



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
October 22, 2013**

The Planning Commission convened in a regular meeting on October 22, 2013 @ 301 W. 2nd Street, Austin, Texas 78701

Vice-Chair Danette Chimenti called the Board Meeting to order at 6:05 p.m.

Board Members in Attendance:

Danette Chimenti – Vice-Chair

Richard Hatfield

Stephen Oliver

Myron Smith

Jean Stevens

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 24, 2013.

The motion to approve the minutes from September 24, 2013 was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Jean Stevens seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

2. Approval of minutes from October 8, 2013.

The motion to approve the minutes from September 24, 2013 was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Jean Stevens seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

C. PUBLIC HEARINGS

1. **Briefing:**

Request: Briefing on Project Connect Central Corridor Update.
Staff: Scott Gross, 512-974-5621; scott.gross@austintexas.gov; Austin Transportation Department

Briefing given by Scott Gross.

2. **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 onto 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 November 12, 2013 by request of the Downtown Austin Alliance was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Jean Stevens seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

3. **Code** **C20-2013-019 – Temporary Staging**
Amendment:
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Title 25 of the City Code to allow temporary staging of equipment, for City of Austin and utility projects, on non-City-owned property.
Staff Rec.: **Recommended**
Staff: Greg Dutton, 512-974-3509; greg.dutton@austintexas.gov; Planning and Development Review Department

The motion to postpone to December 10, 2013 by request of staff was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Jean Stevens seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

4. **Plan Amendment:** **NPA-2013-0012.01 – 4505 N. IH-35 NPA**
Location: 4505 North IH-35 Service Road Northbound, Boggy Creek Watershed, Upper Boggy Creek NPA
Owner/Applicant: Saeed Moshfegh
Agent: A. J. Ghaddar, P.E. & Associates (A. J. Ghaddar)
Request: Single Family to 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 with the list included from Upper Boggy Creek Neighborhood Association, was approved by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

- 5. Rezoning:** C14-2013-0094 – 4505 N. IH 35 Rezoning
Location: 4505 N. IH 35 Service Road Northbound, Boggy Creek Watershed, Upper Boggy Creek NPA
Owner/Applicant: Saeed Moshfegh
Agent: A. J. Ghaddar, P.E. & Associates (A. J. Ghaddar)
Request: SF-3-NP to LO-NP
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 with the list included from Upper Boggy Creek Neighborhood Association, was approved by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

- 6. Plan Amendment: NPA-2013-0010.01 – 2416 East Sixth Street**
Location: 2416 East Sixth Street, Lady Bird Lake Watershed, Holly NPA
Owner/Applicant: 2416 East Sixth Street LP (M. Timothy Clark)
Agent: Big Red Dog Engineering - Austin, LLC (Bob Brown)
Request: Industry to Mixed Use land use
Staff Rec.: **Recommended; Postponement request by the Staff to December 10, 2013**
Staff: Maureen Meredith, 512-974-2695; maureen.meredith@austintexas.gov; Planning and Development Review Department

The motion to postpone to December 10, 2013 by request of staff was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Jean Stevens seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

- 7. Rezoning: C14-2013-0083 – 2416 East 6th Street**
Location: 2416 East 6th Street, Lady Bird Lake Watershed, Holly NPA
Owner/Applicant: 2416 East Sixth Street LP (Timothy Clark)
Agent: Big Red Dog - Austin, LLC (Bob Brown)
Request: LI-CO-NP to MF-6-CO-NP
Staff Rec.: **Recommendation of CS-V-CO-NP; Postponement request by the Staff to December 10, 2013**
Staff: Heather Chaffin, 512-974-2122; heather.chaffin@austintexas.gov; Planning and Development Review Department

The motion to postpone to December 10, 2013 by request of staff was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Jean Stevens seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

- 8. Rezoning: C14-2013-0081 – Apostolic 1.5**
Location: 517 East Oltorf Street, Blunn Creek Watershed, St. Edward's (Greater South River City) 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.: **Recommendation of GO-CO-NP**
Staff: Lee Heckman, 512-974-2695; lee.heckman@austintexas.gov; Planning and Development Review Department

The motion to postpone to December 10, 2013 by request of the owner was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Jean Stevens seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

- 9. Rezoning: C14-2013-0106 – The Azur Tract**
Location: 5016 ½ E. Ben White Boulevard Westbound, Country Club West, Carson Creek Watersheds, Parker Lane (East Riverside/Combined) NPA
Owner/Applicant: Azur Property Investments (USA) Inc. (Haidar Khazen)
Agent: Land Strategies (Paul Linehan)
Request: GR-NP to GR-CO-NP and CS-CO-NP
Staff Rec.: **Recommendation of GR-CO-NP and CS-CO-NP**
Staff: Lee Heckman, 512-974-2695; lee.heckman@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for GR-CO-NP and CS-CO-NP zoning was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Jean Stevens seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

- 10. Conditional Use Permit: SPC-2013-0218A – Joe’s Crab Shack**
- Location: 600 East Riverside Drive, 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 with Conditions**
- Staff: Christine Barton-Holmes, 512-974-2788; christine.barton-holmes@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for a Conditional Use Permit was approved on the consent agenda by Commissioner Richard Hatfield’s motion, Commissioner Jean Stevens seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

- 11. Conditional Use Permit: SPC-2012-0353C – Burnet Market Place**
- Location: 6701 Burnet Road, Shoal Creek Watershed, Brentwood/ Highland Combined NPA
- Owner/Applicant: John and Debra Stepan; Spiritual Urban Warrior LLC (P. Dhody)
- Agent: Big Red Dog Engineering (Bob Brown)
- Request: Conditional Use Permit for a cocktail lounge
- Staff Rec.: **Recommended**
- Staff: Amanda Couch, 512-974-2881; amanda.couch@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for a Conditional Use Permit was approved on the consent agenda by Commissioner Richard Hatfield’s motion, Commissioner Jean Stevens seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

- 12. Conditional Use Permit:** **SPC-2013-0196C – Little Woodrow’s on Burnet Road**
- Location: 5425 Burnet Road, Shoal Creek Watershed, Brentwood/ Highland Combined NPA
- Owner/Applicant: Jimmy Nassour
- Agent: Longaro & Clarke, LP (Joe Longaro)
- Request: Conditional Use Permit for a cocktail lounge
- 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 November 12, 2013 by the request of staff was approved on the consent agenda by Commissioner Richard Hatfield’s motion, Commissioner Jean Stevens seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

- 13. Site Plan – Conditional Use Permit:** **SPC-2012-0329A – Convenient Retail & Transportation Terminal**
- Location: 907 East St. John’s Avenue, Buttermilk Branch Creek Watershed, St. John's NPA
- Owner/Applicant: Bright Truck Leasing Corp. c/o Penske Truck Leasing Co. L.P.
- Agent: Cedillos & Willson LLC (Rey Cedillos P.E.)
- Request: Request approval of a conditional use permit to allow a transportation terminal within the CS, General Commercial Services zoning district.
- Staff Rec.: **Recommended**
- Staff: Nikki Hoelter, 512-974-2863; nikki.hoelter@austintexas.gov; Planning and Development Review Department

The motion to postpone to November 12, 2013 by the request of the neighborhood was approved by Commissioner Richard Hatfield, Commissioner Jean Stevens seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

- 14. Final Plat - Resubdivision:** **C8-2013-0075.0A – Resubdivision of Lot 10, Block F Violet Crown Heights Section One**
Location: 1307 Brentwood Street, Shoal Creek Watershed, Brentwood NPA
Owner/Applicant: The Muskin Company (Alan Muskin)
Agent: Hector Avila
Request: Approve the resubdivision of one lot into 2 lots on 0.321 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 Re-subdivision of Lot 10, Block F Violet Crown Heights Section One was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Jean Stevens seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

- 15. Final Plat - Resubdivision:** **C8-2013-0175.0A – Valley View Subdivision**
Location: 3809 Valley View Road, West Bouldin Creek Watershed, South Lamar NPA
Owner/Applicant: Group Investments Holdings (Randy Dozeman)
Agent: Site Specifics (John Hussey)
Request: Approval of the Valley View Subdivision composed of 13 lots on 1.64 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 16. Final Plat- Resudivision:** **C8-2013-0179.0A – Lots 47 & 48 Enfield E**
Location: 1715 Enfield Road, Lady Bird Lake Watershed, Old West Austin NPA
Owner/Applicant: JEAE Family Limited Partnership (Jeff Blatt)
Agent: Thrower Design (Ron Thrower)
Request: Approval of Lots 47 & 48 Enfield Road composed of 2 lots on 0.383 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #15-16;

Public hearing closed.

The motion to disapprove Items #15 & 16 was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Jean Stevens seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

C. NEW BUSINESS

1. New Business: Initiate a Code Amendment – Temporary Signs for Special Events

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Initiate an amendment to Title 25 of the City Code to create a new code regulating signage at special events.
Staff: Viktor Auzenne, 512-974-2941; viktor.auzenne@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to initiate an amendment to Title 25 of the City Code was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Jean Stevens seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

2. New Business:

Request: Discussion and action on electing Planning Commission Officers.

The motion to postpone to November 12, 2013 by the request of the Planning Commission was approved on the consent agenda by Commissioner Richard Hatfield's motion, Commissioner Jean Stevens seconded the motion on a vote of 5-0; Commissioners Dave Anderson, Alfonso Hernandez, James Nortey and Brian Roark were absent.

E. SUBCOMMITTEE REPORTS

Downtown Commission – No update

Comp Plan Committee – Meet November 4, 2013

Neighborhood Planning Committee – Met October 15, 2013; report given

Codes & Ordinances Committee – Met October 15, 2013; report given

F. ADJOURN

Vice-Chair Danette Chimenti adjourned the meeting without objection at 7:52 p.m.