



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
September 24, 2013**

The Planning Commission convened in a regular meeting on September 24, 2013 @ 301 W. 2nd 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

Richard Hatfield

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 September 10, 2013.

The motion to approve the minutes from September 10, 2013 was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioners Brian Roark and Danette Chimenti were absent.

C. PUBLIC HEARINGS

1. **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; Planning and Development Review Department

The motion to postpone to October 8, 2013 by the request of Real Estate Council, was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioners Danette Chimenti and Brian Roark were absent.

2. **Code** **C20-2013-015 - Limited Office (LO) Off-Site Accessory Parking**
Amendment:
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Title 25 of the City Code to make off-site accessory parking a conditional use in the LO zoning district.

Staff Rec.: **Recommended**
Staff: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for Limited Office Off-site Accessory Parking Code Amendment, was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioners Danette Chimenti and Brian Roark were absent.

3. **Code** **C20-2013-016 - Lake Austin Approvals**
Amendment:
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Title 25 of the City Code to make the Land Use Commission the review body for granting approvals related to Lake Austin.
Staff Rec.: **Recommended**
Staff: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for Lake Austin Approvals Code Amendment, was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioners Danette Chimenti and Brian Roark were absent.

4. **Code** **C20-2013-014 - Planned Unit Development Affordability**
Amendment:
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Title 25 of the City Code to clarify that the affordable housing requirement for Planned Unit Developments, and fee in lieu of, are calculated using the amount of building square footage in the proposed PUD that exceeds the baseline height or floor to area ratio.
Staff Rec.: **Recommended**
Staff: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation as amended by the Codes & Ordinances Committee was approved by Commissioner James Nortey, Commissioner Myron Smith seconded the motion on a vote of 6-0; Commissioners Brian Roark and Danette Chimenti were absent.

- 5. Code C20-2013-005 - Urban Farms**
Amendment:
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Chapters 25-2, 3-2, 10-3, and 14-7 of the City Code to amend the definition, requirements, and regulations of the use “Urban Farm,” and to create new uses and definitions related to urban farms.

Staff Rec.: **Recommended**
Staff: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov; Planning and Development Review Department

1st Motion: The motion to deny staff’s recommendation and send back to staff for further review was made by Commissioner Richard Hatfield, Commissioner Alfonso Hernandez seconded the motion on a vote of (2-5); MOTION FAILED.

2nd Motion: The motion to approve Codes & Ordinance Committee recommendation with amendments and clarify language to 25-2-863(D) was made by Commissioner James Nortey, Commissioner Dave Anderson seconded the motion on a vote of 6-1; Commissioner Richard Hatfield voted against the motion (nay); Commissioners Danette Chimenti and Brian Roark were absent.

- 6. Code C20-2013-006 - Temporary Signs**
Amendment:
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Title 25 of the City Code to allow commercial images to be temporarily projected on to building facades in the downtown area during certain special events and establish permitting requirements.

Staff Rec.: **Recommended**
Staff: Viktor Auzenne, 512-974-2941, viktor.auzenne@austintexas.gov; Planning and Development Review Department

The motion to postpone to October 8, 2013 by the request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioner Danette Chimenti and Brian Roark were absent.

- 7. Code C20-2013-023 - Accessible Ramps**
Amendment:
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Title 25 of the City Code to allow placement of accessible ramps in required yard setbacks.
Staff Rec.: **Recommended**
Staff: John McDonald, 512-974-2728, john.mcdonald@austintexas.gov; Planning and Development Review Department

The motion to send back to Codes & Ordinances Committee was made by Commissioner Richard Hatfield, Commissioner Myron Smith seconded the motion on a vote of 7-0; Commissioner Brian Roark and Danette Chimenti were absent.

- 8. 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; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for Mixed Use/Office was approved by Commissioner James Nortey, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-1; Commissioner Jean Stevens voted against the motion (nay); Commissioners Brian Roark and Danette Chimenti were absent.

- 9. 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; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of LO-MU-CO-NP district zoning with the following conditions:

1. No more than 76 residential units shall be constructed on the Property;
2. Development shall be limited to less than 2,000 vehicle trips per day; and
3. Construction of Harper Park Drive to City standards, and its acceptance for maintenance, is required prior to the issuance of a certificate of occupancy on the property.

In addition, the following conditions from the private restrictive covenant are to be added as Conditions:

4. The following uses are to be prohibited: Multifamily residential, duplex residential, two-family residential and vertical mixed-use
5. A minimum 50 foot building setback shall be maintained on the east and west sides of the site
6. A 25 foot vegetative buffer and evergreen vegetation filling in sight lines must be maintained and/or installed along the east and west sides of the Property. No development, other than a wrought-iron fence, underground or overhead utilities, or storm water utilities may be allowed in the vegetative buffer.
7. All street lights on the Property must be low glare and no more than 15-feet in height;
8. All residential units shall have a maximum building height limit of 35 feet;
9. All residential units built on the Property shall be single family and must have at least three sides of the façade built of masonry. Brick, rock, stucco, and hardiplank shall be considered masonry;
10. An impervious cover limit of 35%;
11. Restoration of vegetative buffer if utilities are installed; and
12. Posting of bond for restrictive covenant.

Motion was made by Commissioner James Nortey, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-1; Commissioner Jean Stevens voted against the motion (nay); Commissioners Brian Roark and Danette Chimenti were absent.

- 10. Restrictive Covenant Amendment:** **C14R-86-077(RCA) - Harper Park Residential Restrictive Covenant Amendment**
- 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: 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**
- 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 incorporating the condition of the Construction of Harper Park Drive to City standards, and its acceptance for maintenance, is required prior to the issuance of a certificate of occupancy on the property, and other conditions of the associated rezoning case, as appropriate; motion made by Commissioner James Nortey, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-1; Commissioner Jean Stevens voted against the motion (nay); Commissioners Danette Chimenti and Brian Roark were absent.

- 11. Municipal Utility District:** **C12M-2013-0001 - Cascades MUD No. 1**
- Location: 11601 S 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; Planning and Development Review Department

The motion to postpone to October 8, 2013 by the request of the Planning Commission was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioners Brian Roark and Danette Chimenti were absent.

- 12. Plan Amendment: NPA-2013-0010.01 - 2416 East Sixth Street**
Location: 2416 E. 6th Street, Lady Bird Lake Watershed, Holly NPA
Owner/Applicant: 2416 East Sixth Street (M. Timothy Clark)
Agent: Big Red Dog Engineering - Austin, LLC (Bob Brown)
Request: Industry to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695,
maureen.meredith@austintexas.gov;
Planning and Development Review Department

The motion to postpone to October 22, 2013 by the request of the applicant was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioners Brian Roark and Danette Chimenti were absent.

- 13. Rezoning: C14-2013-0083 - 2416 East 6th Street**
Location: 2416 E. 6th Street, Lady Bird Lake Watershed, Holly NPA
Owner/Applicant: 2416 East 6th Street LP (M. Timothy Clark)
Agent: Big Red Dog -Austin, LLC (Bob Brown)
Request: LI-CO-NP to MF-6-CO-NP
Staff Rec.: **Staff recommends CS-V-CO-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

The motion to postpone to October 22, 2013 by the request of the applicant was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioners Brian Roark and Danette Chimenti were absent.

- 14. Plan Amendment: NPA-2013-0019.01 - Commodore Perry Estate**
Location: 710 E. 41st 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 to Higher Density Single Family and Mixed Use land use
Staff Rec.: **Postponement request by the Staff to October 8, 2013**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department

The motion to postpone to October 8, 2013 by the request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioners Brian Roark and Danette Chimenti were absent.

- 15. Rezoning: C14-2013-0040 - Commodore Perry Estate**
Location: 710 E. 41st 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 GR-MU-CO-H-NP for Tract 1A
Staff Rec.: **Postponement request by the Staff to October 8, 2013**
Staff: Clark Patterson, 512-974-7691, clark.patterson@austintexas.gov; Planning and Development Review Department

The motion to postpone to October 8, 2013 by the request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioners Brian Roark and Danette Chimenti were absent.

16. Rezoning: **C14-2013-0069 - 5107 & 5109 Manchaca Road**
 Location: 5107 and 5109 Manchaca Road, Williamson Creek Watershed, South Austin Combined (South Manchaca) NPA
 Owner/Applicant: Urban Design Group (John Noell)
 Request: SF-3 to SF-6-CO
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for SF-6-CO zoning was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioner Brian Roark and Danette Chimenti were absent.

17. Planned Unit Development Amendment: **C814-2012-0055.01 - Covered Bridge Planned Unit Development Amendment #1**
 Location: 6714 Covered Bridge Drive, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA
 Owner/Applicant: PPF AMLI Covered Bridge Drive, LLC; CBAL Whitecrowe LLC; Covered Bridge Section 8, LLC (Ron Thrower)
 Agent: City of Austin, Planning and Development Review Department (Jerry Rusthoven)
 Request: To correct and replace Exhibit C, the Land Use Plan attached to Zoning Ordinance No. 20130307-056.
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for a Planned Unit Development Amendment, was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioner Brian Roark and Danette Chimenti were absent.

- 18. Site Plan Waiver SP-2012-0284C - Lightsey Condominiums**
Only:
Location: 3001 Del Curto, West Bouldin Creek Watershed, South Lamar NPA
Owner/Applicant: PSW Lightsey (Ryan Diepenbrock)
Agent: KBGE (Brian Estes P.E.)
Request: To allow the construction of a structure within 25 feet or less from property in an urban family residence (SF-5) or more restrictive zoning district [LDC Section 25-2-1063(B)(1)].

Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for a site plan waiver was approved by Commissioner Stephen Oliver, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Richard Hatfield was off the dais, Commissioner Brian Roark and Danette Chimenti were absent.

- 19. Conditional Use SPC-2013-0218A - Joe's Crab Shack**
Permit:
Location: 600 E. Riverside Dr., Lady Bird Lake Watershed, South River City NPA
Owner/Applicant: Garwald Company Inc. (Rogan Giles)
Agent: Big Red Dog Engineering (Jerrett Daw)
Request: Conditional Use Permit for a change of use.
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov; Planning and Development Review Department

The motion to postpone to October 22, 2013 by the request of the neighborhood was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioners Danette Chimenti and Brian Roark were absent.

20. Resubdivision: **C8-2013-0077.0A - Resubdivision of Lot 1, Block 12, Crestview Addition Section One**
Location: 1500 Justin Lane, 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 0.333 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 the re-subdivision of Lot 1, Block 12, Crestview Addition Section One, was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioner Brian Roark and Danette Chimenti were absent.

21. Subdivision Plat **C8S-74-162(VAC) - Pleasant Valley Sec. 3**
Vacation:
Location: 2915 Webberville Rd. at N. Pleasant Valley Rd., Boggy Creek Watershed, Govalle NPA
Owner/Applicant: Mx3Webb LLC (Sal Martinez)
Agent: Hector Consulting (Hector Avila)
Request: Approve the total plat vacation of Pleasant Valley Sec. 3 Subdivision.
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 Pleasant Valley Section 3 Plat Vacation was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioner Brian Roark and Danette Chimenti were absent.

- 22. Final Plat with Preliminary: 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.: **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 to approve Preserve at Thomas Springs Road final plat with preliminary was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioner Brian Roark and Danette Chimenti were absent.

- 23. Total Plat Vacation: C8J-2008-0042.0A(VAC) - Crooked Cedar Ranch Final Plat**
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 total vacation of Crooked Cedar Ranch consisting of 7 lots on 9.9 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 to approve Crooked Cedar Ranch Final Plat Vacation was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioner Brian Roark and Danette Chimenti were absent.

- 24. Total Plat Vacation:** **C8s-77-214(VAC) - Live Oak Acres**
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 total vacation of Live Oak Acres consisting of 3 lots on 3.4 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 to approve Live Oak Acres Total Plat Vacation, was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioner Brian Roark and Danette Chimenti were absent.

- 25. Resubdivision:** **C8-2012-0163.0A - Riverside II**
Location: 7003 E. Riverside Dr., Carson Creek Watershed, Montopolis NPA
Owner/Applicant: Bradsher Family Trust (Jack Bradsher); Marabella Development (Mitchell Kalogridis)
Agent: Milestone Community Builders (Garrett Martin)
Request: Approve the resubdivision of part of one lot and some unplatted land into 10 lots on 17.544 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 Riverside II Resubdivision was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioner Brian Roark and Danette Chimenti were absent.

- 26. Preliminary Plan: C8-2013-0154 - Park Place at Riverside**
Location: 7000 E. Riverside Dr. Carson Creek Watershed, Montopolis NPA
Owner/Applicant: Equity Secured Capital, LP (Vince Dimare)
Agent: Big Red Dog Engineering (Kaitlin Redmon)
Request: Approval of the Park Place at Riverside composed of 2 lots on 22.23 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 27. Final Plat: C8-2013-0151.0A - Tina Pina**
Location: 2400 Thrasher Lane, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: Roman F. J. & Christina Pena de Onofre
Agent: LOC Consultants, LLP (Sergio Lozano)
Request: Approval of the Tina Pina composed of 1 lot on 0.4650 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 28. Final Plat: C8-2013-0150.0A - Tillery Corner**
Location: 1110 Tillery Street, Boggy Creek Watershed, Govalle NPA
Owner/Applicant: Arnold Alvin
Agent: Perales Engineering (Jerry Perales)
Request: Approval of the Tillery Corner composed of 3 lots on 0.497 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 29. Final Plat- Resubdivision: C8-2013-0146.0A - RREEF Domain Block K Subdivision**
Location: 11824 Burnet Road, Walnut Creek Watershed
Owner/Applicant: RREEF Domain, LP (Chad Marsh)
Agent: Bury & Partners, Inc (Nick Brown)
Request: Approval of the RREEF Domain Block K Subdivision composed of 2 lots on 120.172 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #26-29;

Public hearing closed.

The motion to disapprove Items #26-29 was approved on the consent agenda by Commissioner Jean Stevens' motion, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez was off the dais, Commissioner Brian Roark and Danette Chimenti were absent.

D. NEW BUSINESS

E. SUBCOMMITTEE REPORTS

F. ADJOURN

Chair Dave Anderson adjourned the meeting without objection at 11:00 p.m.