, Permit Full (MF-3) Land Uses, and remove Fence Requirement  
Staff Rec.: **Postponement request by the Staff to 12/11/2012**  
Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov  
Planning and Development Review Department

The motion to postpone to December 11, 2012 by the request of staff was approved on the consent agenda by Commissioner Danette Chimenti' s motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 2. Rezoning:** **C14-2012-0079 - ACC Rio Grande Campus #1**  
Location: 1218 West Avenue, Shoal Creek Watershed, Downtown NPA  
Owner/Applicant: Austin Community College (William Mullane)  
Agent: MWM DesignGroup, Inc. (Frank Del Castillo, Jr.)  
Request: SF-3; P to DMU  
Staff Rec.: **Recommendation of DMU-CO**  
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
Planning and Development Review Department

The motion to postpone to January 8, 2013 by the request of staff was approved on the consent agenda by Commissioner Danette Chimenti' s motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 3. Rezoning:** **C14-2012-0080 - ACC Rio Grande Campus #2**  
Location: 1204 West Avenue, Shoal Creek Watershed, Downtown NPA  
Owner/Applicant: Austin Community College (William Mullane)  
Agent: MWM DesignGroup, Inc. (Frank Del Castillo, Jr.)  
Request: LO; MF-4; CS to DMU  
Staff Rec.: **Recommendation of DMU-CO**  
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
Planning and Development Review Department

The motion to postpone to January 8, 2013 by the request of staff was approved on the consent agenda by Commissioner Danette Chimenti' s motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 4. Rezoning: C14-2012-0081 - ACC Rio Grande Campus #3**  
 Location: 1212 Rio Grande Street, Shoal Creek Watershed, Downtown NPA  
 Owner/Applicant: Austin Community College (William Mullane)  
 Agent: MWM DesignGroup, Inc. (Frank Del Castillo, Jr.)  
 Request: UNZ; UNZ-H to DMU & DMU-H  
 Staff Rec.: **Recommendation of DMU-CO & DMU-H-CO**  
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
 Planning and Development Review Department

The motion to postpone to January 8, 2013 by the request of staff was approved on the consent agenda by Commissioner Danette Chimenti’ s motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 5. Rezoning: C14-2012-0082 - ACC Rio Grande Campus #4**  
 Location: 1209 Rio Grande Street, Shoal Creek Watershed, Downtown NPA  
 Owner/Applicant: Austin Community College (William Mullane)  
 Agent: MWM DesignGroup, Inc. (Frank Del Castillo, Jr.)  
 Request: GO; LR-CO to DMU  
 Staff Rec.: **Recommendation of DMU-CO**  
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
 Planning and Development Review Department

The motion to postpone to January 8, 2013 by the request of staff was approved on the consent agenda by Commissioner Danette Chimenti’ s motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 6. Urban Renewal Ordinance # 20120426-125 - The Paloma  
 Plan Modification:**  
 Location: 1123 E.11<sup>th</sup> Street, Waller Creek Watershed, Central East Austin NPA  
 Owner/Applicant: 1123 Partners (Mark Vornberg)  
 Agent: 1123 Partners (Mark Vornberg)  
 Request: To amend the Urban Renewal Plan to allow Hotel-Motel land use on the property.  
 Staff Rec.: **Recommended with conditions**  
 Staff: Sandra Harkins, 974-3128, sandra.harkins@austintexas.gov  
 Neighborhood Housing and Community Development

The motion to approve staff’s recommendation to amend the Urban Renewal Plan, was approved by Commissioner Danette Chimenti’ s motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 7. Rezoning: C14-2012-0123 - The Paloma**  
 Location: 1123 E.11<sup>th</sup> Street, Waller Creek Watershed, Central East Austin NPA  
 Owner/Applicant: 1123 Partners (Mark Vornberg)  
 Agent: 1123 Partners (Mark Vornberg)  
 Request: CS-1-NCCD-NP to CS-1-NCCD-NP, to change a condition of zoning  
 Staff Rec.: **Recommend with conditions**  
 Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov  
 Planning and Development Review Department

The motion to approve staff’s recommendation for CS-1-NCCD-NP zoning, was approved by Commissioner Danette Chimenti’s motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 8. Plan Amendment: NPA-2012-0019.03 - 2814 San Pedro St.**  
 Location: 2814 San Pedro Street, Shoal Creek Watershed, Central Austin  
 Combined (West University) NPA  
 Owner/Applicant: Cater Joseph  
 Agent: Jim Bennett Consulting (Jim Bennett)  
 Request: Single Family land use to Multifamily land use  
 Staff Rec.: **Not Recommended**  
 Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
 Planning & Development Review Department

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

- 9. Final Plat/ Amended Plat: C8-2012-0162.0A - Christian Life Austin**  
 Location: 4700 West Gate Boulevard, Williamson Creek Watershed, South Austin  
 Combined (Westgate) NPA  
 Owner/Applicant: Josh Reynolds  
 Agent: Enabler Design Group (DeVon Wood)  
 Request: Approval of Christian Life Austin composed of 1 lot on 4.71 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning & Development Review Department

- 10. Final Plat/Resubdivision: C8-2012-0173.0A - Bockhorn Lot 1 Resubdivision**  
 Location: 703 East 49<sup>th</sup> Street, Boggy Creek Watershed, Hyde Park NPA  
 Owner/Applicant: JNJ Holdings, LP (Ty Ashford)  
 Agent: Perales Engineering LLC (Jerry Perales, P.E.)  
 Request: Approval of Bockhorn Lot 1 Resubdivision composed of 2 lots on  
 0.43 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning & Development Review Department

- 11. Preliminary Plan: C8-2012-0164 - Highland**  
 Location: Airport Boulevard, Tannehill Branch Watershed, Highland NPA  
 Owner/Applicant: Austin Community College District (William (Bill) Mallane)  
 Agent: Bury + Partners, Inc (Jonathan McKee)  
 Request: Approval of Highland composed of 11 lots on 76.60 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning & Development Review Department
- 12. Final Plat/ Resubdivision: C8-2012-0171.0A - Fiskville Subdivision**  
 Location: 10401 North IH 35 Service Road Northbound, Little Walnut Creek Watershed, Windsor Hills NPA  
 Owner/Applicant: Saleem Memon  
 Agent: PSCE, Inc. (Diane Bernal)  
 Request: Approval of the Fiskville Subdivision composed of 3 lots on 0.262 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning & Development Review Department
- 13. Final Plat w/o Preliminary: C8-2012-0165.0A - Moon Units Two Subdivision**  
 Location: 2906 South 1<sup>st</sup> Street, East Bouldin Creek Watershed, Galindo NPA  
 Owner/Applicant: Joseph Companies, LLC (Carter Joseph)  
 Agent: Jim Bennett Consulting (Hector Avila)  
 Request: Approval of the Moon Units Two Subdivision composed of 1 lot on 0.401 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 14. Final Plat/ Resubdivision: C8-2012-0163.0A - Riverside II**  
 Location: East Riverside Drive, Carson Creek Watershed, Montopolis NPA  
 Owner/Applicant: Bradsher Family Trust (Jack Bradsher)  
 Agent: Milestone Community Builders (Garrett Martin)  
 Request: Approval of Riverside II composed of 4 lots on 17.54 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #9-14;

The motion to disapprove Items #9-14, was approved on the consent agenda by Commissioner Danette Chimenti' s motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

## **D. NEW BUSINESS**

### **1. New Business:**

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

The motion to approve the 2013 Planning Commission meeting schedule and cancelling the November 26, 2013 date, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

## **E. SUBCOMMITTEE REPORTS**

Codes & Ordinances Committee meeting on December 18, 2012

Downtown Commission meeting on December 19, 2012

CIP Committee – No meetings scheduled as of today;

Neighborhood Planning Committee – Will meet in December, TBD

Comp. Plan Committee will meet on December 10, 2012, time changed to 5:00 p.m.

## **F. ADJOURNMENT**

**Chair Dave Anderson adjourned the meeting without objection at 6:48 p.m.**