



Revised (Item #9-10)

**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
November 12, 2013**

The Planning Commission convened in a regular meeting on November 12, 2013 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Dave Anderson called the Board Meeting to order at 6:03 p.m.

Board Members in Attendance:

Dave Anderson - 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 October 22, 2013.

The motion to approve the minutes from October 22, 2013 was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent; Alfonso Hernandez was off the dais during the consent agenda vote.

C. PUBLIC HEARINGS

1. Briefing:

Request: Briefing on the Project Connect Central Corridor Update.
Presentation By: Kyle Keahey, Project Lead, HNTB
City Staff: Robin Field, 512-974-7140; robin.field@austintexas.gov;
Public Works Department

The motion to postpone to December 10, 2013 by the request of the Planning Commission was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

2. Briefing:

Request: Briefing on the CIP Strategic Plan by the Capital Planning Office.
Staff: Mike Trimble, 512-974-3442; michael.trimble@austintexas.gov;
Annick Beaudet, 512-974-7959, annick.beaudet@austintexas.gov;
Capital Planning Office

Briefing given by Annick Beaudet and Mike Trimble.

3. Code C20-2013-006 – Temporary Signs for Special Events (Projected)

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 December 10, 2013 by the request of staff was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0-1; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez abstained.

4. **Code Amendment:** **C20-2013-030 – Temporary Signs for Special Events (Non-Projected)**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Title 25 of the City Code to create a new code regulating non-projected signage at special events.
Staff Rec.: **Recommended**
Staff: Viktor Auzenne, 512-974-2941; viktor.auzenne@austintexas.gov; Planning and Development Review Department

The motion to postpone to December 10, 2013 by the request of staff was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0-1; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez abstained.

5. **Code Amendment:** **C20-2013-029 – Enhanced Penalties**
Owner/Applicant: City of Austin
Agent: Code Compliance Department
Request: Amend Title 25 of the City Code to repeal and replace Section 25-1-462 relating to criminal enforcement and enhanced fines.
Staff Rec.: **Recommended**
Staff: Steve Ramirez, 512-974-2320; steve.ramirez@austintexas.gov; Code Compliance Department

Public hearing closed.

The motion to approve staff's recommendation for Enhanced Penalties Code Amendment was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

6. **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 Rec.: **Municipal Utility District**
Staff: Virginia Collier, 512-974-2022, virginia.collier@austintexas.gov; Planning and Development Review Department

The motion to postpone to December 10, 2013 by the request of the applicant was approved by Commissioner Stephen Oliver's motion, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais.

- 7. 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 Estate, LLC (Clark Lyda)
Agent: Smith, Robertson, Elliott, Glen, Klein & Douglas, LLP. (David Hartman)
Request: Civic to Mixed Use 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 amendments was approved by Commissioner James Nortey's motion, Commissioner Stephen Oliver seconded the motion on a vote of 8-0; Commissioner Danette Chimenti was absent.

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

Public hearing closed.

The motion to approve staff's recommendation with amendments was approved by Commissioner James Nortey's motion, Commissioner Stephen Oliver seconded the motion on a vote of 8-0; Commissioner Danette Chimenti was absent.

- 9. Plan Amendment: NPA-2013-0011.02 – Tomlinson’s Feed & Pets, Inc.**
Location: 4914 Bennett Avenue, Boggy Creek Watershed, North Loop NPA
Owner/Applicant: Tomlinson's Feeds & Pets, Inc. (Scott Click)
Agent: Thrower Design (A. Ron Thrower)
Request: Single Family to Mixed Use /Office land use
Staff Rec.: **Recommendation of Mixed Use / Office land use**
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 of mixed use / Office land use was approved by Commissioner Stephen Oliver’s motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Danette Chimenti was absent.

- 10. Rezoning: C14-2013-0021 – Tomlinson’s Feed & Pets Rezoning**
Location: 4914 Bennett Avenue, Boggy Creek Watershed, North Loop NPA
Owner/Applicant: Tomlinson's Feeds & Pets, Inc. (Scott Click)
Agent: Thrower Design (Ron Thrower)
Request: SF-3-NP to GR-NP
Staff Rec.: **Recommendation of GO-CO-NP**
Staff: Clark Patterson, 512-974-7691; clark.patterson@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve GR-CO zoning including the uses of LO zoning and corresponding development standards for Impervious Cover, Building Coverage and Height was approved by Commissioner Stephen Oliver’s motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Danette Chimenti was absent.

- 11. Rezoning: C14H-2013-0005 – Old Judges Hill Local Historic District**
Location: Generally between West 15th Street and West 18th Street; West Avenue and San Gabriel Street
Owner/Applicant: Mark Seeger
Agent: Mark Seeger
Request: SF-3 to SF-3-HD; SF-3-H to SF-3-H-HD; MF-3 to MF-3-HD; MF-4 to MF-4-HD; LO to LO-HD; LO-H to LO-H-HD; GO to GO-HD; GO-H to GO-H-HD; NO-H-CO to NO-H-CO-HD
Staff Rec.: **Staff and the Historic Landmark Commission recommends with changes to the proposed Local Historic District Design**
Staff: Alyson McGee, 512-974-7801; alyson.mcgee@austintexas.gov;
Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov;
Planning and Development Review Department

The motion to postpone to December 10, 2013 by the request of the applicant was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0-1; Commissioner Danette Chimenti was absent, Commissioner Stephen Oliver abstained, Commissioner Alfonso Hernandez was off the dais during the consent vote.

- 12. Rezoning:** **C14-2013-0130 – Domain Entertainment District**
Location: 11824 Burnet Road, Walnut Creek Watershed, North Burnet/Gateway NPA
Owner/Applicant: RREEF Domain LP (Ben Bufkin)
Agent: Endeavor Real Estate Group (Dan Frey)
Request: MI-PDA to MI-PDA
Staff Rec.: **Recommended, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057; sherri.sirwaitis@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for MI-PDA zoning was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

- 13. 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-2-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

Public hearing closed.

The motion to deny the request of the applicant AND staff and leave the zoning as SF-2-NP, was approved by Commissioner Brian Roark, Commissioner Myron Smith seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais.

- 14. Rezoning:** **C14H-2013-0006 – Eloy and Soledad Guajardo House**
Location: 805 Lydia Street, Boggy Creek Watershed, Central East Austin NPA
Owner/Applicant: David and Mary Anne Ocasio, owners
Request: SF-3-NP to SF-3-H-NP
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 512-974-6454; steve.sadowsky@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for SF-3-H-NP zoning was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

- 15. Rezoning:** **C14H-2013-0007 – Cranfill-Beacham Apartments**
Location: 1911 Cliff Street, Shoal Creek Watershed, Central Austin Combined (North University) NPA
Owner/Applicant: Ernesto Cragolino, president, Condominium Association
Agent: Phoebe Allen
Request: MF-2-CO-NP to MF-2-H-CO-NP
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 512-974-6454; steve.sadowsky@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for MF-2-H-CO-NP zoning was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

- 16. Rezoning:** **C14H-2013-0008 – Ethel Pearl's Beauty Salon**
Location: 1504 E. 11th Street, Boggy Creek Watershed, Central East Austin NPA
Owner/Applicant: Curtis and Nina Batts, owners
Request: SF-3-NP to SF-3-H-NP
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 512-974-6454; steve.sadowsky@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for SF-3-H-NP zoning was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

- 17. Rezoning:** **C14H-2013-0004 – Halm-Mallory House**
Location: 1501 Wooldridge Drive, Shoal Creek Watershed, Windsor Road NPA
Owner/Applicant: Tommy and Laura Craddick, owners
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 512-974-6454; steve.sadowsky@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for SF-3-H zoning was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

- 18. Rezoning:** **C14-2013-0122 – Holy Cross Lutheran Church**
Location: 4622 South Lamar Boulevard, Barton Creek Watershed-Barton Springs Zone, Barton Hills NPA
Owner/Applicant: Holy Cross Lutheran Church (Magdalene Holm-Roesler)
Agent: Kari Blachly
Request: SF-2 to LO
Staff Rec.: **Recommended**
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 LO zoning was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

- 19. Rezoning:** **C14-2013-0127 – 3109 S. Lamar**
Location: 3109 South Lamar Boulevard, West Bouldin Creek Watershed, South Lamar NPA
Owner/Applicant: Residences at the Spoke, LLC (Josh Delk with Transwestern)
Agent: Bury + Partners (Melissa Neslund)
Request: CS-V to CS-1-V
Staff Rec.: **Recommended**
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 CS-1-V zoning was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

- 20. Rezoning:** **C14-2013-0137 – Austin Aquatics**
Location: 5513 Southwest Parkway, Barton Creek Watershed-Barton Springs Zone, East Oak Hill NPA
Owner/Applicant: KBT Family Partnership LP (Kevin B Thompson and Patricia S Thompson)
Agent: Metcalfe, Wolff, Stuart, & Williams, LLP (Michele Rogerson Lynch)
Request: GO-MU-CO-NP to GR-MU-CO-NP
Staff Rec.: **Recommended**
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-MU-CO-NP zoning was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

- 21. Rezoning:** **C14-2013-0135 – UMCB**
Location: 1701 Red River Street, Waller Creek Watershed, Downtown NPA
Owner/Applicant: Board of Regents of the University of Texas (Florence P. Mayne)
Agent: Armbrust & Brown, PLLC. (David Armbrust)
Request: MF-4, CS & GO to P
Staff Rec.: **Recommended**
Staff: Clark Patterson, 512-974-7691; Clark.Patterson@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for P zoning was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

22. Rezoning: **C14-2013-0104 – Shelley Tract**
 Location: 1700 West Avenue, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: Blue Dragon, Ltd. (Lance Farrell)
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: SF-3 to LO-MU
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 512-974-7691; clark.patterson@austintexas.gov;
 Planning and Development Review Department

Pulled; Replaced on Addendum.

23. Rezoning: **C14-2013-0092 – Eastside Lumber**
 Location: 2915 and 3013 East Cesar Chavez Street, Lady Bird Lake Watershed, Govalle-Johnston Terrace NPA
 Owner/Applicant: RAM Ventures, LLC (Randall A. Meek)
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: Tract 1: SF-3-NP to CS-MU-CO-NP; Tract 2: CS-MU-CO-NP to SF-3-NP
 Staff Rec.: **Tract 1: Recommended; Tract 2: Staff recommendation of RR-NP**
 Staff: Heather Chaffin, 512-974-2122; heather.chaffin@austintexas.gov;
 Planning and Development Review Department

The motion to postpone to December 10, 2013 by the request of the neighborhood was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

24. Restrictive Covenant Termination: **C14-02-0183(RCT) – Restrictive Covenant Termination**
 Location: 1120 Tillery Street, Boggy Creek Watershed, Govalle-Johnston Terrace NPA
 Owner/Applicant: Paul Saustrop
 Agent: Hector Avila
 Request: To terminate the restrictive covenant
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122; heather.chaffin@austintexas.gov;
 Planning and Development Review Department

The motion to postpone to December 10, 2013 by the request of the neighborhood was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

- 25. 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: 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

Public hearing closed.

The motion to approve staff's recommendation approval of a conditional use permit was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

- 26. Conditional Use Permit and Variance:** **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 and variance from Section 25-5-146(B) to allow parking less than 200' from residential uses.
- 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 December 10, 2013 by the request of the Planning Commission was approved by Commissioner Richard Hatfield, Commissioner Brian Roark seconded the motion on a vote of 5-1; Commissioner James Nortey voted against the motion (nay); Commissioner Dave Anderson and Alfonso Hernandez were off the dais, Commissioner Danette Chimenti was absent.

- 27. Site Plan - Waiver only: SP-2013-0054C – 301 Stassney/Sweetbriar**
- Location: 301 West Stassney Lane, Williamson Creek Watershed, South Congress Combined NPA (Sweetbriar)
- Owner/Applicant: Creekside Homes, LP (Ryan Diepenbrock)
- Agent: Perales Engineering, LLC (Jerry Perales, PE)
- Request: Site Plan Waiver to permit detached residential structures within 25 feet of a site zoned SF-5 or more restrictive (LDC Section 25-2-1063(B)(1))
- Staff Rec.: **Recommended**
- 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 site plan waiver was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

- 28. Site Plan - Waiver only: SP-2013-0189CT – Texas PTA**
- Location: 408 West 11th Street, Shoal Creek Watershed, Downtown NPA
- Owner/Applicant: Texas Congress of Parents and Teachers (Kyle Ward)
- Agent: Garrett-Ihnen Civil Engineers (Jevon Poston)
- Request: Site Plan Waiver to permit street access for loading and unloading, and waive onsite loading and trash collection (LDC Sections 25-6-592(B)(1) and 25-6-592(B)(2))
- Staff Rec.: **Recommended**
- 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 site plan waiver was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

- 29. Preliminary Plan Variance: C8-2013-0113 – Riverside Vargas Subdivision**
- Location: Vargas Street, Carson Creek Watershed, East Riverside Corridor / Montopolis NPA
- Owner/Applicant: Vargas Properties I, Ltd. (Marvin E. Chernosky Jr.)
- Agent: Big Red Dog Engineering/Consulting (Eliot Davenport)
- Request: Variance request from the Land Development Code Section 25-4-151 Street Alignment and Connectivity. The applicant is proposing to not extend Lawrence Street through the proposed subdivision.
- Staff Rec.: **Recommended**
- Staff: Caleb Gutshall, 512-974-6420; caleb.gutshall@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for Riverside Vargas Subdivision Preliminary Plan was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

- 30. Resubdivision with variance: C8-2013-0051.0A – Raymond H. Stewart Lot B; Resubdivision**
- Location: 2013 Bluebonnet Lane, West Bouldin Creek Watershed, Zilker NPA
- Owner/Applicant: 2010 Goodrich, LLC (Scott Turner)
- Agent: Hector Avila
- Request: Approval of the Raymond H. Stewart Lot B; Resubdivision composed of two lots on 0.78 acres and a flag lot variance, LDC 25-4-175.
- Staff Rec.: **Recommended**
- Staff: Cesar Zavala, 512-974-3404; cesar.zavala@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Raymond H. Stewart Lot B; Re-subdivision was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

31. Preliminary Plan (Request for variance only): C8-2013-0154 – Park Place at Riverside

Location: 7000 East Riverside Drive, Carson Creek Watershed, Montopolis NPA

Owner/Applicant: Equity Secured Capital, LP (Vince Dimare)

Agent: Big Red Dog Engineering (Kaitlin Redmon)

Request: The applicant requests a variance from Section 25-4-151 of the Land Development Code which requires streets in new subdivisions connect with streets in adjacent subdivisions. The applicant is specifically requesting not to extend Lawrence Street and Canal Street through the proposed subdivision.

Staff Rec.: **Recommended**

Staff: Don Perryman, 512-974-2786; don.perryman@austintexas.gov; Caleb Gutshall, 512-974-6420; caleb.gutshall@austintexas.gov; Planning Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Park Place at Riverside was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

32. Final Plat with a Preliminary: C8-84-102(88).2A – Lantana Lot 1, Block A

Location: 6401 Rialto Boulevard, Barton Creek Watershed-Barton Springs Zone, East Oak Hill NPA

Owner/Applicant: Lantana Tract 32, LP (Paul Viktorin)

Agent: LJA Engineering, Inc. (Paul J. Viktorin)

Request: Approval of the Lantana Lot 1, Block A composed of 60 lots on 46.713 acres.

Staff Rec.: **Disapproval**

Staff: Planning and Development Review Department

- 33. Final Plat; Resubdivision:** **C8-2013-0194.0A – Shoalwood Addition Section 4**
Location: 2615 Pembroke Trail, Shoal Creek Watershed, Rosedale NPA
Owner/Applicant: Andrew Carr
Agent: Jim Bennett Consulting (Jim Bennett)
Request: Approval of Shoalwood Addition Section 4 composed of 3 lots on 0.727 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 34. Final Plat; Resubdivision:** **C8-2013-0191.0A – Resubdivision of Lots 1 & 2, Block A of the Terrace Section 5 and Lot 1, Block B**
Location: 2900 Via Fortuna, Barton Creek Watershed-Barton Springs Zone, Barton Hills NPA
Owner/Applicant: Rodger Arend
Agent: Malone/Wheeler, Inc. (Pete Malone)
Request: Approval of the Resubdivision of Lots 1 & 2, Block A of the Terrace Section 5 and Lot 1, Block B composed of 4 lots on 33.135 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 35. Final Plat- Resub:** **C8-2013-0185.0A – Blazek Subdivision**
Location: 1100 Taulbee Lane, Waller Creek Watershed
Owner/Applicant: Jason Blazek
Agent: IT Gonzalez Engineers (Bill Graham)
Request: Approval of the Blazek Subdivision composed of 1 lot on 0.333 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 36. Final Plat- Resub:** **C8-2013-0188.0A – Austin Stone Community Church**
Location: 500 East St. Johns Avenue, Buttermilk Branch Watershed
Owner/Applicant: Austin Stone Community Church (David Barnett)
Agent: Garrett-Ihnen Civil Engineering (Jason Rodgers)
Request: Approval of the Austin Stone Community Church composed of 2 lots on 13.848 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 37. Preliminary: C8-2013-0184 – EM Franklin**
Location: 1190 EM Franklin Avenue, Tannehill Branch Watershed
Owner/Applicant: EM Franklin LP (Ryan Diepenbrock)
Agent: PSW Homes, LLC (Casey Giles)
Request: Approval of the EM Franklin composed of 19 lots on 4.64 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #32-37;

Public hearing closed.

The motion to disapprove Items #32-37 was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

C. NEW BUSINESS

- 1. New Business: Initiate a Code Amendment – Temporary School Signs**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Initiate an amendment to Title 25 of the City Code to allow independent school districts to install and modify temporary, non-electronic, signs without a sign permit.
Staff: Greg Guernsey, Director 512-974-2387;
greg.guernsey@austintexas.gov;
Planning and Development Review Department

The motion to initiate a Code Amendment for Temporary School Signs was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

- 2. New Business: Initiate a Rezoning Case**
Request: Direct staff to initiate a rezoning of the property located at 1805 & 1807 Ulit Street from P-NP to SF-3-NP zoning.

The motion to initiate a rezoning case for 1805 & 1807 Ulit Street was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

3. New Business:

Request: Discussion and action on approving the 2014 Planning Commission Schedule.

The motion to approve the 2014 Planning Commission schedule was approved on the consent agenda by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

4. New Business:

Request: Discussion and action on electing Planning Commission Officers.

The motion to postpone to December 10, 2013 by the request of the Planning Commission was approved on consent by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, Commissioner Alfonso Hernandez was off the dais during the consent vote.

E. SUBCOMMITTEE REPORTS

F. ADJOURN

Chair Dave Anderson adjourned the meeting without objection at 12:10 a.m.