



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
March 26, 2013**

The Planning Commission convened in a regular meeting on March 26, 2013 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701

Chair Dave Anderson called the Board Meeting to order at 6:05 p.m.

**Board Members in Attendance:**

**Dave Anderson - Chair**

**Danette Chimenti – Vice-Chair**

**Richard Hatfield**

**Alfonso Hernandez**

**James Nortey**

**Stephen Oliver**

**Brian Roark**

**Myron Smith**

**Jean Stevens**

**Jeff Jack – 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 March 12, 2013.

The motion to approve the minutes from March 12, 2013 was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 9-0.

## C. PUBLIC HEARINGS

### 1. **Presentation and possible action:**

Request: Presentation on Aligning Roadway Design Criteria with Imagine Austin.  
Staff: Gary W. Schatz, Assistant Director, 512-974-7189,  
[gary.schatz@austintexas.gov](mailto:gary.schatz@austintexas.gov);  
Transportation Management, Austin Transportation Department

Presentation given to Commission by Gary Schatz.

### 2. **Code Amendment:** **C20-2012-020 – Waterfront Overlay Boundary**

Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (Greg Dutton)  
Request: Amend Chapter 25-2 of the City Code to modify regulations of the Waterfront Overlay District - Auditorium Shores and Butler Shores Subdistricts.  
Staff Rec.: **Recommended**  
Staff: Greg Dutton, 974-3509, [greg.dutton@austintexas.gov](mailto:greg.dutton@austintexas.gov);  
Planning and Development Review Department

The motion to approve staff's recommendation to amend Chapter 25-2; Waterfront Overlay Boundary, was approved by Commissioner Stephen Oliver's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 9-0.

### 3. **Code Amendment:** **C20-2011-027 – Subchapter E Changes**

Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (George Adams)  
Request: Amend Chapter 25-2 of the City Code to make clarifications, revisions, updates and additions to Subchapter E.  
Staff Rec.: **Recommended**  
Staff: George Adams, 974-2146, [george.adams@austintexas.gov](mailto:george.adams@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to April 9, 2013 by the request of staff was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 9-0.

- 4. 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](mailto:annick.beaudet@austintexas.gov);  
Public Works Department

This item was withdrawn from the agenda, no action was required by the Commission.

- 5. Code Amendment: C20-2013-004 – Plaza Saltillo**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (Christine Freundl)  
Request: Amend Chapter 25-2 of the City Code to allow indoor entertainment as a conditional use in the TOD Mixed Use zoning category.  
Staff Rec.: **Recommended**  
Staff: Christine Freundl, 974-2868, [christine.freundl@austintexas.gov](mailto:christine.freundl@austintexas.gov);  
Planning and Development Review Department

The motion to approve staff's recommendation to amend Chapter 25-2; Plaza Saltillo, was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 9-0.

- 6. Code Amendment: C20-2012-005 – North Burnet Gateway; Two-story minimum**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (Christine Freundl)  
Request: Amend Chapter 25-2 of the City Code to provide clarification to the definition of "two-story minimum" within the North Burnet Gateway Zoning District.  
Staff Rec.: **Recommended**  
Staff: Christine Freundl, 974-2868, [christine.freundl@austintexas.gov](mailto:christine.freundl@austintexas.gov);  
Planning and Development Review Department

The motion to approve staff's recommendation to amend Chapter 25-2; North Burnet Gateway, Two-story minimum, was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 9-0.

- 7. Code Amendment: C20-2012-006 – North Burnet Gateway; Sign Regulations**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (Christine Freundl)  
Request: Amend Chapter 25-2 of the City Code, regarding provisions of the North Burnet Gateway District sign regulations.  
Staff Rec.: **Recommended**  
Staff: Christine Freundl, 974-2868, [christine.freundl@austintexas.gov](mailto:christine.freundl@austintexas.gov); Planning and Development Review Department

The motion to approve staff's recommendation to amend Chapter 25-2; North Burnet Gateway, Sign Regulations, was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 9-0.

- 8. Code Amendment: C20-2012-007 – North Burnet Gateway; Subdistrict Map**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (Christine Freundl)  
Request: Amend City Code Chapter 25 to clarify the boundaries of the North Burnet Gateway subdistricts and to provide a mechanism that allows the Subdistrict Map to be updated within the Regulating Plan when a zoning change takes place, without requiring a code amendment.  
Staff Rec.: **Recommended**  
Staff: Christine Freundl, 974-2868, [christine.freundl@austintexas.gov](mailto:christine.freundl@austintexas.gov); Planning and Development Review Department

The motion to approve staff's recommendation to amend Chapter 25; North Burnet Gateway, Subdistrict Map, was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 9-0.

- 9. Code Amendment: C20-2012-008 – North Burnet Gateway; Water Quality Control**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (Christine Freundl)  
Request: Amend Chapter 25-2 of the City Code regarding water quality in the North Burnet Gateway Regulating Plan, such that Section 4.11.3 (A) references Section 25-8-92 (E) of the Land Development Code instead of Section 25-8-92 (C).  
Staff Rec.: **Recommended**  
Staff: Christine Freundl, 974-2868, [christine.freundl@austintexas.gov](mailto:christine.freundl@austintexas.gov); Planning and Development Review Department

The motion to approve staff's recommendation to amend Chapter 25-2; Water Quality Control, was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 9-0.

- 10. MUD Consent Agreement Amendment:** **C12M-2013-0002 – Senna Hills MUD Consent Agreement Amendment**
- Location: Approximately 323 acres located at FM Road 2244 and Senna Hills Drive, Barton Creek Watershed-Barton Springs Zone; Lake Austin Watershed
- Owner/Applicant: Senna Hills Limited
- Agent: Axiom Engineers Inc. (Alan Rhames)
- Request: Amend the Senna Hills MUD consent agreement and land plan to: (1) change the land use designation for an 11.73 acre tract from School and Irrigation to Office, (2) reduce the maximum residential density, and (3) reduce the maximum Living Unit Equivalents (LUEs) of water and wastewater demand.
- Staff Rec.: **Denial of the request to amend the consent agreement**
- Staff: Jackie Chuter, 974-2613, [jackie.chuter@austintexas.gov](mailto:jackie.chuter@austintexas.gov); Planning and Development Review Department

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

- 11. 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
- Staff Rec.: **Recommended**
- Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department

The motion to postpone to April 9, 2013 by the request of the applicant, was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 9-0.

- 12. Restrictive Covenant Amendment:** **C14-2009-0151(RCA) – Shoal Creek Walk**
- Location: 835 West 6<sup>th</sup> Street, Shoal Creek Watershed, Downtown NPA
- Owner/Applicant: Schlosser Development, LP (Bradley Schlosser)
- Agent: Alice Glasco Consulting (Alice Glasco)
- Request: To amend the Restrictive Covenant as it relates to Open Space and Shoal Creek Improvements
- 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 to amend a restrictive covenant to Shoal Creek Walk, was approved by Commissioner Stephen Oliver's motion, Commissioner Brian Roark seconded the motion on a vote of 9-0.

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

The motion to postpone to April 9, 2013 by the request of the applicant, was approved by Commissioner Alfonso Hernandez's motion, Commissioner Danette Chimenti seconded the motion on a vote of 9-0.

- 14. Rezoning: C814S-86-030.03 – 1601 W. Stassney**  
Location: 1601 West Stassney Lane, Williamson Creek Watershed, South Austin Combined (Garrison Park) NPA  
Owner/Applicant: Capital Soccer Club, Inc. (Brian W. Bishop)  
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)  
Request: PUD to PUD, to amend the approved land use and development standards for Lot 2  
Staff Rec.: **Recommended, with conditions**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department

The motion to approve staff's recommendation for PUD, was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 9-0.

- 15. 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 approve staff's recommendation for DMU-CO with added conditions of restaurant uses without drive thru and include Great Streets, was approved by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 9-0.

**16. 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 approve staff's recommendation for DMU-CO with added conditions of restaurant uses without drive thru and include Great Streets, was approved by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 9-0.

**17. 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 approve staff's recommendation for DMU-CO with added conditions of restaurant uses without drive thru and include Great Streets, was approved by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 9-0.

**18. 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 approve staff's recommendation for DMU-CO with added conditions of restaurant uses without drive thru and include Great Streets, was approved by Commissioner James Nortey's motion, Commissioner Richard Hatfield seconded the motion on a vote of 9-0.

**19. 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.: **Recommendation of SF-6-CO**  
Staff: Lee Heckman, 974-7604, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov);  
Planning and Development Review Department

The motion to deny staff's recommendation for SF-6-CO district zoning, was approved by Commissioner Danette Chimenti's motion, Commissioner Myron Smith seconded the motion on a vote of 5-4; Commissioners Richard Hatfield, Alfonso Hernandez, Stephen Oliver and James Nortey voted against the motion (nay).

**20. Rezoning:** **C14-2013-0003 – West Campus Partners, LP**  
Location: 2700 Nueces Street, Waller Creek Watershed, West University NPA  
Owner/Applicant: West Campus Partners, LP (Marty Timmerman)  
Agent: Bury & Partners, Inc. (Melissa Nesland)  
Request: MF-4-NP to CS-1-NP  
Staff Rec.: **Recommendation of CS-1-CO-NP**  
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 CS-1-CO-NP with the prohibited uses list included in the motion, was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens' seconded the motion on a vote of 9-0.

**21. Conditional Use Permit & Waiver:** **SPC-2012-0329A – Truck Leasing & Transportation Terminal**  
Location: 907 East St. John's Avenue, Buttermilk Branch Watershed, St. John's 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 transportation 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](mailto:nikki.hoelter@austintexas.gov);  
Planning and Development Review Department

This item was pulled from the agenda; no action was required by the Commission.



- 22. Final Plat; Resubdivision:** **C8-2013-0039.0A – Blue Bonnet Hills**  
 Location: 1201 Robert E. Lee Road; Resubdivision, Town Lake Watershed, Zilker NPA  
 Owner/Applicant: Joe Joseph  
 Agent: Perales Engineering LLC (Jerry Perales)  
 Request: Approval of Blue Bonnet Hills composed of 9 lots on 3.13 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 23. Final Plat; Resubdivision:** **C8-2013-0036.0A – Lot 24 Block C Bellaire; Resubdivision**  
 Location: 1901 Payne Avenue, Shoal Creek Watershed  
 Owner/Applicant: Grayland LLC (Lisa Gray)  
 Agent: Lisa Gray  
 Request: Approval of the Lot 24 Block C Bellaire; Resubdivision composed of 2 lots on 0.294 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 24. Final Plat:** **C8-2013-0041.0A – Walnut Acres**  
 Location: 6121 FM 969 Road, Walnut Creek Watershed, East MLK Combined NPA  
 Owner/Applicant: Arami Masoud/Majid Kamalipour (Majid Kamalipour)  
 Agent: Jacobs Engineering (Brandy Waters)  
 Request: Approval of Walnut Acres composed of 1 lot on 6.1 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 25. Final Plat/Resubdivision:** **C8-2013-0034.0A – Baker Buyer Subdivision, a Resubdivision of a portion of Lot 8 G.K. Beckett Estates**  
 Location: 5500 Reynolds Road, Williamson Creek-Barton Springs Zone Watershed, Oak Hill Combined (East Oak Hill) NPA  
 Owner/Applicant: T.E. & Regina F. Anderson  
 Agent: RPS Espey (Dale W. Gray, P.E.)  
 Request: Approval of the Baker Buyer Subdivision, a Resubdivision of a portion of Lot 8 G.K. Beckett Estates composed of 1 lot on 1.197 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 26. Final Plat w/Preliminary:** **C8-2013-0019.1A – Airport Gateway**  
Location: 7119 East Ben White Boulevard Eastbound, Carson Creek Watershed, Southeast NPA  
Owner/Applicant: Airport Gateway, LP (Kenneth Satterlee)  
Agent: Bury & Partners (Jonah Mankovsky, P.E.)  
Request: Approval of Airport Gateway composed of 9 lots on 60.261 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 27. Final Plat Resubdivision:** **C8-2013-0038.0A – Rountree Addition**  
Location: 3706 East 12<sup>th</sup> Street, Boggy Creek Watershed, MLK NPA  
Owner/Applicant: Dorothy Anne Rountree  
Agent: Hector Avila  
Request: Approval of the Rountree Addition composed of 2 lots on 0.393 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 28. Final Plat Resubdivision:** **C8-2013-0035.0A – Lot 4 Block Y Resubdivision, a portion of Crestview Addition Section 4**  
Location: 1900 Morrow Street, Shoal Creek Watershed, Crestview NPA  
Owner/Applicant: Grayland LLC (Lisa Gray)  
Agent: Grayland LLC (Lisa Gray)  
Request: Approval of the Lot 4 Block Y Resubdivision, a portion of Crestview Addition Section 4 composed of 2 lots on 0.283 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 29. Final Plat Resubdivision:** **C8-2013-0043.0A – Jaylee Subdivision**  
Location: Burleson Road, Williamson Creek/Carson Creek Watersheds, Southeast NPA  
Owner/Applicant: Jaylee Ltd. (Steve Cutler)  
Agent: Carlson, Brigrance & Deoring, Inc. (Geoff Guerrero)  
Request: Approval of the Jaylee Subdivision composed of 4 lots on 14.9 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 30. Final Plat/Amended Plat:** **C8-2013-0040.0A – Delano Subdivision an Amended Plat of Lot 6 & Lot 7, Block 3**  
Location: 1316 Delano Street, Fort Branch Watershed, MLK-183 NPA  
Owner/Applicant: Bay Street Ventures LLC (PJ Cruickshank)  
Agent: Live Oak Surveying (Phyllis Marucci Woodley)  
Request: Approval of Delano Subdivision, an Amended Plat of Lot 6 & Lot 7, Block 3 composed of 2 lots on 0.323 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 31. Final Plat w/Replat:** **C8-2013-0046.0A – Preserve at Thomas Springs Road**  
Location: 6517 Thomas Springs Road, Barton Creek/Williamson Creek Watersheds-Barton Springs Zone, West Oak Hill NPA  
Owner/Applicant: Richard E. Furtado  
Agent: Civil Land Group, LLC (Gregory Ulcak)  
Request: Approval of the Preserve at Thomas Springs Road composed of 34 lots on 38.465 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #22-31;

The motion to disapprove Items #22-31, was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 9-0.

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

#### **E. ADJOURN**

**Chair Dave Anderson adjourned the meeting without objection at 11:03 p.m.**