



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
January 8, 2013**

The Planning Commission convened in a regular meeting on January 8, 2013 @ 301 W. 2<sup>nd</sup> 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**

**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 December 11, 2012.

The motion to approve the minutes for December 11, 2012, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

## C. PUBLIC HEARING

- 1. Plan Amendment: NPA-2011-0002.01 – Jaylee, Ltd.**  
Location: 1601 & 1645 E. 6<sup>th</sup> Street, Lady Bird Lake Watershed, East Cesar Chavez NPA & Plaza Saltillo Station Area Plan  
Owner/Applicant: Jaylee Ltd. (Jim Arnold)  
Agent: Winstead PC (Amanda Swor)  
Request: Specific Regulating District to Specific Regulating District  
Staff Rec.: **Pending**  
Staff: Maureen Meredith, 974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department

The motion to indefinite postpone by the request of the applicant was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 2. Rezoning: C14-2011-0091 – Jaylee, Ltd.**  
Location: 1601 & 1645 E. 6<sup>th</sup> Street, Lady Bird Lake Watershed, East Cesar Chavez NPA  
Owner/Applicant: Jaylee, Ltd. (Jim Arnold)  
Agent: Winstead PC (Amanda Swor)  
Request: TOP-NP to TOD-NP-CURE  
Staff Rec.: **Pending**  
Staff: Heather Chaffin, 974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

The motion to indefinite postpone by the request of the applicant was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 3. Rezoning: C14-2012-0130 – 4<sup>TH</sup> & 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](mailto:clark.patterson@austintexas.gov); Planning and Development Review Department

The motion to approve staff's recommendation for CBD-CURE zoning, was approved by Commissioner Richard Hatfield's motion, Commissioner James Nortey seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 4. 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](mailto:clark.patterson@austintexas.gov);  
Planning and Development Review Department

The motion to indefinite postpone by the request of the applicant was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 5. 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](mailto:clark.patterson@austintexas.gov);  
Planning and Development Review Department

The motion to indefinite postpone by the request of the applicant was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 6. 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 for Tract 1 & DMU-H-CO for Tract 2**  
Staff: Clark Patterson, 974-7691, [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov);  
Planning and Development Review Department

The motion to indefinite postpone by the request of the applicant was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 7. 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](mailto:clark.patterson@austintexas.gov);  
Planning and Development Review Department

The motion to indefinite postpone by the request of the applicant was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 8. Site Plan Waiver: SP-2012-0212C – Tarrytown Place**  
Location: 2314 Enfield Road, Johnson Creek Watershed, Central West Austin NPA  
Owner/Applicant: Mehdi Asgharzadeh  
Agent: Ghaddar & Associates (A.J. Ghaddar, P.E.)  
Request: Approval of a waiver request from LDC Compatibility Standards section 25-2-1062(C) to encroach into the 15.5 foot side yard setback to 7.5 feet.  
Staff Rec.: **Recommended**  
Staff: Michelle Casillas, 974-2024, [michelle.casillas@austin.texas.gov](mailto:michelle.casillas@austin.texas.gov);  
Planning and Development Review Department

The motion to approve staff's recommendation with the clarification of a 7.5 feet setback, was approved by Commissioner Stephen Oliver's motion, Commissioner Danette Chimenti seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 9. Street Vacation: F#9132-1210**  
Owner/Applicant: UP-32nd Street Hospitality, LLC  
Agent: Jones & Carter, Inc. (Gemsong Perry)  
Request: Vacation of Right-of-Way adjacent to 921 Luther Lane  
Staff Rec.: **Recommended**  
Staff: Jennifer Grant, 974-7991, [jennifer.grant@austintexas.gov](mailto:jennifer.grant@austintexas.gov);  
Office of Real Estate Services

The motion to approve staff's recommendation was approved by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 10. Final Plat w/Preliminary:** **C8-2012-0164.1A – Highland-Phase A**  
 Location: Airport Blvd., Tannehill Branch Watershed, Highland NPA  
 Owner/Applicant: Austin Community College District (William (Bill) Mullane)  
 Agent: Bury & Partners Inc. (Jonathan McKee)  
 Request: Approval of the Highland-Phase A composed of 0 lots (right-of-way) on 7.45 acres.  
 Staff Rec.: **DISAPPROVAL**  
 Staff: Planning and Development Review Department
- 11. Final Plat/Amended Plat:** **C8-2012-0186.0A – 1512 Forest Trail Apartments**  
 Location: 1512 Forest Trail, Johnson Creek Watershed, West Austin Neighborhood Group NPA  
 Owner/Applicant: 1512 Forest Trail LLC (Bryan Cumby)  
 Agent: Noble Surveying & Engineering Works (Tres Howlan, III, P.E.)  
 Request: Approval of the 1512 Forest Trail Apartments composed of 2 lots on 0.79 acres.  
 Staff Rec.: **DISAPPROVAL**  
 Staff: Planning and Development Review Department
- 12. Final Plat/Resubdivision:** **C8-2012-0182.0A – Graham’s Subdivision; Resubdivision of a portion of Lot 4**  
 Location: 2814 San Pedro Street, Shoal Creek Watershed, West University NPA  
 Owner/Applicant: Joseph Cater  
 Agent: Jim Bennett Consulting (Hector Avila)  
 Request: Approval of the Graham's Subdivision; Resubdivision of a portion of Lot 4 composed of 3 lots on 0.525 acres.  
 Staff Rec.: **DISAPPROVAL**  
 Staff: Planning and Development Review Department
- 13. Final Plat/Resubdivision:** **C8-2012-0184.0A – Chandler and Carleton Subdivision**  
 Location: 1012 E. 15<sup>th</sup> Street, Waller Creek Watershed, Central East Austin NPA  
 Owner/Applicant: Calavan Family Partnership (Brooks Calavan)  
 Agent: Perales Engineering LLC (Jerry Perales, P.E.)  
 Request: Approval of the Chandler and Carleton Subdivision composed of 2 lots on 0.195 acres.  
 Staff Rec.: **DISAPPROVAL**  
 Staff: Planning and Development Review Department

- 14. Final Plat/Resubdivision:** **C8-2012-0188.0A – Theodore Low Heights Second Resubdivision of a portion of Block 33**  
Location: 4012 Valley View Road, West Bouldin Creek Watershed, South Lamar NPA  
Owner/Applicant: Townbridge Homes, LLC (Aaron M. Levy)  
Agent: Genesis 1 Engineering Co. (George Gonzalez)  
Request: Approval of Theodore Low Heights Second Resubdivision of a portion of Block 33 composed of 4 lots on 0.97 acres.  
Staff Rec.: **DISAPPROVAL**  
Staff: Planning and Development Review Department
- 15. Final Plat/Resubdivision:** **C8-2012-0180.0A – Enfield E Lots 47 & 48; Resubdivision**  
Location: 1715 Enfield Road, Town Lake Watershed, Old West Austin NPA  
Owner/Applicant: JEAE Family Limited Partnership (Jeff Blatt)  
Agent: Thrower Design (Ron Thrower)  
Request: Approval of the Enfield E Lots 47 & 48; Resubdivision composed of 2 lots on 0.383 acres.  
Staff Rec.: **DISAPPROVAL**  
Staff: Planning and Development Review Department

Items #10-15;

The motion to disapprove Items #10-15, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

#### **D. NEW BUSINESS**

- 1. Code Amendment:** **Initiate a Code Amendment – Barton Springs Pool, General Grounds Improvements**  
Owner/Applicant: City of Austin  
Request: Discussion and possible action to initiate an ordinance to allow site specific amendments and variances, as related to Barton Springs Pool general grounds improvements  
Staff: Liz Johnston, 974-1218, [liz.johnston@austintexas.gov](mailto:liz.johnston@austintexas.gov);  
Planning and Development Review Department

The motion to approve staff's recommendation to initiate a Code Amendment for the Barton Springs Pool, General Grounds Improvements, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

## **E. SUBCOMMITTEE REPORTS**

Codes & Ordinances Committee – January 15, 2013 @ 6 p.m

CIP Committee – February 4, 2013

Comprehensive Plan Committee – January 14, 2013 @ 5 p.m

Downtown Commission – rescheduled

Work Session – January 29, 2013

## **F. ADJOURNMENT**

**Chair Dave Anderson adjourned the meeting without objection at 7:30 p.m.**