



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
December 10, 2013**

The Planning Commission convened in a regular meeting on December 10, 2013 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Dave Anderson called the Board Meeting to order at 6:10 p.m.

Board Members in Attendance:

Dave Anderson – Chair

Danette Chimenti

James Nortey

Stephen Oliver

Myron Smith

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 November 12, 2013.

The motion to approve the minutes from November 12, 2013 was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

C. PUBLIC HEARINGS

1. Briefing:

Request: Briefing on Project Connect Central Corridor Update.
Staff: Kyle Keahey, Project Lead, HNTB

Briefing given by Kyle Keahey; no action was required by the Commission.

2. 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 create a new definition "Projected Sign Advertising" and create new code regulating temporary projected signs.

Staff Rec.: **Recommended**

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

Public hearing closed.

The motion to approve staff's recommendation with friendly amendment by Commissioner Oliver to add a new section C.1.b.3 with suggested language: "Temporary structure within the boundaries of a special event", was approved by Commissioner James Nortey's motion, Commissioner Chimenti seconded the motion on a vote of 5-0; Commissioners Roark, Hatfield, Hernandez and Stevens were absent.

3. Code **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

Public hearing closed.

The motion to approve staff's recommendation with friendly amendment by Commissioner Oliver to add a new section C.1.b.3 with suggested language: "Temporary structure within the boundaries of a special event", was approved by Commissioner James Nortey's motion, Commissioner Chimenti seconded the motion on a vote of 5-0; Commissioners Roark, Hatfield, Hernandez and Stevens were absent.

- 4. 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 postpone to January 14, 2014 by the request of staff was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

- 5. 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 PLLC (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 January 14, 2014 by the request of the applicant was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

- 6. Plan Amendment: NPA-2013-0022.01 – Congress Avenue Baptist Church**
Location: 1511 South Congress Ave., 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: Civic 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 January 14, 2014 by the request of the applicant with agreement by the SRCC Neighborhood Association was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

- 7. Rezoning: C14-2013-0022 – Congress Avenue Baptist Church**
Location: 1511 South Congress Ave., 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.: **GO-CO-NCCD-NP or Amended NCCD**
Staff: Lee Heckman, 512-974-7604; lee.heckman@austintexas.gov;
Planning and Development Review Department

The motion to postpone to January 14, 2014 by the request of the applicant with agreement by the SRCC Neighborhood Association was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

- 8. 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 January 14, 2014 by the request of the applicant was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

- 9. 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.: **CS-V-CO-NP**
Staff: Heather Chaffin, 512-974-2122; heather.chaffin@austintexas.gov;
Planning and Development Review Department

The motion to postpone to January 14, 2014 by the request of the applicant was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

- 10. East Riverside Corridor Plan Amendment:** **C14-2013-0110 – East Riverside Corridor Subdistrict Change**
- Location: 6507, 6603, 6505 East Riverside Drive and 2108 Thrasher Lane, Carson Creek Watershed, East Riverside Corridor NPA
- Owner/Applicant: Dempsey Buchanan LP (David Buchanan)
- Agent: Binkley & Barfield Consulting Engineers (Rey Gonzales, PE)
- Request: ERC Regulating Plan Amendment: Neighborhood Residential Subdistrict to Corridor Mixed Use Subdistrict
- Staff Rec.: **Recommendation of Neighborhood Mixed Use Subdistrict**
- Staff: Erica Leak, 512-974-2856; erica.leak@austintexas.gov; Lee Heckman, 512-974-7604; lee.heckman@austintexas.gov; Planning and Development Review Department

The motion to postpone to January 14, 2014 by the request of the Montopolis Contact Team with agreement by the applicant was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

- 11. Restrictive Covenant Termination:** **C14-02-0183(RCT) – Restrictive Covenant Termination**
- Location: 1120 Tillery Street, Boggy Creek Watershed, Govalle-Johnston Terrace NPA
- Owner/Applicant: Paul Sastrup
- 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

Public Hearing Closed.

The motion to deny staff's recommendation to terminate the restrictive covenant was approved by Commissioner Danette Chimenti's motion, Commissioner Myron Smith seconded the motion on a vote of 5-0; Commissioner Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

12. 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.: **Withdrawn by the applicant**
Staff: Clark Patterson, 512-974-7691; clark.patterson@austintexas.gov;
Planning and Development Review Department

This case has been withdrawn by the applicant; no action was required by the Commission.

13. 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: Recommendation of RR-NP**
Staff: Heather Chaffin, 512-974-2122; heather.chaffin@austintexas.gov;
Planning and Development Review Department

The motion to postpone to January 14, 2014 by the request of the Neighborhood Contact Team with agreement by the applicant was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

14. Rezoning: **C14-2013-0119 – Hyde Park Market**
Location: 4429 Duval Street, Waller Creek Watershed, Central Austin Combined NPA
Owner/Applicant: 720 Lamar Place, LC (Guy Oliver)
Agent: Husch Blackwell, LLP. (Nikelle Meade)
Request: CS-MU-V-CO-NP to CS-1-MU-V-CO-NP
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 of CS-1-MU-V-CO-NP district zoning was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

- 15. Rezoning:** **C14-2013-0121 – 946 E. 51st Street Rezoning**
Location: 946 East 51st Street, Tannehill Branch Watershed, North Loop NPA
Owner/Applicant: Harmony Cottages, LLC. (Ron Ginor)
Agent: Thrower Design (A. Ron Thrower)
Request: SF-3-NP to GR-NP
Staff Rec.: **Recommendation of GR-CO-NP**
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 of GR-CO-NP district zoning was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

- 16. Rezoning:** **C14-2013-0133 – 920 E. 53rd Street**
Location: 920 East 53rd Street, Tannehill Branch Watershed, North Loop NPA
Owner/Applicant: Pamela Romero
Request: SF-3-NP to SF-4A-NP
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 of SF-4A-NP district zoning was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

- 17. Rezoning:** **C14-2013-0138 – Nightcap Dessert Lounge**
Location: 1401 West 6th Street, Lady Bird Lake Watershed, Old West Ausin NPA
Owner/Applicant: Christin Rowan
Agent: AGSA Group, LLC. (Gretchen Alley)
Request: LO-NP to GR-V-NP
Staff Rec.: **Recommended**
Staff: Clark Patterson, 512-974-7691; Clark.Patterson@austintexas.gov;
Planning and Development Review Department

The motion to postpone to January 14, 2014 by the request of the applicant was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

- 18. Zoning:** **C814-2012-0152 – Pilot Knob Planned Unit Development**
Location: East and southeast of the intersection of William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highway 183 and FM 1625, Cottonmouth Creek, North Fork Dry Creek, South Fork Dry Creek Watersheds, Pilot Knob MUD #1-5
Owner/Applicant: Carma Easton, Inc. (Scott Rogers)
Agent: McCann Adams Studio (Jana McCann, A.I.A.)
Request: I-RR; I-SF-4A to PUD
Staff Rec.: **Pending; Indefinite Postponement request by the staff**
Staff: Wendy Rhoades, 512-974-7719; wendy.rhoades@austintexas.gov; Planning and Development Review Department

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

- 19. Zoning:** **C814-2012-0163 – Sun Chase PUD**
Location: 15201, 15810 and 16070 Pearce Lane; 7910 Wolf Lane, Dry Creek East Watershed, Southeast Travis County MUD #1-4
Owner/Applicant: Qualico CR LP (Vera Massaro)
Agent: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)
Request: I-SF-2; I-SF-4A to PUD
Staff Rec.: **Pending; Indefinite Postponement request by the staff**
Staff: Wendy Rhoades, 512-974-7719; wendy.rhoades@austintexas.gov; Planning and Development Review Department

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

20. Conditional Use Permit and Variance: SPC-2013-0196C – Little Woodrow’s on Burnet Road

Location: 5425 Burnet Road, Shoal Creek Watershed, Brentwood 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

Public hearing closed.

1st Motion: The motion to deny the Conditional Use Permit and Variance request was made by Commissioner Danette Chimenti, Commissioner Myron Smith seconded the motion on a vote of 2-3; Commissioners James Nortey, Stephen Oliver and Chair Dave Anderson voted against the motion (nay). MOTION FAILED.

2nd Motion: The motion to approve staff’s recommendation with condition of 1 a.m. closing on weekends was made by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 3-2; Commissioners Myron Smith and Danette Chimenti voted against the motion (nay). MOTION FAILED.

Conditional Use Permit and Variance request denied due to lack of an affirmative vote of 5 Commissioners.

- 21. Site Plan - Conditional Use Permit:** **SPC-2013-0179D – 2nd Street Bridge and Extension/Shoal Creek to West Avenue**
Location: 615 West 2nd Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: City of Austin, Public Works Dept. (Kevin Sweat P.E.)
Agent: City of Austin, Public Works Department (Cynthia Jordan)
Request: Request approval of a conditional use permit because the project is zoned P, Public and over 1 acre in size. [LDC 25-2-625(D)(2)]
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 Conditional Use Permit was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

- 22. Site Plan Boat Dock Requirement Variance:** **SP-2013-0264D – 5221 Tortuga Trail**
Location: 5221 Tortuga Trail, Lake Austin Watershed
Owner/Applicant: Manny Farahani
Agent: Aupperle Company (Carolyn Aupperle)
Request: Approval of a dock extending sixty-one (61) feet from the shoreline [Section 25-2-1176(B)(2)], 31 feet over the maximum.
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 Site Plan Boat Dock Variance was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

- 23. Site Plan Variance:** **SP-2012-0427C – Regents West Campus**
Location: 3231 Travis Country Circle, Barton Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA
Owner/Applicant: Regents School of Austin (Ron Wood)
Agent: Hanrahan-Pritchard Engineering Inc. (Stephen Jamison)
Request: Approval of a variance request to 1) allow cut greater than four feet, but not to exceed 15 feet (LDC Section 25-8-341), and 2) allow fill greater than four feet, but not to exceed eight feet (LDC Section 25-8-342).
Staff Rec.: **Approve with Conditions**
Staff: Michael Simmons-Smith, 512-974-1225; michael.simmons-smith@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for a Site Plan Variance with additional condition that irrigation for the West Campus will comply with City regulations and restrictions regardless of water source, except that the existing well on the property may be utilized for the proposed ballfields and not subject to City restrictions, was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

- 24. Site Plan - Waivers only:** **SP-2013-0169C – 1013 Lambie**
Location: 1013 Lambie Street, Lady Bird Lake Watershed, East Cesar Chavez NPA
Owner/Applicant: BDB Ventures and Associates, Inc (Shawn Breedlove)
Agent: Prossner and Associates (Kurt Prossner, P.E.)
Request: Approval of a waiver from Waterfront Overlay impervious cover limit of 40% to 66.18% [LDC 25-2-735(D)] and a compatibility front yard setback waiver from 25 feet to 7 feet (LDC 25-2-1064) in order to construct three single-family condominium units.
Staff Rec.: **Recommended**
Staff: Donna Galati, 512-974-2733; donna.galati@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for a Site Plan Waiver was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

25. Final Plat: **C8-2012-0191.0A – Banister Acres Subdivision; Resubdivision of Lot 16, Block 5**

Location: 4402 Banister Lane, West Bouldin Creek Watershed, South Manchaca NPA

Owner/Applicant: Leighton & Michael Moore

Agent: Genesis 1 Engineering Co. (George Gonzalez)

Request: Approval of the Banister Acres Subdivision; Resubdivision of Lot 16 Block 5 composed of 3 lots on 0.5 acres.

Staff Rec.: **Recommended**

Staff: Don Perryman, 512-974-750-6530; don.perryman@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Banister Acres Subdivision was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

26. Plat Vacation (Total): **C8S-86-010(VAC) – Oscar Snowden Subdivision**

Location: 4812 N IH 35 Service Rd. SB and 4801-4805 Harmon Ave., Boggy Creek Watershed, North Loop NPA

Owner/Applicant: Mackey-Adams Properties Inc. (Harry Mackey)

Agent: MFH Engineering (Martha Mangum)

Request: Approve the total vacation of a one lot plat.

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 for approval of the Oscar Snowden Subdivision was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

27. Resubdivision: C8-2013-0094.0A – Resubdivision of Lot 16, Block 2, Chernosky Subdivision No. 7
Location: 4601 ½ Santa Anna Street, Boggy Creek Watershed, MLK-183 NPA
Owner/Applicant: Nuria Zaragoza
Agent: Hector Avila
Request: Approve the resubdivision of one lot into 2 lots.
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 for approval of Re-subdivision of Lot 16, Block 2, Chernosky Subdivision No.7 was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

28. Resubdivision: C8-2013-0093.0A – Resubdivision of Lot 1, Block a, Chevy Chase South Phase 4, Section 4
Location: 2101 Wickersham Lane (at E. Riverside Drive), Country Club Creek Watershed, Pleasant Valley NPA
Owner/Applicant: Jimmy & Nash Enterprise LLC (Nasruddin Mahesania) & Riverside Village L.P. (Tung Tran)
Agent: Professional StruCivil Engineers, Inc. (Mirza Baig)
Request: Approve the resubdivision of one lot into 2 lots.
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 for approval of Re-subdivision of Lot 1, Block A, Chevy Chase South Phase 4, Section 4 was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

- 29. Street Vacation: F#8597-0804**
Request: Vacation of a portion of Tillery Street
Staff Rec.: **Recommended**
Staff: Eric J. Hammack, 512-974-7079; eric.hammack@austintexas.gov;
Office of Real Estate Services

Public hearing closed.

The motion to approve staff's recommendation for Vacation of a portion of Tillery Street was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

- 30. Final Plat: C8-2013-0211.0A – Original City of Austin, Block 30, Amended Plat of 3, 4 & 5**
Location: 325 South Congress Avenue, Lady Bird Lake Watershed, South River City NPA
Owner/Applicant: NOP 301 Congress, LLC (Joe Corrente) & Congress Commons, LP
Agent: KBGE (Gabe Bruehl)
Request: Approval of the Original City of Austin, Block 30, Amended Plat of 3, 4 & 5 composed of 2 lots on 0.051 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 31. Final Plat / Resubdivision: C8-2013-0202.0A – Southshore Subdivision Section One Block B, Lot 1**
Location: 1201 Town Creek Drive, Lady Bird Lake Watershed, Riverside NPA
Owner/Applicant: Sage South Shore, LLC (Frank M.K. Liu)
Agent: Danny Miller
Request: Approval of the Southshore Subdivision Section One Block B Lot 1 composed of 76 lots on 2.876 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 32. Final Plat: C8-2013-0201.0A – Chapote Subdivision**
Location: 410 Kemp Street, Country Club Creek Watershed, Montopolis NPA
Owner/Applicant: Seth Harp
Agent: Rivera Engineering (Michael A. Rivera)
Request: Approval of the Chapote Subdivision composed of 5 lots on 1.71 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 33. Final Plat / Resubdivision:** **C8-2013-0213.08 – Lot A L.E. Foster Addition**
 Location: 1610 Dalina Street, Boggy Creek Watershed, Central Austin Combined NPA
 Owner/Applicant: Newcastle Homes (Alex G. Zwarun)
 Agent: Hector Avila
 Request: Approval of the Lot A L.E. Foster Addition composed of 2 lots on 0.24 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 34. Final Plat:** **C8-2013-0210.0A – Bruno Addition**
 Location: 2006 Goodrich Avenue, West Bouldin Creek Watershed, Zilker NPA
 Owner/Applicant: Joseph & Ida Claire Bruno
 Agent: Hector Avila
 Request: Approval of the Bruno Addition composed of 3 lots on 0.90 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 35. Final Plat - Resubdivision:** **C8-2013-0219.0A – Rock Rose South District**
 Location: Rock Rose Avenue, Walnut Creek Watershed, North Burnet/Gateway TOD
 Owner/Applicant: RREEF Domain LP (Ben Bufkin)
 Agent: Bury-Aust, Inc. (Lauren Beavers)
 Request: Approval of the Rock Rose South District composed of 4 lots on 112.422 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 36. Preliminary Plan:** **C8-84-102(88)01 – Patton Ranch, Block A, Lot 1; Revised Preliminary**
 Location: Vega Avenue, Barton Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA
 Owner/Applicant: Lantana Tract 32, LP (Paul Viktorin)
 Agent: LJA Engineering, Inc (Paul Viktorin)
 Request: Approval of the Patton Ranch, Block A, Lot 1; Revised Preliminary composed of 1 lot on 46.713 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 37. Final Plat- Resubdivision:** **C8-2013-0112.2A – Bouldin Court**
Location: 900 South 2nd Street, East Bouldin Creek Watershed, Bouldin NPA
Owner/Applicant: 1st St Highlands, LP (Ryan Diepenbrock)
Agent: PSW Homes, LLC (Jarred Corbell)
Request: Approval of Bouldin Court composed of 24 lots on 5.1 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 38. Amended Plat:** **C8-2013-0212.0A – West Park; Amended Plat**
Location: 7860 ½ West US 290 Highway, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA
Owner/Applicant: Buffalo Equities, Ltd (Rudy Belton)
Agent: Civile LLC (Lawrence Hanrahan)
Request: Approval of the West Park; Amended Plat composed of 4 lots on 119.843 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #30-38;

Public hearing closed.

The motion to disapprove items #30-38 was approved on the consent agenda by Commissioner James Nortey, Commissioner Stephen Oliver seconded the motion on a vote of 5-0; Commissioners Richard Hatfield, Alfonso Hernandez, Brian Roark and Jean Stevens were absent.

D. NEW BUSINESS

Post on upcoming agenda – Changes to Planning Commission’s Rules and Procedures

Election of Officers

E. SUBCOMMITTEE REPORTS

CIP Committee – Have not met; will go back to regular meeting schedule in 2014

Comp Plan Committee – Met Dec. 9th

Code Next – Did not meet in December; will meet January (no date set)

Codes & Ordinance Committee – Dec. meeting cancelled

Downtown Commission – Last met on Nov. 20th; will meet again Dec. 18, 2013

Neighborhood Plan Committee – Dec. meeting cancelled

F. ADJOURN

Chair Dave Anderson adjourned the meeting without objection at 9:18 p.m.