



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
August 13, 2013**

**The Planning Commission convened in a regular meeting on August 13, 2013 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701**

**Acting Chair Jean Stevens called the Board Meeting to order at 6:04 p.m.**

**Board Members in Attendance:**

**Alfonso Hernandez**

**James Nortey**

**Stephen Oliver**

**Brian Roark**

**Jean Stevens – Secretary (Acting Chair)**

**Howard Lazarus – Ex-Officio Member**

**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 July 30, 2013 Special Called Meeting.

The motion to approve the minutes from July 30, 2013 Special Called Meeting was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Richard Hatfield and Myron Smith were absent.

## C. PUBLIC HEARINGS

### 1. Municipal Utility C12M-2013-0001 – Cascades MUD No. 1

**District:**

Location: 11601 South IH 35, Onion Creek Watershed

Owner/Applicant: T. Marc Knutsen

Agent: Armbrust & Brown (Sue Brooks Littlefield)

Request: Consent to Create a Municipal Utility District (MUD)

Staff: Virginia Collier, 512-974-2022; [virginia.collier@austintexas.gov](mailto:virginia.collier@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to August 27, 2013 by the request of the applicant was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Richard Hatfield and Myron Smith were absent.

### 2. Discussion and

**Action:**

Request: Discussion and consider for recommendation a site-specific amendment to City Code Chapter 25-8, Article 12 (Save Our Springs Initiative) for Garza Tract, generally located at 3712 Ben Garza Lane.

Staff: Chuck Lesniak, 512-974-2699; [chuck.lesniak@austintexas.gov](mailto:chuck.lesniak@austintexas.gov);  
Watershed Protection Department

Public hearing closed.

1<sup>st</sup> motion: The motion to approve staff's recommendation was made by Commissioner Alfonso Hernandez, Commissioner James Nortey seconded the motion on a vote of 4-1; Commissioner Stephen Oliver voted against the motion (nay); Chair Dave Anderson, Commissioners Danette Chimenti, Richard Hatfield and Myron Smith were absent. MOTION FAILED.

2<sup>nd</sup> motion: The motion to forward to City Council with no recommendation from the Planning Commission was made by Commissioner Alfonso Hernandez, Commissioner James Nortey seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Richard Hatfield and Myron Smith were absent. MOTION PASSED.

### 3. Discussion and

#### Action:

Request: Discussion and consider for recommendation a site-specific amendment to City Code Chapter 25-8, Article 12 (Save Our Springs Initiative) for Encino Trace, generally located at 5707 Southwest Parkway.

Staff: Chuck Lesniak, 512-974-2699; [chuck.lesniak@austintexas.gov](mailto:chuck.lesniak@austintexas.gov); Watershed Protection Department

Public hearing closed.

1<sup>st</sup> motion: The motion to approve staff's recommendation was made by Commissioner Alfonso Hernandez, Commissioner James Nortey seconded the motion on a vote of 4-1; Commissioner Stephen Oliver voted against the motion (nay); Chair Dave Anderson, Commissioners Danette Chimenti, Richard Hatfield and Myron Smith were absent. MOTION FAILED.

2<sup>nd</sup> motion: The motion to forward to City Council with no recommendation from the Planning Commission was made by Commissioner Alfonso Hernandez, Commissioner James Nortey seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Richard Hatfield and Myron Smith were absent. MOTION PASSED.

### 4. 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](mailto:stevie.greathouse@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation with removing the Planning Commissions' ability to initiate Neighborhood Plan Amendments, was made by Commissioner Stephen Oliver, Commissioner James Nortey seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Richard Hatfield and Myron Smith were absent.

5. **Code** **C20-2013-017 – Watershed Protection Amendments**  
**Amendment:**  
Owner/Applicant: City of Austin  
Agent: Watershed Protection Department (Matt Hollon)  
Request: Amend Chapters 25-7, 25-8, 30-4, and 30-5 relating to drainage and water quality; amend various sections of Titles 25 and 30 relating to environmental protection, and establish a water supply mitigation fund and riparian zone fund.  
  
Staff Rec.: **Recommended**  
Staff: Matt Hollon, 512-974-2212; [matt.hollon@austintexas.gov](mailto:matt.hollon@austintexas.gov);  
Watershed Protection Department

The motion to postpone to August 27, 2013 by the request of staff was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

6. **Code** **C20-2013-011 – Vested Development Rights**  
**Amendment:**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department  
Request: Amend City Code Chapters 25-1 and 25-5 relating to vested development rights under Chapter 245 and Section 43.002 of the Texas Local Government Code.  
  
Staff Rec.: **Recommended**  
Staff: Greg Guernsey, 512-974-2387; [greg.guernsey@austintexas.gov](mailto:greg.guernsey@austintexas.gov);  
Planning and Development Review Department

The motion to forward to the Codes & Ordinances Committee was made by Commissioner James Nortey, Commissioner Alfonso Hernandez seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 7. Code** **C20-2013-015 – Limited Office Off-Site Accessory Parking**  
**Amendment:**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department (Greg Dutton)  
Request: Amend Chapter 25 of the City Code to make off-site accessory parking a permitted or conditional use in the LO zoning district  
Staff Rec.: **Recommended**  
Staff: Greg Dutton, 512-974-3509; [greg.dutton@austintexas.gov](mailto:greg.dutton@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to September 24, 2013 by the request of staff was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 8. Plan Amendment:** **NPA-2013-0013.01 – 1010 Daniel Drive**  
Location: 1010 Daniel Drive, Bouldin Creek Watershed, Bouldin Creek NPA  
Owner/Applicant: PPT Development, LP  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: Single Family to Mixed Use/Office land use  
Staff Rec.: **Recommend an Indefinite Postponement**  
Staff: Maureen Meredith, 512-974-2695,  
[maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov);  
Planning and Development Review Department

The motion to indefinite postpone by the request of the applicant, was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 9. Rezoning:** **C14-2013-0019 – 1010 Daniel Drive**  
Location: 1010 Daniel Drive, Bouldin Creek Watershed, Bouldin Creek NPA  
Owner/Applicant: PPT Development, LP  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: SF-3-NP to GO-MU-NP; Indefinite Postponement Requested by the Applicant  
Staff Rec.: **Recommend an Indefinite Postponement**  
Staff: Lee Heckman, 512-974-2695; [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov);  
Planning and Development Review Department

The motion to indefinite postpone by the request of the applicant, was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 10. Plan Amendment: NPA-2013-0022.01 – Congress Avenue Baptist Church**  
Location: 1511 South Congress Avenue, East Bouldin Watershed, Greater South River City (South River City) NPA  
Owner/Applicant: Congress Avenue Baptist Church  
Agent: Thrower Design (A. Ron Thrower)  
Request: Civic to Mixed Use land 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 September 10, 2013 by the request of the South River City Neighborhood Association, was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 11. Rezoning: C14-2013-0022 – Congress Avenue Baptist Church**  
Location: 1511 South Congress Avenue, East Bouldin Watershed, Greater South River City (South River City) NPA  
Owner/Applicant: Congress Avenue Baptist Church (Tut Hill)  
Agent: Thrower Design (A. Ron Thrower)  
Request: SF-3-CO-NCCD-NP to GR-CO-NCCD-NP  
Staff Rec.: **Recommendation of GO-CO-NCCD-NP or to Amend the NCCD**  
Staff: Lee Heckman, 512-974-7604; [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

The motion to postpone to September 10, 2013 by the request of the neighborhood was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 12. Plan Amendment: NPA-2013-0019.01 – Commodore Perry Estate**  
Location: 710 E. 41<sup>st</sup> Street, Waller Creek Watershed, Central Austin Combined (Hancock) NPA  
Owner/Applicant: Perry Estates, LLC (Clark Lyda)  
Agent: Smith, Robertson, Elliott, Glen, Klein & Douglas, LLP. (David Hartman)  
Request: Civic land use to Higher Density Single Family and Mixed Use land uses  
Staff Rec.: **Pending; Postponement request by the Staff to 9-10-2013**  
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 September 10, 2013 by the request of staff was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 13. Rezoning: C14-2013-0040 – Commodore Perry Estate**  
Location: 710 E. 41<sup>st</sup> Street, Waller Creek Watershed, Central Austin Combined (Hancock) NPA  
Owner/Applicant: Perry Estates, LLC (Clark Lyda)  
Agent: Smith, Robertson, Elliott, Glen, Klein & Douglas, LLP. (David Hartman)  
Request: SF-3-CO-NP to GR-MU-CO-NP for Tract 1, SF-3-CO-NP to GR-MU-CO-NP for Tract 2, SF-3-CO-NP to SF-6-CO-NP for Tract 3, SF-3-CO-NP to GR-MU-H-CO-NP for Tract 1A  
Staff Rec.: **Pending; Postponement request by the Staff to 9-10-2013**  
Staff: Clark Patterson, 512-974-7691; [clark.patterson@austintexas.gov](mailto:clark.patterson@austintexas.gov); Planning and Development Review Department

The motion to postpone to September 10, 2013 by the request of staff was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 14. Plan Amendment: NPA-2013-0025.02 – Lantana Tract 32**  
Location: 6401 Rialto Blvd., Barton Springs Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA  
Owner/Applicant: Lantana Tract 32, LP  
Agent: Smith, Robertson, Elliott, Glen, Klein & Douglas, LLP. (David Hartman)  
Request: Office to Multifamily land use  
Staff Rec.: **Postponement request by the Staff to 8-27-2013**  
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 August 27, 2013 by the request of staff was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 15. Rezoning: C14-2013-0044 – Lantana Tract 32**  
Location: 6401 Rialto Boulevard, Barton Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA  
Owner/Applicant: Lantana Tract 32, LP  
Agent: Smith, Robertson, Elliott, Glen, Klein & Douglas, LLP. (David Hartman)  
Request: GO-NP to MF-4-CO-NP  
Staff Rec.: **Postponement request by the Staff to 8-27-2013**  
Staff: Lee Heckman, 512-974-2695; [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to August 27, 2013 by the request of staff was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.



**16. Restrictive Covenant Amendment: C14-85-288.8(RCA) – Lantana Tract 32 Restrictive Covenant Amendment**

Location: 6401 Rialto Boulevard, Barton Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA  
Owner/Applicant: Lantana Tract 32, LP  
Agent: Smith, Robertson, Elliott, Glen, Klein & Douglas, LLP. (David Hartman)  
Request: Delete reference to net leasable square feet  
Staff Rec.: **Postponement request by the Staff to 8-27-2013**  
Staff: Lee Heckman, 512-974-2695; [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

The motion to postpone to August 27, 2013 by the request of staff was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

**17. Plan Amendment: NPA-2013-0025.01 – Harper Park Residential**

Location: 5816 Harper Park Drive, Barton Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA  
Owner/Applicant: Harper Park Two LP (Gail M. Whitfield)  
Agent: The Whitfield Company (Marcus Whitfield)  
Request: Office to Mixed Use/Office land 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 September 10, 2013 by the request of the neighborhood was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 18. Restrictive Covenant Amendment:** **C14R-86-077(RCA) – Harper Park Residential Restrictive Covenant Amendment**  
Location: 5816 Harper Park Drive, Barton Creek Watershed-Barton Springs Zone Watershed, Oak Hill Combined (East Oak Hill) NPA  
Owner/Applicant: Harper Park Two LP (Gail M. Whitfield)  
Agent: The Whitfield Company (Marcus Whitfield)  
Request: No amendment proposed; application to amend should restrictions be required as part of associated zoning case only.  
Staff Rec.: **Recommended to amend only as necessary for rezoning**  
Staff: Lee Heckman, 512-974-7604; [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

The motion to postpone to September 10, 2013 by the request of the neighborhood was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 19. Rezoning:** **C14-2013-0006 – Harper Park Residential**  
Location: 5816 Harper Park Drive, Barton Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA  
Owner/Applicant: Harper Park Two LP (Gail M. Whitfield)  
Agent: The Whitfield Company (Marcus Whitfield)  
Request: LO-CO-NP to LO-MU-CO-NP  
Staff Rec.: **Recommended**  
Staff: Lee Heckman, 512-974-7604; [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

The motion to postpone to September 10, 2013 by the request of the neighborhood was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 20. Plan Amendment: NPA-2011-0002.01 – Jaylee Ltd.**  
Location: 1601 & 1645 E. 6<sup>th</sup> Street, Lady Bird Lake Watershed, East Cesar Chavez Neighborhood Plan & Plaza Saltillo Station Area Plan NPA  
Owner/Applicant: Jaylee Ltd. (Jim Arnold)  
Agent: Winstead PC (Amanda Swor)  
Request: Specific Regulating District to Specific Regulating District  
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 August 27, 2013 by the request of the applicant was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 21. Rezoning: C14-2011-0091 – Jaylee Ltd.**  
Location: 1601 & 1645 E. 6<sup>th</sup> Street, Lady Bird Lake Watershed, East Cesar Chavez Neighborhood Plan & Plaza Saltillo Station Area Plan NPA  
Owner/Applicant: Jaylee Ltd. (Jim Arnold)  
Agent: Winstead PC (Amanda Swor)  
Request: TOD-NP to TOD-NP-CURE  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122; [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to August 27, 2013 by the request of the applicant was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 22. Plan Amendment: NPA-2013-0015.01 – Airport Café**  
Location: 1137 & 1139 Airport Blvd & 1138 Gunter Street, Boggy Creek Watershed, East MLK Combined NPA  
Owner/Applicant: R & J Partners, LLC  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: Single Family to Mixed Use land use  
Staff Rec.: **Recommendation of Neighborhood Mixed Use land use**  
Staff: Maureen Meredith, 512-974-2695;  
[maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve the recommendation of the applicant for Mixed Use land use, was approved by Commissioner Stephen Oliver, Commissioner James Nortey seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 23. Rezoning: C14-2013-0055 – Airport Café**  
Location: 1137 & 1141 Airport Blvd. & 1138 Gunter Street, Boggy Creek Watershed, East MLK Combined NPA  
Owner/Applicant: R & J Partners, LLC  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: SF-3-NP to CS-MU-CO-NP  
Staff Rec.: **Recommendation of LR-MU-CO-NP**  
Staff: Heather Chaffin, 512-974-2122; [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve the recommendation of the applicant for CS-MU-CO-NP district zoning prohibiting the following uses:

Communication Service Facilities, Community Events, Congregate Living, Counseling Services, Guidance Services, Hospital Services (both limited and general), maintenance and service facilities, residential treatment, safety services, transitional housing, transportation terminal, automotive sales, automotive washing of any type, bail bond services, building maintenance services, commercial blood plasma center, commercial off street parking, convenience storage, drop-off recycling collection facilities, equipment repair services, equipment sales, exterminating services, financial services, kennels, medical offices exceeding 5000 sq. feet, off-site accessory parking, pawn shop services, service station and vehicle storage;

Was approved by Commissioner Stephen Oliver, Commissioner James Nortey seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 24. Rezoning:** **C14-2013-0067 – 3906 Manchaca Road**  
Location: 3906 Manchaca Road, West Bouldin Creek Watershed, South Lamar Combined NPA  
Owner/Applicant: Prelude Dynamics, LLC (Richard Tieken)  
Agent: Prelude Dynamics, LLC (Richard Tieken)  
Request: SF-3 to LO  
Staff Rec.: **Recommendation of LO-MU**  
Staff: Lee Heckman, 512-974-7604; [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for LO-MU zoning, was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 25. Rezoning:** **C14-2013-0081 – Apostolic 1.5**  
Location: 517 East Oltorf Street, Blunn Creek Watershed, Greater South River City (St. Edward's) NPA  
Owner/Applicant: Apostolic Assembly of the Faith in Christ Jesus, Inc. (Frank Balboa)  
Agent: Jim Bennett Consulting (Jim Bennett)  
Request: SF-3-NP to GR-NP  
Staff Rec.: **GO-CO-NP**  
Staff: Lee Heckman, 512-974-2695; [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

The motion to postpone to September 10, 2013 by the request of the applicant, was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 26. Rezoning:** **C14-2012-0140 – Street and Bridge Operations Central District Office**  
Location: 3511 Manor Road, Tannehill Branch Watershed, East MLK Combined NPA  
Owner/Applicant: City of Austin, Public Works Dept.  
Agent: City of Austin, Public Works Department (Peter Davis)  
Request: **WITHDRAWN**  
Staff: Heather Chaffin, 512-974-2122; [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

This item was withdrawn and no action required by the Commission.

- 27. Conditional Use Permit & Variance:** **SP-2012-0257C – Town Lake Park Auditorium Shores Trailhead**
- Location: 700 W. Riverside Drive; Lake Bird Lake Watershed, Bouldin Creek NPA
- Owner/Applicant: City of Austin
- Agent: Axiom Engineers (Nicole Folta Findeisen)
- Request: Approve a conditional use permit for a "P"-zoned site larger than one acre, as required by LDC Sec. 25-2-625(D)(2), and approve a variance to construct parking and a structure within the primary setback of the Auditorium Shores Subdistrict of the Waterfront Overlay, as LDC Sec. 25-2-721(B)(1) prohibits such construction.
- Staff Rec.: **Recommended**
- Staff: Michael Simmons-Smith; 512-974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation to approve a conditional use permit and variances was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 28. Site Plan Extension:** **SP-2007-0697D(XT2) – Lakeshore Phase 1**
- Location: 2201 S. Lakeshore Blvd, Lady Bird Lake Watershed, East Riverside/Oltrof Combined NPA
- Owner/Applicant: CRV Shoreline TRS Inc (David Cox)
- Agent: Jones & Carter (James M Schissler, P.E.)
- Request: Approve a 10 year extension to a previously approved site plan.
- Staff Rec.: **Recommended**
- Staff: Donna Galati, 512-974-2733; [donna.galati@austintexas.gov](mailto:donna.galati@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation to approve a 10-year extension was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 29. Site Plan Waiver: SPC-2012-0358C – Casa Columbia**  
Location: 2409 E. 7<sup>th</sup> Street, Lady Bird Lake Watershed, Holly NPA  
Owner/Applicant: J & J Nunez Investments, LLC (Jose Nunez)  
Agent: Brushy Creek Engineering (Aaron Pesek, PE)  
Request: Waiver - Request to allow a parking area and driveway within 25 feet of a use that is permitted in a SF-5 or more restrictive zoning district [LDC Sec. 25-2-1067(G)(2)].  
  
Staff Rec.: **Recommended**  
Staff: Christine Barton-Holmes, 512-974-2788; [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for a site plan waiver was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 30. Site Plan Waiver: SP-2012-0409C.SH – Chicon Corridor – Southwest Site**  
Location: 1212 Chicon Street, Boggy Creek Watershed, Chestnut NPA  
Owner/Applicant: Chestnut Neighborhood Revitalization (Sean Garretson)  
Agent: Big Red Dog Engineering (Nicholas Kehl)  
Request: Waivers - 1) allow a parking area within 23 feet of adjoining property zoned SF-5 or more restrictive (LDC Sec. 25-2-1067(H); 2) allow construction of a structure within 25 feet of adjoining property zoned SF-5 or more restrictive (LDC Sec. 25-2-1063(B)(1); 3) allow placement of a dumpster less than 20 feet from adjoining property zoned SF-5 or more restrictive (LDC Sec. 1067(C)(1), and 4) allow placement of a building within the 25-foot front building line setback of a site adjoining property zoned SF-5 or more restrictive (LDC 25-2-1064).  
  
Staff Rec.: **Waivers #1 and #4 are recommended. Waivers #2 and #3 are not recommended**  
Staff: Michael Simmons-Smith, 512-974-1225; [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve the applicant's request and all 4 waivers was approved by Commissioner James Nortey's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 31. Site Plan Waiver: SP-2012-0407C.SH – Chicon Corridor – Northeast Site**  
Location: 1309 Chicon Street, Boggy Creek Watershed, Chestnut NPA  
Owner/Applicant: Chestnut Neighborhood Revitalization (Sean Garretson)  
Agent: Big Red Dog Engineering (Nicholas Kehl)  
Request: Waivers - 1) allow a parking area within 24 feet of adjoining property zoned SF-5 or more restrictive (LDC Sec. 25-2-1067(H); 2) allow construction of a structure within 25 feet of adjoining property zoned SF-5 or more restrictive (LDC Sec. 25-2-1063(B)(1); 3) allow placement of a dumpster less than 20 feet from adjoining property zoned SF-5 or more restrictive (LDC Sec. 1067(C)(1), and 4) allow placement of a building within the 25-foot front building line setback of a site adjoining property zoned SF-5 or more restrictive (LDC 25-2-1064).  
Staff Rec.: **Waivers #1 & 4 are recommended. Waivers #2 and #3 are not recommended.**  
Staff: Michael Simmons-Smith, 512-974-1225; [Michael.simmons-smith@austintexas.gov](mailto:Michael.simmons-smith@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve the applicant's request and all 4 waivers was approved by Commissioner James Nortey's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.



- 32. Site Plan Waiver: SP-2012-0406C.SH – Chicon Corridor – Southeast Site**  
Location: 1301 Chicon Street, Boggy Creek Watershed, Chestnut NPA  
Owner/Applicant: Chestnut Neighborhood Revitalization (Sean Garretson)  
Agent: Big Red Dog Engineering (Nicholas Kehl)  
Request: Waivers - 1) allow a parking area within 24 feet of adjoining property zoned SF-5 or more restrictive (LDC Sec. 25-2-1067(H); 2) allow construction of a structure within 25 feet of adjoining property zoned SF-5 or more restrictive (LDC Sec. 25-2-1063(B)(1); 3) allow placement of a dumpster less than 20 feet from adjoining property zoned SF-5 or more restrictive (LDC Sec. 1067(C)(1), and 4) allow placement of a building within the 25-foot front building line setback of a site adjoining property zoned SF-5 or more restrictive (LDC 25-2-1064).  
Staff Rec.: **Waivers #1 and #4 are recommended. Waivers #2 and #3 are not recommended.**  
Staff: Michael Simmons-Smith, 512-974-1225; [Michael.Simmons-Smith@austintexas.gov](mailto:Michael.Simmons-Smith@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve the applicant's request and all 4 waivers was approved by Commissioner James Nortey's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 33. Final Plat w/Preliminary: C8-04-0043.06.3A.SH – Mueller Section VII-C Phase 1 Final Plat**  
Location: 3600 Manor Road, Tannehill Branch/Boggy Creek Watersheds, RMMA  
Owner/Applicant: City of Austin (Pam Hefner)  
Agent: Bury & Partners, Inc. (David Miller)  
Request: Approval of the Mueller Section VII-C Phase 1 Final Plat composed of 286 lots on 74.652 acres.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786; [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Mueller Section VII-C Phase 1 Final Plat was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 34. Resubdivision: C8-2012-0126.0A – Hoffman Resubdivision**  
Location: 1210 E. 7<sup>th</sup> Street, Waller Creek Watershed, Central East Austin NPA  
Owner/Applicant: Peter Hoffman & 1208 Partners LLC  
Agent: Big Red Dog Engineering (Robert Brown)  
Request: Approval of the resubdivision of two lots into a three lot subdivision on 0.4541 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404; [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation to for approval of the Hoffman Resubdivision was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 35. Final Plat C8-2012-0092.0A – Lot 1 and Lot 2 Resubdivision of 37**  
**Resubdivision: Tarrytown Oaks**  
Location: 34 Margranita Crescent, Johnson Creek Watershed, Central West Austin Combined NPA  
Owner/Applicant: Lander & Nancy Lewallen (Katie Hunt)  
Agent: ATS Engineers (Marc Dickey)  
Request: Approval of the resubdivision of 1 lot into 2 lots on 0.3010 acres.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 512-974-6455; [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Lot 1 and Lot 2 Re-subdivision of 37 Tarrytown Oaks was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 36. Resubdivision: C8-2013-0036.0A – Resubdivision of Lot 24, Block C, Bellaire**  
Location: 1901 Payne Ave., Shoal Creek Watershed, Crestview NPA  
Owner/Applicant: Grayland LLC (Lisa Gray)  
Agent: Lisa Gray  
Request: Approve the resubdivision of one lot into 2 lots on 0.294 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767; [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation to approve Re-subdivision of Lot 24, Block C, Bellaire was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

- 37. Street Vacation: F#9141-1211**  
Request: Vacation of a portion of an alley between Rainey Street and East Avenue and Driskill Street and Red River Street.  
Staff Rec.: **Recommended**  
Staff: Jennifer Grant, 512-974-7191; [jennifer.grant@austintexas.gov](mailto:jennifer.grant@austintexas.gov);  
Office of Real Estate Services

Public hearing closed.

The motion to approve staff's recommendation for vacation of a portion of an alley between Rainey Street and East Avenue; and Driskill Street and Red River Street, was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anders, Commissioners Danette Chimenti, Richard Hatfield and Myron Smith were absent.

- 38. Street Vacation: F#9235-1307**  
Request: Vacation of a portion of Red River Street.  
Staff Rec.: **Pending**  
Staff: Eric J. Hammack, 512-974-7079; [eric.hammack@austintexas.gov](mailto:eric.hammack@austintexas.gov);  
Office of Real Estate Services

Public hearing closed.

The motion to approve a vacation of a portion of Red River Street, was approved by Commissioner James Nortey's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 5-0; Chair Dave Anders, Commissioners Danette Chimenti, Richard Hatfield and Myron Smith were absent.

- 39. Final Plat- Resub: C8-2013-0122.0A – Fiskville School Addition, Block F, Lot 2; Resubdivision**  
Location: 211 Beaver Street, Little Walnut Creek Watershed  
Owner/Applicant: Josue Flores  
Agent: Genesis 1 Engineering Co. (George Gonzalez)  
Request: Approval of the Fiskville School Addition, Blk F, Lot 2; Resubdivision composed of 3 lots on 0.501 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 40. Final Plat- Resubdivision: C8-2013-0129.0A – Broadacres Block 2 Lot 5; Resubdivision**  
Location: 5619 Adams Ave., Shoal Creek Watershed, Brentwood NPA  
Owner/Applicant: Hollow Creek LLC, 706 W 34th LLC (Michel Issa)  
Agent: Noble S&E Works, LLC (Tres Howland)  
Request: Approval of the Broadacres Block 2 Lot 5; Resubdivision composed of 1 lot on 0.3774 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 41. Final Plat w/Preliminary: C8-2013-0133.1A – Riverside Vargas Subdivision**  
Location: Vargas Road, Carson Creek Watershed, Montopolis NPA  
Owner/Applicant: Vargas Properties I, Ltd. (Marvin E. Chernosky Jr.)  
Agent: Big Red Dog Engineering/Consulting (Eliot Davenport)  
Request: Approval of the Riverside Vargas Subdivision composed of 3 lots on 18.1 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 42. Final Plat/Resubdivision:** **C8-2013-0119.0A – Keen Addition; a Resubdivision of a Portion of Block 6**  
 Location: 1103 Bouldin Avenue, West Bouldin Creek Watershed, Bouldin Creek NPA  
 Owner/Applicant: Arthur Keen  
 Agent: Hector Avila  
 Request: Approval of the Keen Addition; a resubdivision of a portion of Block 6, South Heights composed of 1 lot on 0.129 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 43. Final Plat; Previously Unplatted:** **C8-2013-0124.0A – Contreras Addition**  
 Location: 6108 Harold Court, Boggy Creek Watershed, MLK-183 NPA  
 Owner/Applicant: Jesus Contreras  
 Agent: Hector Avila  
 Request: Approval of the Contreras Addition composed of 1 lot on 0.645 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 44. Final Plat; Previously Unplatted:** **C8-2013-0127.0A – Kemp Grove**  
 Location; Kemp Street, Colorado River Watershed, Montopolis NPA  
 Owner/Applicant: Reclaimed Ridge, LLC. (Erick Brickler)  
 Agent: Mike McHone Real Estate (Michael McHone)  
 Request: Approval of Kemp Grove composed of 5 lots on 3.33 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 45. Preliminary Plan:** **C8-2013-0133 – Riverside Vargas Subdivision**  
 Location: Vargas Road, Carson Creek Watershed, Montopolis NPA  
 Owner/Applicant: Vargas Properties I, Ltd. (Marvin E. Chernosky Jr.)  
 Agent: Big Red Dog Engineering/Consulting (Eliot Davenport)  
 Request: Approval of the Riverside Vargas Subdivision composed of 3 lots on 18.1 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 46. Preliminary Plan: C8-2013-0118 – Lightsey 2**  
Location: 1805 Lightsey Road, West Bouldin Creek Watershed, South Lamar NPA  
Owner/Applicant: AJF Partners, LTD. (Annie Foss)  
Agent: PSW Homes (Casey Giles)  
Request: Approval of Lightsey 2 composed of 17 lots on a 4.0 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

Items #39-46;

The motion to disapprove items #39-46 was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

## **C. NEW BUSINESS**

- 1. New Business; Initiate a Code Amendment – Temporary Staging of Equipment Code Amendment:**  
Owner/Applicant: City of Austin  
Agent: Planning and Development Review Department  
Request: Amend Chapter 25 of the City Code to allow temporary staging of equipment, for City of Austin and utility projects, on non-City-owned property.  
Staff: Greg Dutton, 512-974-3509; [greg.dutton@austintexas.gov](mailto:greg.dutton@austintexas.gov); Planning and Development Review Department

The motion to approve staff's recommendation to initiate a code amendment regarding temporary staging of equipment was approved on the consent agenda by Commissioner Brian Roark's motion, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Chair Dave Anderson, Commissioners Danette Chimenti, Myron Smith and Richard Hatfield were absent.

## **E. SUBCOMMITTEE REPORTS**

## **F. ADJOURN**

Acting Chair Jean Stevens adjourned the meeting without objection at 9:00 p.m.