



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
February 26, 2013**

The Planning Commission convened in a regular meeting on February 26, 2013 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Dave Anderson called the Board Meeting to order at 6:04 p.m.

Board Members in Attendance:

Dave Anderson – Chair

Danette Chimenti

Alfonso Hernandez

James Nortey

Stephen Oliver

Myron Smith

Jean Stevens

Jeff Jack – Ex-Officio Member

Howard Lazarus – Ex-Officio Member

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: GENERAL

No Speakers.

B. APPROVAL OF MINUTES

1. Approval of minutes from February 12, 2013.

The motion to approve the minutes from February 12, 2013, was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioners Richard Hatfield and Brian Roark were absent.

C. PUBLIC HEARINGS

1. **Briefing:** **Parking Reduction Incentive Program**

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (George Zapalac)
Request: Briefing on pilot program to allow parking reductions for projects which implement motor vehicle travel reduction strategies.
Staff: George Zapalac, 974-2724, george.zapalac@austintexas.gov;
Planning and Development Review Department

Briefing given to Commission by George Zapalac.

2. **Code** **C20-2011-023 – Bicycle Parking**

Amendment:

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 March 26, 2013 by the request of staff was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioners Richard Hatfield and Brian Roark were absent.

3. **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 approve staff's recommendation to amend Chapter 25-2-739 of the City Code, was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioners Richard Hatfield and Brian Roark were absent.

- 4. Code Amendment: C20-2013-001 – Barton Springs Pool General Grounds Improvements**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Liz Johnston)
Request: Amend Chapter 25-8 to allow site specific amendments and variances, as related to Barton Springs Pool general grounds improvements.
Staff Rec.: **RECOMMENDED**
Staff: Liz Johnston, 974-1218, liz.johnston@austintexas.gov; Planning and Development Review Department

The motion to deny staff's recommendation to amend Chapter 25-8 was approved by Commissioner James Nortey's motion, Commissioner Jean Stevens' seconded the motion on a vote of 5-2; Commissioners Myron Smith and Dave Anderson voted against the motion (nay), Commissioners Richard Hatfield and Brian Roark were absent.

*Commissioner Nortey stated that he would write a memo to City Council explaining the reasons for denial (see attached memo)

- 5. Rezoning: C14-2012-0083 – Cirrus Rezoning**
Location: 800 West 6th 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.: **RECOMMENDED**
Staff: Clark Patterson, 974-7691, clark.patterson@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 Jean Stevens' motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioners Richard Hatfield and Brian Roark were absent.

6. Rezoning: C14-2012-0109 - Sunflower
 Location: 1201 Robert E Lee Road, Lady Bird Lake Watershed, South Lamar Combined (Zilker) NPA
 Owner/Applicant: Joe Joseph Jr.
 Agent: Vinson Radke Investments (Steven Radke)
 Request: SF-3 to SF-6
 Staff Rec.: **RECOMMENDED; Applicant requests postponement to March 26, 2013.**
 Staff: Lee Heckman, 974-7604, lee.heckman@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 Jean Stevens' motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioners Richard Hatfield and Brian Roark were absent.

7. Conditional Use SP-2012-0338CT – TPPF (Texas Public Policy Foundation)
Permit & Variance:
 Location: 901 Congress Avenue, Lady Bird Lake Watershed, Downtown NPA
 Owner/Applicant: Texas Public Policy Foundation
 Agent: Big Red Dog Engineering (Bob Brown)
 Request: (1) Approve off-site parking for an office building in the CBD zoning district, and (2) Approve a variance from providing a trash receptacle location, including space for a vehicle to empty the receptacle, and from providing an off-street loading facility.
 Staff Rec.: **Recommended with Conditions**
 Staff: Michael Simmons-Smith, 974-1225, michael.simmons-smith@austintexas.gov
 Planning and Development Review Department

This item was been pulled from the agenda, no action was required.

- 8. Conditional Use Permit & Waiver:** **SPC-2012-0329A – Truck Leasing & Transportation Terminal**
- Location: 907 East St. John’s Avenue, Buttermilk Branch Watershed, St. John NPA
- Owner/Applicant: Bright Leasing Corp. c/o Penske Truck Leasing Co. L.P.
- Agent: Abdul K. Patel/ Rey Cedillo
- Request: Approval of a conditional use permit to allow a transporation terminal within the CS, General Commercial Services zoning district. Waiver: Request to allow a parking area and driveway within 25 feet of a lot that is in a SF-5 or more restrictive zoning district [LDC Sec. 25-2-1067(G)(1)].
- Staff Rec.: **RECOMMENDED**
- Staff: Nikki Hoelter, 974-2863, nikki.hoelter@austintexas.gov
Planning and Development Review Department

The motion to postpone to March 12, 2013 by the request of staff, was approved on the consent agenda by Commissioner Jean Stevens’ motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioners Richard Hatfield and Brian Roark were absent.

- 9. Resubdivision:** **C8-2012-0093.0A – Resubdivision of Lots 4 & 5, Zilker Hills**
- Location: 2010 Rabb Glen Street, West Bouldin Creek Watershed, South Lamar Combined (Zilker) NPA
- Owner/Applicant: 2101 Rabb Glen, LLC (Scott Turner)
- Agent: Axiom Engineers, Inc. (Alan Rhames)
- Request: Approval of the Resubdivision of Lots 4 & 5, Zilker Hills, a resubdivision of 2 lots into 4 lots on 0.796 acres. **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: Sylvia Limon, 974-2767, sylvia.limon@austintexas.gov
Planning and Development Review Department

The motion to approve staff’s recommendation for approval of the Resubdivision of Lots 4 & 5, Zilker Hills, was approved on the consent agenda by Commissioner Jean Stevens’ motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioner Richard Hatfield and Brian Roark were absent.

- 10. Preliminary Plan Revision:** **C8-07-0043.02 – Avery Station Preliminary Plan**
- Location: North Lakeline Blvd and Lyndhurst Street, South Brushy Creek Watershed, Lakeline TOD
- Owner/Applicant: Northwoods Avery Ranch LLC (Gary Newman)
- Agent: Bury & Partners, Inc. (David Miller)
- Request: Approval of the Northwoods at Lakeline Preliminary Plan revision composed of 405 lots on 187.93 acres
- Staff Rec.: **RECOMMENDED**
- Staff: David Wahlgren, 974-6455, david.wahlgren@austintexas.gov
Planning and Development Review Department

The motion to approve staff’s recommendation for approval of the Northwoods at Lakeline Preliminary Plan, was approved on the consent agenda by Commissioner Jean Stevens’ motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioner Richard Hatfield and Brian Roark were absent.

- 11. Preliminary Plan:** **C8-2013-0019 – Airport Gateway**
- Location: 7020 ½ East Ben White Boulevard Westbound, Carson Creek Watershed, Southeast NPA
- Owner/Applicant: Airport Gateway, LP (Kenneth Satterlee)
- Agent: Bury + Partners, Inc. (Jonah Mankovsky)
- Request: Approval of Airport Gateway composed of 9 lots on 60.261 acres.
- Staff Rec.: **DISAPPROVAL**
- Staff: Planning and Development Review Department

- 12. Final Plat Resubdivision:** **C8-2013-0016.0A – Lot 3 & 14 of Banister Acres**
- Location: 4408 Banister Lane, Williamson Creek Watershed, South Manchaca NPA
- Owner/Applicant: Leighton Moore
- Agent: Genesis I Engineering Co. (George Gonzalez)
- Request: Approval of Lots 3 & 14 of Banister Acres composed of 4 lots on 1.02 acres
- Staff Rec.: **DISAPPROVAL**
- Staff: Planning and Development Review Department

- 13. Final Plat Resubdivision: C8-2013-0014.0A – Chandler and Carleton Subdivision**
Location: 1012 East 15th 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: C8-2013-0017.0A.SH – Walton Place**
Location: 1123 Walton Lane, Boggy Creek Watershed, Johnston Terrace NPA
Owner/Applicant: Christopher Ruiz
Agent: Christopher Ruiz
Request: Approval of Walton Place composed of 4 lots on 0.800 acres.
Staff Rec.: **DISAPPROVAL**
Staff: Planning and Development Review Department
- 15. Final Plat Resubdivision: C8-2012-0013.0A – Sidon Harris Resubdivision**
Location: 201 East 34th Street, Waller Creek Watershed, North University NPA
Owner/Applicant: Valerie Bauhofer; Farzad Bozorgmehr
Agent: Farzad Bozorgmehr
Request: Approval of the Sidon Harris Resubdivision composed of 2 lots on 0.2020 acres
Staff Rec.: **DISAPPROVAL**
Staff: Planning and Development Review Department
- 16. Final Plat Resubdivision: C8-2013-0018.0A – Marlo Heights Section 2, Block 3, Lot 5; Resubdivision**
Location: 4624 Marlo Drive, Tannehill Branch Watershed, East MLK Combined (Pecan Springs-Springdale) NPA
Owner/Applicant: Judith Gordon Frost
Agent: Tre & Assoc, Inc (Marc Dickey)
Request: Approval of Marlo Heights Section 2, Block 3, Lot 5; Resubdivision composed of 2 lots on 0.405 acres
Staff Rec.: **DISAPPROVAL**
Staff: Planning and Development Review Department

Items #11-16;

The motion to disapprove Items #11-16, was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioners Richard Hatfield and Brian Roark were absent.

D. NEW BUSINESS

- 1. New Business: Initiate a Code Amendment – Urban Farms**
Owner/Applicant: City of Austin
Request: Amend Chapter 25-2 of the City of Austin Land Development Code to clarify, update, and revise regulations related to urban farms, livestock, size of farm, employees and dwelling.
Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov; Planning and Development Review Department

The motion to initiate a code amendment for Urban Farms was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioners Brian Roark and Richard Hatfield were absent.

- 2. New Business: Initiate a Code Amendment – Temporary Signs**
Owner/Applicant: City of Austin
Request: Amend Chapter 25-10 of the City of Austin Land Development Code to allow temporary signs downtown for special events.
Staff: Greg Dutton, 974-3509, greg.dutton@austintexas.gov; Planning and Development Review Department

The motion to initiate a code amendment for Temporary Signs was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioners Brian Roark and Richard Hatfield were absent.

- 3. New Business: Working Group – Definition of a Bedroom**
Request: Discussion and possible action on formation of a working group to address issues around how a bedroom is defined in the City Code.

This item was pulled from the agenda no action was required; reposted on the addendum.

E. ADJOURN

Chair Dave Anderson adjourned the meeting without objection at 9:40 p.m.