



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
June 11, 2013**

The Planning Commission convened in a regular meeting on June 11, 2013 @ 301 W. 2nd Street, Austin, Texas 78701

Vice-Chair Danette Chimenti called the Board Meeting to order at 6:00 p.m.

Board Members in Attendance:

Danette Chimenti – Vice-Chair

Richard Hatfield

Alfonso Hernandez

James Nortey

Stephen Oliver

Brian Roark

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 May 28, 2013.

The motion to approve the minutes from May 28, 2013, was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Chair Dave Anderson was absent.

C. PUBLIC HEARINGS

- 1. Code** **C20-2013-008 – Downtown Austin Density Bonus Program and CURE Amendments**
Amendment:
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Jim Robertson)
Request: Amend Chapter 25, related to downtown density bonus program codification and Central Urban Redevelopment (CURE) zoning amendments initiated per Council direction.

Staff Rec.: **Recommended**
Staff: Jim Robertson, 512-974-3564, jim.robertson@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation with the following amendments: To include 3-year recalibrations, prioritizing housing for the homeless, broader affordability language and to include community benefits by the end of 2013, motion made by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 8-0; Chair Dave Anderson was absent.

- 2. Code** **C20-2013-002 – Neighborhood Plan Amendment Procedures**
Amendment:
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department (Stevie Greathouse)
Request: Amend Chapter 25-1 of the City of Austin Land Development code to change the requirements for neighborhood plan amendment procedures.

Staff Rec.: **Recommended**
Staff: Stevie Greathouse, 512-974-7226,
stevie.greathouse@austintexas.gov;
Planning and Development Review Department

The motion to postpone to July 9, 2013 by the request of the Planning Commission, was approved by Commissioner Jean Stevens' motion, Commissioner Myron Smith seconded the motion on a vote of 8-0; Chair Dave Anderson was absent.

- 3. Code** **C20-2011-032 – Electronic Testing and Electronic Prototype Assembly in DMU and CBD**
Amendment:
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 downtown mixed use (DMU) and central business district (CBD) designation, to make electronic prototype assembly and electronic testing permitted in the DMU and CBD base zoning district.

Staff Rec.: **Pending**
Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov; Planning and Development Review Department

The motion to approve Electronic Testing and Electronic Prototype Assembly shall be conditional uses in CBD and DMU, unless:

1. In a single tenant building (excluding Pedestrian Oriented Uses on the ground floor) and;
2. In a building 90-feet or less in height and;
3. In a building that doesn't contain a residential use and;
4. Does not require an H-occupancy under Chapter 25-12, Article I (Building Code).

If conditions 1-4 are met, they are permitted uses in CBD and DMU.

Motion made by Commissioner Stephen Oliver, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Chair Dave Anderson was absent.

- 4. Rezoning:** **C14-2012-0100 – Woodland Commercial Park**
Location: 1640 South IH-35 Service Road, Harper's Branch Watershed, South River City Combined NPA
Owner/Applicant: Woodland I-35 LP (Billy Reagan II)
Agent: Brown McCarroll, LLP (Nikelle Meade)
Request: GR-CO-NP to CS-CO-NP
Staff Rec.: **Recommended**
Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov; Planning and Development Review Department

The motion to postpone to June 25, 2013 by the request of staff and neighborhood, was approved on the consent agenda by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Chair Dave Anderson was absent.

- 5. Zoning: C814-2012-0163 – Sun Chase PUD**
Location: 15201, 15810 and 16070 Pearce Lane; 7910 Wolf Lane, Dry Creek East Watershed, Southeast Travis County MUD #1-4
Owner/Applicant: Qualico CR LP (Vera Massaro)
Agent: Carlson, Brigrance & Doering, Inc. (Charles Brigrance, Jr.)
Request: I-SF-2; I-SF-4A to PUD
Staff Rec.: **Pending; Indefinite Postponement request by the Applicant and Staff**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

The motion to Indefinitely Postpone by the request of the applicant and staff, was approved on the consent agenda by Commissioner James Northey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Chair Dave Anderson was absent.

- 6. Zoning: C814-2012-0152 – Pilot Knob Planned Unit Development**
Location: East and southeast of the intersection of William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highways 183 and FM 1625; Cottonmouth Creek, North Fork Dry Creek, South Fork Dry Creek Watersheds, Pilot Knob MUD #1-5
Owner/Applicant: Carma Easton, Inc. (Scott Rogers)
Agent: McCann Adams Studio (Jana McCann, A.I.A.)
Request: I-RR; I-SF-4A to PUD
Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

The motion to Indefinitely Postpone by the request of the applicant and staff, was approved on the consent agenda by Commissioner James Northey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Chair Dave Anderson was absent.

- 7. Rezoning: C814-2012-0160 – 211 S. Lamar**
Location: 211 S. Lamar Boulevard, Lady Bird Lake Watershed, South Lamar Combined NPA
Owner/Applicant: Post Paggi, LLC (Jason Post)
Agent: Winstead PC (Amanda Swor)
Request: CS & CS-V to PUD
Staff Rec.: **Recommended**
Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov; Planning and Development Review Department

The motion to approve staff's recommendation for PUD zoning, was approved by Commissioner Richard Hatfield's motion, Commissioner James Northey seconded the motion on a vote of 5-3; Commissioners Myron Smith, Jean Stevens and Danette Chimenti voted against the motion (nay); Chair Dave Anderson was absent.

8. **Rezoning:** **C14-2013-0059 – Cedars Montessori School (West)**
Location: 9704 Circle Drive, Williamson Creek/Slaughter Creek Watersheds-
Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA
Owner/Applicant: Brown McCarroll, LLP (Kell C. Mercer)
Agent: Stansberry Engineering Co, Inc. (Blayne Stansberry)
Request: RR-NP to LO-NP
Staff Rec.: **Recommendation of LO-MU-NP**
Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for LO-MU-NP district zoning, was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Chair Dave Anderson was absent.

9. **Rezoning:** **C14-2013-0058 – Cedars Montessori School (East)**
Location: 9528 & 9600 Circle Drive, Williamson Creek/Slaughter Creek
Watersheds -Barton Springs Zone, Oak Hill Combined (West Oak
Hill) NPA
Owner/Applicant: Brown McCarroll, LLP (Kell C. Mercer)
Agent: Stansberry Engineering Co, Inc. (Blayne Stansberry)
Request: RR-NP to LO-NP
Staff Rec.: **Recommendation of LO-MU-NP**
Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for LO-MU-NP district zoning, was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Chair Dave Anderson was absent.

**10. Site Plan -
Conditional Use
Permit:**

SPC-2012-0303C – New Central Library

Location: 704 West Cesar Chavez Street, Lady Bird Lake Watershed,
Downtown NPA
Owner/Applicant: City of Austin, Public Works Department (Cynthia Jordan)
Agent: Urban Design Group (J. Segura P.E.)
Request: Approval of a conditional use site plan because the site is zoned P,
Public and over 1 acre in size [LDC Section 25-2-625].
Waivers: **1.** To permit a structure to encroach into the 70 degree
building envelope [LDC Section 25-2-738(E)];
2. To allow a curb cut to exceed 30 feet in width for an off-street
loading facility or trash receptacle. [LDC Section 25-6-592(D)(1)]
3. To allow a vehicle to use a public right-of-way to back into or out
of an off-street loading facility or trash receptacle. [LDC Section 25-6-
592(D)(2)]
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov;
Planning and Development Review Department

The motion to approve staff's recommendation for approval of a conditional use site plan and waivers to LDC Section 25-2-625, Section 25-2-738(E), Section 25-6-592(D)(1) and Section 25-6-592(D)(2), was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Chair Dave Anderson was absent.

**11. Final Plat
w/Preliminary:**

C8-07-0043.02.2A – Avery Station, Section 1A Phase 2

Location: Staked Plains Drive, South Brushy Creek Watershed, Lakeline TOD
Owner/Applicant: Northwoods Avery Ranch LLC (Gary L. Newman)
Agent: Bury + Partners (David Miller)
Request: Approval of Avery Station, Section 1A Phase 2 composed of 61 lots
on 21.208 acres
Staff Rec.: **Recommended**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov;
Planning and Development Review Department

The motion to postpone to June 25, 2013 by the request of the Planning Commission, was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Chair Dave Anderson was absent.

- 12. Final Plat; Resubdivision:** **C8-2013-0096.0A – Liberty Street Addition**
Location: 600 East 32nd Street; Resubdivision, Waller Creek Watershed, Hancock NPA
Owner/Applicant: Rainbow Bend Properties, LLC (Martin Diea)
Agent: Hector L. Avila
Request: Approval of the Liberty Street Addition composed of 3 lots on 0.583 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 13. Final Plat; Amended Plat:** **C8-2013-0090.0A – Covered Bridge Whitecroe Subdivision**
Location: 8739 West SH 71; Williamson Creek-Barton Springs Zone Watershed, West Oak Hill NPA
Owner/Applicant: White Dudley Estate, CBAL Whitecroe LLC, PPF Amli Covered Bridge Drive LLC (Taylor Bowen)
Agent: Thrower Design (A. Ron Thrower)
Request: Approval of the Covered Bridge Whitecroe Subdivision composed of 41 lots on 24.909 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Final Plat w/Replat:** **C8-2013-0098.0A – Pleasant Valley Section 3 Replat**
Location: 2915 Webberville Road, Boggy Creek Watershed, Govalle NPA
Owner/Applicant: MX3 Investment (Sal Martinez)
Agent: Hector L. Avila
Request: Approval of the Pleasant Valley Section 3 Replat composed of 1 lot on 2.289 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 15. Final Plat Resubdivision:** **C8-2013-0094.0A – Chernosky No. 7; Resubdivision of Lot 16 Blk 20**
Location: 4601 ½ Santa Anna Street, Boggy Creek Watershed, MLK-183 NPA
Owner/Applicant: Nuria Zaragoza
Agent: Hector L. Avila
Request: Approval of the Chernosky No 7; Resubdivision of Lot 16 Block 20 composed of 2 lots on 0.303 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

16. Final Plat Resubdivision: **C8-2013-0093.0A – Chevy Chase South Phase 4 Section 4, Block A Lot 1; Resubdivision**
Location: 2101 Wickersham Lane, Country Club West Watershed, Pleasant Valley NPA
Owner/Applicant: Riverside Village LP (Tung T. Tran)
Agent: Moncada Consulting (Phil Moncada)
Request: Approval of the Chevy Chase South Phase 4 Section 4 Block A Lot 1; Resubdivision composed of 2 lots on 5.024 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #12-16;

The motion to disapprove Items #12-16 was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Chair Dave Anderson was absent.

C. NEW BUSINESS

1. New Business:

Request: Discussion and possible direction to Staff to initiate a rezoning case to the update the maximum square feet of building coverage on Tracts 2 and 4 for Covered Bridge Planned Unit Development, located at 6714 Covered Bridge Drive
Staff: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov; Planning and Development Review Department

The motion to direct staff to initiate a rezoning case to update the maximum square feet of building coverage for Covered Bridge PUD, was approved on the consent agenda by Commissioner James Nortey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Chair Dave Anderson was absent.

E. SUBCOMMITTEE REPORTS

Neighborhood Planning Committee – June 19, 2013
Comp Plan Committee – Met; brief update given
CIP Committee – Met; brief update given
Downtown Commission – June 19, 2013
Codes & Ordinances Committee – June 18, 2013

F. ADJOURN

Vice-Chair Danette Chimenti adjourned the meeting without objection at 10:25 p.m.