



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
December 11, 2012**

The Planning Commission convened in a regular meeting on December 11, 2012 @ 301 W. 2nd Street in Austin, Texas.

Vice-Chair Danette Chimenti called the Board Meeting to order at 6:01 p.m.

Board Members in Attendance:

Danette Chimenti – Vice-Chair

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.

No speakers.

B. APPROVAL OF MINUTES

1. Approval of minutes for November 27, 2012.

The motion to approve the minutes for November 27, 2012, was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner James Nortey seconded the motion on a vote of 6-0; Chair Dave Anderson, Commissioners Richard Hatfield and Alfonso Hernandez were absent.

C. PUBLIC HEARING

- 1. Plan Amendment: NPA-2012-0022.01 - 518 E Oltorf Street**
 - Location: 518 E. Oltorf Street, Blunn Creek Watershed, Greater South River City Combined NPA (South River City)
 - Owner/Applicant: Jimmy Nassour/Howard A. Ramey and Michael R. McWatters
 - Agent: Alice Glasco Consulting (Alice Glasco)
 - Request: Office to Commercial; Postponement Request from Applicant to January 22, 2013
 - Staff Rec.: **Recommended**
 - Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

The motion to postpone to January 22, 2013 by the request of the applicant was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner James Nortey seconded the motion on a vote of 6-0; Chair Dave Anderson, Commissioners Richard Hatfield and Alfonso Hernandez were absent.

- 2. Rezoning: C14-2012-0116 - 518 E Oltorf Street**
 - Location: 518 E. Oltorf Street, Blunn Creek Watershed, Greater South River City Combined NPA (South River City)
 - Owner/Applicant: Jimmy Nassour/Howard A. Ramey and Michael R. McWatters
 - Agent: Alice Glasco Consulting (Alice Glasco)
 - Request: GO-NP to GR-NP; Postponement Request from Applicant to January 22, 2013
 - Staff Rec.: **Recommendation of LR-CO-NP, with conditions**
 - Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov
Planning and Development Review Department

The motion to postpone to January 22, 2013 by the request of the applicant was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner James Nortey seconded the motion on a vote of 6-0; Chair Dave Anderson, Commissioners Richard Hatfield and Alfonso Hernandez were absent.

3. Restrictive Covenant **C14-74-145(RCT) - 500 South Third**

Termination:

Location: 500 South Third, Town Lake Watershed, Bouldin Creek NPA
Owner/Applicant: Michael Martin
Agent: Vaughn & Associates (Rick Vaughn)
Request: To terminate the Restrictive Covenant to Allow Access to South 3rd Street, Permit MF-3 Land Uses without Special Permit, and remove Fencing Requirement

Staff Rec.: **Recommended**
Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov
Planning and Development Review Department

The motion to postpone to January 22, 2013 by the request of staff was approved on the consent agenda by Commissioner Jean Stevens’ motion, Commissioner James Nortey seconded the motion on a vote of 6-0; Chair Dave Anderson, Commissioners Richard Hatfield and Alfonso Hernandez were absent.

4. Rezoning: **C14H-2012-0012 - Sellstrom House**

Location: 2617 Pecos Street, Johnson Creek Watershed, West Austin Neighborhood Group NPA

Owner/Applicant: Historic Landmark Commission – applicant; Kit Carson, Ltd. – owner
Agent: Ross Rathgeber, Southwest Destructors
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 deny staff’s recommendation for SF-3-H-NP district zoning, was approved by Commissioner Brian Roark’s motion, Commissioner James Nortey seconded the motion on a vote of 5-1; Commissioner Jean Stevens voted against the motion (nay), Chair Dave Anderson and Commissioners Richard Hatfield, Alfonso Hernandez were absent.

- 5. Rezoning: C814-2012-0055 - Covered Bridge Planned Unit Development**
 Location: 6714 Covered Bridge Drive, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA (West Oak Hill)
 Owner/Applicant: CBAL Whitecrowe LLC; Covered Bridge Section 8, LLC; PPF AMLI Covered Bridge Drive, LLC; Dudley White Estate; CBAL Whitecrowe, LLC; Covered Bridge Section 8, LLC; PPF AMLI Covered Bridge Drive, LLC; (Marcy Phillips)
 Agent: Thrower Design (A. Ron Thrower)
 Request: GR-NP, GR-CO-NP, MF-1-NP, SF-6-NP, & RR-NP to PUD-NP
 Staff Rec.: **Recommendation of PUD-NP, with conditions**
 Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov
 Planning and Development Review Department

The motion to postpone to January 22, 2013 by the request of staff was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner James Nortey seconded the motion on a vote of 6-0; Chair Dave Anderson, Commissioners Richard Hatfield and Alfonso Hernandez were absent.

- 6. Rezoning: C14-2012-0083 - Cirrus Rezoning**
 Location: 800 W. 6th Street, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: Cirrus Logic, Inc. (Thurman Case)
 Agent: Armbrust & Brown, PLLC (Amanda Morrow)
 Request: DMU-CO-CURE to DMU-CURE for Tract 1, and LO & GO to DMU for Tract 2
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
 Planning and Development Review Department

The motion to postpone to January 22, 2013 by the request of the neighborhood was approved by Commissioner Jean Stevens' motion, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Chair Dave Anderson, Commissioners Richard Hatfield and Alfonso Hernandez was absent.

- 7. Rezoning: C14-2012-0130 - 4th & Guadalupe Rezoning**
 Location: 401 Guadalupe Street, Town Lake Watershed, Downtown NPA
 Owner/Applicant: LG Guadalupe, L.P. (Ben Pisklak), Austin Trust Company (Ann Graham & Susan Harris)
 Agent: Armbrust & Brown, PLLC (Lynn Ann Carley)
 Request: CBD to CBD-CURE
 Staff Rec.: **Recommended**
 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 the Planning Commission, was approved by Commissioner Myron Smith's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-1; Commissioner Brian Roark voted against the motion (nay), Chair Dave Anderson, Commissioners Alfonso Hernandez and Richard Hatfield were absent.

- 8. Site Plan CUP: SPC-2012-0027C - Girls' School of Austin**
 Location: 2007 McCall Road, Johnson Creek Watershed, West Austin
 Neighborhood Group NPA
 Owner/Applicant: The Girls' School of Austin (Lisa Schmitt)
 Agent: Big Red Dog Engineers (Matt Stewart)
 Request: Approval of a Conditional Use Permit
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 974-2810, lynda.courtney@austintexas.gov
 Planning and Development Review Department

The motion to approve staff's recommendation for a Conditional Use Permit was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner James Nortey seconded the motion on a vote of 6-0; Chair Dave Anderson, Commissioners Alfonso Hernandez and Richard Hatfield were absent.

- 9. Resubdivision: C8-2012-0176.0A - 12th Street Lot 3, Resubdivision**
 Location: 2912 East 12th Street, Boggy Creek Watershed, Rosewood NPA
 Owner/Applicant: Verde Builders Group (Daniel Reeves)
 Agent: Genesis 1 Engineering Co (George Gonzalez)
 Request: Approval of the 12th Street Lot 3, Resubdivision composed of 2 lots on 0.2984 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

The motion to disapprove Item #9 was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner James Nortey seconded the motion on a vote of 6-0; Chair Dave Anderson, Commissioners Richard Hatfield and Alfonso Hernandez were absent.

D. NEW BUSINESS

E. SUBCOMMITTEE REPORTS

Neighborhood Planning Committee – December 19, 2012 @ 6 p.m.

Codes & Ordinances Committee – December 18, 2012 @ 6 p.m.

F. ADJOURNMENT

Vice-Chair Danette Chimenti adjourned the meeting without objection at 7:10 p.m.