



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
January 22, 2013**

The Planning Commission convened in a regular meeting on January 22, 2013 @ 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 – Vice-Chair**

**Richard Hatfield**

**Alfonso Hernandez**

**James Nortey**

**Stephen Oliver**

**Myron Smith**

**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 January 8, 2013.

The motion to approve the minutes for January 8, 2013, was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

## C. PUBLIC HEARING

### 1. Briefing and

#### Possible Action:

Request: Update on resources and initiatives to address affordable housing.  
Staff: Rebecca Giello, 974-3045, rebecca.giello@austintexas.gov  
Assistant Director, Neighborhood Housing and Community Development

The motion to postpone to February 12, 2013 by the request of staff, was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

### 2. Code Amendment: C20-2012-013 - Downtown Parking Requirements

Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (George Zapalac)  
Request: Amend Chapter 25 of the City Code pertaining to downtown parking and loading requirements.  
Staff Rec.: **Recommended**  
Staff: George Zapalac, 974-2725, george.zapalac@austintexas.gov  
Planning and Development Review Department

The motion to postpone to February 12, 2013 by the request of staff, was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

### 3. Code Amendment: C20-2011-023 - Bicycle Parking

Owner/Applicant: City of Austin  
Agent: Public Works Department (Annick Beaudet)  
Request: Amend Chapter 25 of the City Code to clarify definitions, standards, and regulations, as related to bicycle parking.  
Staff Rec.: **Recommended**  
Staff: Annick Beaudet, 974-6505, annick.beaudet@austintexas.gov  
Public Works Department

The motion to postpone to February 26, 2013 by the request of staff, was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

4. **Code Amendment:** **C20-2012-017 - Rainey Street Historic District Density and Height**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (Alyson McGee)  
Request: Amend Chapter 25-2-739 of the City Code, to encourage relocating historically significant buildings to appropriate locations outside of the Subdistrict in lieu of demolishing them.  
  
Staff Rec.: **Recommended**  
Staff: Alyson McGee, 974-7801, alyson.mcgee@austintexas.gov  
Planning and Development Review Department

The motion to postpone to February 26, 2013 by the request of the Planning Commission was approved by Commissioner Myron Smith's motion, Commissioner Danette Chimenti seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

5. **Code Amendment:** **C20-2012-023 - Water and Wastewater Reimbursement and Cost**  
Owner/Applicant: City of Austin  
Agent: Austin Water Utility (Bart Jennings)  
Request: Amend Chapter 25-9 of the City Code with regard to the City's cost reimbursement and cost participation of certain water and wastewater infrastructure that is oversized at the request of the City.  
  
Staff Rec.: **Recommended**  
Staff: Bart Jennings, 972-0118, bart.jennings@austintexas.gov  
Austin Water Utility

The motion to postpone to February 12, 2013 by the request of Planning Commission, was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

6. **Code Amendment:** **C20-2011-032 - Land Uses in DMU Zoning**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (Greg Dutton)  
Request: Amend Chapter 25-2-491 of the City Code relating to permitted, conditional, and prohibited uses in the downtown mixed use (DMU) zoning district designation, to make electronic prototype assembly and electronic testing conditional uses.  
  
Staff Rec.: **Recommended**  
Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov  
Planning and Development Review Department

The motion to approve staff's recommendation to amend Chapter 25-2-491 of the City Code was approved by Commissioner Alfonso Hernandez's motion, Commissioner Richard Hatfield seconded the motion on a vote of 6-1-1; Commissioner Stephen Oliver voted against the motion (nay), Commissioner Myron Smith abstained from this item, Commissioner Jean Stevens was absent.

- 7. Code Amendment: C20-2012-016 - Temporary Outdoor Public Assembly**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (Greg Dutton)  
Request: Amend Chapter 25-2-921 of the City Code relating to temporary outdoor public assembly, to allow religious and educational institutions to hold temporary outdoor public assemblies.  
  
Staff Rec.: **Recommended**  
Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov  
Planning and Development Review Department

The motion to postpone to March 12, 2013 by the request of the Planning Commission was approved by Commissioner Danette Chimenti's motion, Commissioner Myron Smith seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

- 8. Code Amendment: C20-2012-003 - Cocktail Lounges in the Rainey Street Waterfront Overlay Subdistrict**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (Greg Dutton)  
Request: Amend Chapter 25-2-692 of the City Code relating to uses in the Rainey Street Waterfront Overlay Subdistrict, to make cocktail lounge a conditional use for properties zoned CBD that are within the Rainey Street Waterfront Overlay Subdistrict.  
  
Staff Rec.: **Recommended**  
Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov  
Planning and Development Review Department

The motion to approve staff's recommendation to amend Chapter 25-2-692 of the City Code was approved by Commissioner Danette Chimenti's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-1; Commissioner James Nortey voted against the motion (nay), Commissioner Jean Stevens was absent.

- 9. Code Amendment: C20-2012-010 - Amphitheater**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (Greg Dutton)  
Request: Amend Chapter 25 of the City Code, to make amphitheater structures a conditional structure in all zoning districts.  
  
Staff Rec.: **Recommended**  
Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov  
Planning and Development Review Department

The motion to approve the Codes & Ordinances Committee's recommendation, removing the word "public", was approved by Commissioner Danette Chimenti's motion, Commissioner Myron Smith seconded the motion on a vote of 5-3; Commissioners Brian Roark, Alfonso Hernandez and Richard Hatfield voted against the motion (nay), Commissioner Jean Stevens was absent.

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

The motion to deny the applicant's request and staff's recommendation was approved by Commissioner Danette Chimenti's motion, Commissioner Myron Smith seconded the motion on a vote of 6-2; Commissioner Richard Hatfield and James Nortey voted against the motion (nay), Commissioner Jean Stevens was absent.

**11. Rezoning: C14-2012-0116 - 518 E Oltorf Street**  
Location: 518 East Oltorf Street, Blunn Creek Watershed, Greater South River City Combined (South River City) NPA  
Owner/Applicant: Jimmy Nassour/Howard A. Ramey and Michael R. McWatters  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: GO-NP to GR-NP  
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 deny the applicant's request and staff's recommendation was approved by Commissioner Danette Chimenti's motion, Commissioner Myron Smith seconded the motion on a vote of 6-2; Commissioner Richard Hatfield and James Nortey voted against the motion (nay), Commissioner Jean Stevens was absent.

**12. Plan Amendment: NPA-2012-0015.01 - Street and Bridge Operations Central District Office**  
Location: 3511 Manor Road, Tannehill Branch Watershed, East MLK Jr. Combined NPA  
Owner/Applicant: City of Austin.  
Agent: Public Works Department (Peter Davis)  
Request: Mixed Use to Civic land use  
Staff Rec.: **Recommended. (Staff requests postponement to 2/12/2013)**  
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
Planning and Development Review Department

The motion to postpone to February 12, 2013 by the request of staff was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

- 13. Rezoning: C14-2012-0140 - Street and Bridge District Office**  
Location: 3511 Manor Road, Tannehill Branch Watershed, East MLK Combined NPA  
Owner/Applicant: City of Austin  
Agent: Public Works Department (Peter Davis)  
Request: GR-NP, GR-V-NP to CS-MU-CO-NP  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov  
Planning and Development Review Department

The motion to postpone to February 12, 2013 by the request of staff was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

- 14. Plan Amendment: NPA-2012-0021.01 - 1100 Manlove St. NPA**  
Location: 1100 Manlove Street, Harper's Branch Watershed, East Riverside/Oltorf Combined NPA  
Owner/Applicant: John Schuler c/o Schuler Family Trust of 1998  
Agent: Thrower Design (A. Ron Thrower)  
Request: Single Family to Neighborhood Mixed Use land use  
Staff Rec.: **Not Recommended. (Applicant requests postponement to 4/23/2013 to work with neighborhood and to file rezoning on the property)**  
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
Planning and Development Review Department

The motion to postpone to April 23, 2013 by the request of the applicant was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

- 15. Plan Amendment: NPA-2012-0023.01 - Promiseland**  
Location: 1504 East 51<sup>st</sup> Street, Tannehill Branch Watershed, University Hills/Windsor Park NPA  
Owner/Applicant: The World of Pentecost, Inc./HCM, LLC (Shules Hersh)  
Agent: Hughes Capital Management, Inc. (Trac Bledsoe)  
Request: Civic to Mixed Use land use  
Staff Rec.: **Recommended. (Applicant requests postponement to 3/26/2013, because out of town on 1/22/2013)**  
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
Planning and Development Review Department

The motion to postpone to March 26, 2013 by the request of the applicant was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

- 16. Restrictive Covenant Amendment:** **C14-85-288.45(RCA2) - Covered Bridge Planned Unit Development**
- Location: 6714 Covered Bridge Drive, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA
- Owner/Applicant: PPF AMLI Covered Bridge Drive, LLC; CBAL Whitecrowe LLC; Covered Bridge Section 8, LLC
- Agent: Thrower Design (Ron Thrower)
- Request: To Amend the Public Restrictive Covenant
- Staff Rec.: **Recommended**
- Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov  
Planning and Development Review Department

The motion to approve staff’s recommendation to amend the public restrictive covenant, was approved on the consent agenda by Commissioner James Nortey’s motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

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

The motion to approve staff’s recommendation for PUD-NP with Environmental Board’s recommendation included, was approved on the consent agenda by Commissioner James Nortey’s motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

- 18. Restrictive Covenant Termination:** **C14-74-145(RCT) - 500 South Third**
- Location: 500 South 3<sup>rd</sup> Street, Town Lake Watershed, Bouldin Creek NPA
- Owner/Applicant: Michael Martin
- Agent: Vaughn & Associates (Rick Vaughn)
- Request: To terminate the Public Restrictive Covenant
- Staff Rec.: **Recommended**
- Staff: Lee Heckman, 974-7604, lee.heckman@austintexas.gov  
Planning and Development Review Department

The motion to approve staff’s recommendation to terminate the public restrictive covenant was approved by Commissioner Richard Hatfield’s motion, Commissioner Danette Chimenti seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

**19. Rezoning:** **C14-2012-0083 - Cirrus Rezoning**  
Location: 800 West 6<sup>th</sup> Street & 602-702 West Avenue, 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.: **Recommendation of DMU-CURE for Tract 1 & DMU-CO for Tract 2**  
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
Planning and Development Review Department

The motion to postpone to February 12, 2013 by the request of the neighborhood was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

**20. Rezoning:** **C14-2012-0146.SH - 1044 Norwood Park Blvd.**  
Location: 1044 Norwood Park Boulevard, Little Walnut Creek Watershed, Heritage Hills/Windsor Hills NPA  
Owner/Applicant: DBSI Village at Norwood, LLC (Congrad Myers)  
Agent: Conley Engineering (Carl Conley)  
Request: GR-CO-NP to CH-NP  
Staff Rec.: **Recommendation of CH-CO-NP, with conditions**  
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov  
Planning and Development Review Department

The motion to postpone to February 12, 2013 by the request of the staff was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

**21. Rezoning:** **C14-2012-0147 - 2025 E. 7th Street**  
Location: 2025 E. 7<sup>th</sup> Street, Lady Bird Lake Watershed, Holly NPA  
Owner/Applicant: American Bank of Texas (Art Carpenter)  
Agent: Gibson Lamar Partners, LP (Art Carpenter)  
Request: CS-MU-CO-NP to CS-MU-CO-V-NP  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 974-2122, heather.chaffin@austintexas.gov  
Planning and Development Review Department

The motion to postpone to February 12, 2013 by the request of the neighborhood was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.



**22. Rezoning:** **C14H-2012-0005 - Webb-Shaw Building**  
 Location: 214 E. 6<sup>th</sup> Street, Waller Creek Watershed, Downtown NPA  
 Owner/Applicant: Doug Guller, applicant  
 Request: CBD to CBD-H  
 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 CBD-H zoning, was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

**23. Rezoning:** **C14-2012-0141 - North Loop Pub**  
 Location: 100 E. North Loop Boulevard, Waller Creek Watershed, North Loop NPA  
 Owner/Applicant: Timmerman Properties (Terrell Timmerman)  
 Agent: Bleyl Interests, Inc. (Vince Huebinger)  
 Request: GR-CO-NP to CS-1-CO-NP  
 Staff Rec.: **Recommended**  
 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 zoning, was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

**24. Partial Plat** **C8-07-0043.01.3A(VAC) - Avery Station Section 1A, Phase 1**  
**Vacation:**  
 Location: Lakeline Boulevard and Lyndhurst Street, Lake Creek Watershed, Lakeline (Northwest Park and Ride) TOD  
 Owner/Applicant: Northwoods Avery Ranch LLC (Gary Newman)  
 Agent: Bury & Partners (Johnathan Fleming)  
 Request: To vacate Lots 1 and 2 of Block 1 Avery Station Section 1A, Phase 1  
 Staff Rec.: **Recommended**  
 Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov  
 Planning and Development Review Department

The motion to approve staff's recommendation to vacate Lots 1 & 2 of Block 1 Avery Station Section 1A, Phase 1, was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

- 25. Preliminary Plan: C8J-2012-0110 - The Preserve at Thomas Springs Road**  
Location: 6701 Thomas Springs Road, Williamson Creek/Barton Creek Watersheds-Barton Springs Zone, West Oak Hill NPA  
Owner/Applicant: GSLS, LP (Richard Furtado)  
Agent: Civil Land Group (Gregory Ulcak)  
Request: Approval of The Perserve at Thomas Springs Road composed of 33 lots for single-famly use on 38.465 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of The Perserve at Thomas Springs Road was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

- 26. Resubdivision: C8-2012-0099.0A - Resubdivision of Lot 3, Block 2, Henry Ulit's Subdivision of Outlots 29 & 30, Division B**  
Location: 2700 E. 12<sup>th</sup> Street, Boggy Creek Watershed, Chestnut NPA  
Owner/Applicant: Therese & Ray McQuary  
Agent: Texas Design Interests, LLC (Jeff Shindler)  
Request: Approve the resubdivision of one lot into 3 lots on 0.298 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 Lot 3, Block 2, Henry Ulit's Subdivision, was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

- 27. Final Plat w/Preliminary: C8-04-0043.06.1A.SH - Mueller Section II-C Phase 1 Final Plat**  
Location: 3600 Manor Road, Tannehill Branch/Boggy Creek Watersheds, RMMA  
Owner/Applicant: COA-Redevelopment Services Office (Pam Hefner)  
Agent: Bury & Partners (Jonathan Fleming)  
Request: Approval of the Mueller Section II-C Phase 1 Final Plat composed of 5 lots on 5.513 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov  
Planning and Development Department

The motion to approve staff's recommendation for approval of the Mueller Section II-C Phase 1 Final Plat was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

- 28. Final Plat/Resubdivision:** **C8-2012-0136.0A - Crest Haven Addition Lot 23; Resubdivision**  
Location: 1912 E M Franklin Avenue, Tannehill Branch Watershed, East MLK NPA  
Owner/Applicant: Urban Ventures (Ross Cole)  
Agent: Hector Avila  
Request: Approval of the Crest Haven Addition Lot 23; Resubdivision, a resubdivision of 2 lots into 4 lots on 1.0 acre. **VARIANCE:** A variance to Section 25-4-175 is being requested to allow the use of a flag lot in an existing residential subdivision.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov  
Planning and Development Review Department

The motion to postpone to February 12, 2013 by the request of staff was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

- 29. Final Plat:** **C8-2013-0002.0A - Bockhorn Lot 1; Resubdivision**  
Location: 703 E. 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 the Bockhorn Lot 1; Resubdivision composed of 2 lots on 0.43 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 30. Final Plat:** **C8-2012-0191.0A - Banister Acres Subdivision; Resubdivision of Lot 16, Block 5**  
Location: 4402 Banister Lane, West Bouldin Creek Watershed, South Austin Combined NPA (South Manchaca)  
Owner/Applicant: Leighton & Michael Moore  
Agent: Genesis 1 Engineering Co. (George Gonzalez)  
Request: Approval of the Banister Acres Subdivision; Resubdivision of Lot 16 Block 5, composed of 3 lots on 0.5 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 31. Final Plat w/Preliminary:** **C8-2013-0004.0A - South Shore Retail Replat & Subdivision Plat**  
 Location: 1900 E. Riverside Drive, Town Lake Watershed, Riverside NPA  
 Owner/Applicant: GRAYCO SS LAND 2011 LP. (John J. Gray)  
 Agent: Pape-Dawson Engineers (James R. McCann, P.E.)  
 Request: Approval of the South Shore Retail Replat & Subdivision Plat composed of 1 lot on 4.948 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 32. Final Plat; Previously Unplatted:** **C8-2012-0189.0A - 4515 S. 3rd Street Subdivision**  
 Location: 4515 South 3<sup>rd</sup> Street; Williamson Creek Watershed, South Austin Combined NPA (South Manchaca)  
 Owner/Applicant: Sanda Eames  
 Agent: Austin Civil Engineering., Inc. (Hunter Shadburne)  
 Request: Approval of the 4515 S. 3rd Street Subdivision composed of 2 lots on 0.599 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 33. Final Plat; Replat:** **C8-2013-0001.0A - Tuttle Addition; Replat**  
 Location: 608 Baylor Street, Town Lake Watershed, Old West Austin NPA  
 Owner/Applicant: Marc & Janice Burckhardt; Tyson & Nicole Caspers Tuttle  
 Agent: Crocker Consultants (Sarah Crocker)  
 Request: Approval of the Tuttle Addition; Replat composed of 2 lots on 0.898 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #29-33

The motion to disapprove Items #29-33 was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

## **D. NEW BUSINESS**

### **1. New Business: Initiate a Code Amendment - Neighborhood Plan Amendment Changes**

Owner/Applicant: City of Austin

Request: Amend Chapter 25-1 of the City of Austin Land Development Code to change the requirements for neighborhood plan amendment procedures.

Staff: Stevie Greathouse, 974-7226, [stevie.greathouse@austintexas.gov](mailto:stevie.greathouse@austintexas.gov)  
Planning and Development Review Department

The motion to initiate a code amendment to Chapter 25-1 of the City Code, as per the Neighborhood Planning Committee recommended on February 15, 2013, was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Jean Stevens was absent.

### **2. New Business:**

Request: Discussion and possible action on Planning Commission's role in the Land Development Code Revision Project. A). Should a member of the Planning Commission serve on the Advisory Group? B). Which Planning Commission Committee should be primarily responsible for reviewing proposed code revisions: 1) Codes & Ordinances Committee 2) Comprehensive Plan Committee?

A). Recommendation made that a Planning Commissioner should serve on the Advisory Group;  
B). Both Committees should be responsible for reviewing proposed code revisions; Item on future agenda on how meetings should occur as to be considerate of staff and Commissioners time.

## **E. SUBCOMMITTEE REPORTS**

Downtown Commissioner – Report and update made by Commissioner Myron Smith

Comprehensive Plan Committee – Meet February 4, 2013

Codes & Ordinances Committee – Update report made by Commissioner Danette Chimenti

CIP Committee – Meet February 4, 2013

\*\* Commissioner Roark will be a member of the CIP Committee

## **F. ADJOURNMENT**

**Chair Dave Anderson adjourned the meeting without objection at 9:50 p.m.**