



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
July 9, 2013**

The Planning Commission convened in a regular meeting on July 9, 2013 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Dave Anderson called the Board Meeting to order at 6:01 p.m.

Board Members in Attendance:

Dave Anderson - Chair

Richard Hatfield

Alfonso Hernandez

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 June 25, 2013.

The motion to approve the minutes from June 25, 2013, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and James Nortey were absent.

C. PUBLIC HEARINGS

1. Briefing/Update and Possible Discussion and Action: **Drinking Water Protection Zone (DWPZ)**

Request: Briefing/Update and possible discussion and action on Austin Water Utility presentation and update on new Drinking Water Protection Zone (DWPZ) Capital Improvement Projects (CIP).

Staff: Kristi Fenton, 512-972-0178; Kristi.Fenton@austintexas.gov; Brian Long, 512-972-0177; Brian.Long@austintexas.gov; Austin Water Utility Department

The motion to approve the new Drinking Water Protection Zone Capital Improvement Projects, was approved by Commissioner Stephen Oliver's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0-1; Chair Dave Anderson recused himself from this item, Commissioners Danette Chimenti and James Nortey were absent.

2. Code Amendment: **C20-2013-002 – Neighborhood Plan Amendment Procedures**

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 August 13, 2013 by the request of the Planning Commission, was approved by Commissioner Richard Hatfield's motion, Commissioner Brian Roark seconded the motion on a vote of 6-0-1; Commissioner Myron Smith abstained, Commissioners Danette Chimenti and James Nortey were absent.

- 3. 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
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

Public hearing closed.

The motion to approve staff's recommendation for CS-CO-NP district zoning was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and James Nortey were absent.

- 4. Site Plan SP-2008-0291C(XT2) – Country Inn**
Extension:
Location: 1705 Airport Commerce Drive, Carson Creek Watershed, East Riverside Corridor NPA
Owner/Applicant: Waterloo Lodging (Amit Patel)
Agent: Prossner and Associates (Hector Avila)
Request: Approve a 3 year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Donna Galati, 512-974-2733; donna.galati@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of a 3-year extension, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and James Nortey were absent.

5. Resubdivision: C8-2012-0188.0A – Second Resubdivision of a Portion of Block 33 Theodore Low Heights

Location: 4006 Valley View Drive, West Bouldin Creek Watershed, South Lamar NPA
Owner/Applicant: LPK Investments, LLC (Aaron M. Levy)
Agent: Genesis I Engineering Co. (George Gonzalez)
Request: Approve a VARIANCE to 25-4-175 (LDC) for flag lot in a subdivision. Approve the resubdivision of part of a lot into 4 lots on 0.981 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767; sylvia.limon@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation to approve a Variance to 25-4-175 in the Land Development Code, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and James Nortey were absent.

*Request made by Commission to post an item on next C&O regarding definition of a rear lot line.

6. Final Plat Resubdivision: C8-2013-0002.0A – Bockhorn Lot 1; Resubdivision

Location: 703 E. 49th 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.: **Recommended**
Staff: David Wahlgren, 512-974-6455; david.wahlgren@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Bockhorn Lot 1 Resubdivision, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and James Nortey were absent.

7. **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.: **Recommended**
Staff: Don Perryman, 512-974-2786; don.perryman@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for CS-CO-NP district zoning was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and James Nortey were absent.

*Request made for a briefing to the Codes & Ordinance Committee on the requirements of a subdivision.

8. **Final Plat Resubdivision:** **C8-2013-0113.0A – Hillview Oak portions of Lot 12 and 13**
Location: 2000 Exposition Boulevard, Johnson Creek Watershed, West Austin NPA
Owner/Applicant: Sandy Garcia
Agent: Hector Avila
Request: Approval of Hillview Oak portions of Lot 12 & 13, composed of 2 lots on 0.322 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

9. **Final Plat:** **C8-2013-0115.0A.SH – Jacob Henniger Subdivision**
Location: 3303 Goodwin Avenue, Boggy Creek Watershed, Govalle NPA
Owner/Applicant: Austin Housing Finance Corporation (Javier Delgado)
Agent: Tre & Assoc. Inc. (Marc Dickey)
Request: Approval of the Jacob Henniger Subdivision composed of 3 lots on 0.4780 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 10. Final Plat Resubdivision:** **C8-2013-0109.0A – Resub of Lot 2 Subdivision of a portion of the Santiago Del Valle 10 League Grant**
Location: 5117 Maufrais Lane, Williamson Creek Watershed, Franklin Park NPA
Owner/Applicant: Nelfredo Inc. DBA Alfred Painting and Carpet Cleaning
Agent: Austin Civil Engineering (Keith Parkan)
Request: Approval of the Resubdivision of Lot 2 Subdivision of a portion of the Santiago Del Valle 10 League Grant composed of 3 lots on 0.4943 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 11. Preliminary Plan:** **C8-2013-0112 – Bouldin Court**
Location: 900 South 2nd Street, East Bouldin Creek Watershed, Bouldin NPA
Owner/Applicant: 1st. Street Highlands, LP (Ryan Diepenbrock)
Agent: PSW HOMES LLC (Jarred Corbell)
Request: Approval of Bouldin Court composed of 15 lots on 5.1 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 12. Final Plat Resubdivision:** **C8-2013-0117.0A – Springdale at 51st Street; Resubdivision**
Location: 4500 East 51st Street, Fort Branch Watershed, Pecan Springs - Springdale NPA
Owner/Applicant: Benjamin Enterprises (Ben Rosas)
Agent: Genesis 1 Engineering Co. (George Gonzalez)
Request: Approval of the Springdale at 51st Street; Resubdivision composed of 1 lot on 1.491 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 13. Final Plat** **C8-2013-0110.0A – BK.T Crestview Addition Section 8 Lots 34 and 36; Amended Plat**
Amended Plat: **Location:** 7600 Woodrow Avenue, Shoal Creek Watershed, Crestview NPA
Owner/Applicant: Todd Watkin, Kelly Lao and Mark Hagen
Agent: Lenworth Consulting (Nash Gonzalez)
Request: Approval of the BK.T Crestview Addition Section 8 Lots 34 and 36; Amended Plat composed of 2 lots on 0.36 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #8-13;

The motion to disapprove Items #8-13, was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Commissioners Danette Chimenti and James Nortey were absent.

D. NEW BUSINESS

E. SUBCOMMITTEE REPORTS

F. ADJOURN

Chair Dave Anderson adjourned the meeting without objection at 7:20 p.m.