



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
January 14, 2014**

**The Planning Commission convened in a regular meeting on January 14, 2014 @ 301 W. 2<sup>nd</sup> 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**

**Danette Chimenti**

**Alfonso Hernandez**

**James Nortey**

**Stephen Oliver**

**Brian Roark**

**Myron Smith**

**Jean Stevens**

**Jeff Jack – Ex-Officio Member**

**EXECUTIVE SESSION (No public discussion)**

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION: GENERAL**

No Speakers.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from December 10, 2013.

The motion to approve the minutes from December 10, 2013 was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

## C. PUBLIC HEARINGS

- 1. Briefing:** Briefing on Code Next (Land Development Code Revision)  
**Owner/Applicant:** City of Austin  
**Agent:** Dan Parolek, Opticos Design  
**Staff:** George Zapalac, 512-974-2725, [George.Zapalac@austintexas.gov](mailto:George.Zapalac@austintexas.gov);  
Planning and Development Review Department

Briefing given by George Zapalac and Dan Parolek (Opticos Design).

- 2. Code Amendment:** **C20-2013-023 – Accessible Ramps**  
**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](mailto:John.McDonald@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to January 28, 2014 by request of the Planning Commission was approved by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

- 3. Municipal Utility District:** **C12M-2013-0001 – Cascades MUD No. 1**  
**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](mailto:Virginia.Collier@austintexas.gov);  
Planning and Development Review Department

1<sup>st</sup> motion: Public hearing closed. The motion to approve the creation of the MUD with amendments was made by Commissioner Alfonso Hernandez, Commissioner Brian Roark seconded the motion on a vote of 4-3-1; Commissioners Jean Stevens, Myron Smith and Dave Anderson voted against the motion (nay), Commissioner James Nortey abstained. MOTION FAILED.

2<sup>nd</sup> motion: The motion to keep the Public Hearing closed and Postpone to January 28, 2014 by request of the Planning Commission was approved by Commissioner James Nortey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0: Commissioner Richard Hatfield was absent. \*\* Commission made request for information regarding Transportation, Affordability and Easement \*\*

- 4. Appeal:** **C14H-1989-0010 – Dabney-Horne House**  
Location: 507 W. 23<sup>rd</sup> Street, Waller Creek Watershed, Central West Austin  
Combined NPA  
Owner/Applicant: Mike McHone  
Request: Appeal from a denial of a Certificate of Appropriateness to move the house approximately 12 feet on the same lot.  
Staff: Steve Sadowsky, 512-974-6454, [Steve.Sadowsky@austintexas.gov](mailto:Steve.Sadowsky@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to January 28, 2014 by Planning Commission was approved by Commissioner Danette Chimenti, Commissioner Myron Smith seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent. PUBLIC HEARING REMAINED CLOSED.

- 5. Restrictive Covenant Termination:** **C14-91-0038(RCT) – Dabney-Horne House**  
Location: 507 W. 23<sup>rd</sup> Street, Waller Creek Watershed, Central West Austin  
Combined (UNO) NPA  
Owner/Applicant: University Coopertative Society, Inc. (George Mitchell)  
Agent: Mike McHone  
Request: Request to terminate restrictive covenant.  
Staff Rec.: **Postponement request to January 28, 2014 by staff**  
Staff: Heather Chaffin, 512-974-2122, [Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to January 28, 2014 by the request of staff was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

- 6. Rezoning:** **C14-2013-0148 – Dabney-Horne House**  
Location: 507 W. 23<sup>rd</sup> Street, Waller Creek Watershed, Central West Austin  
Combined (UNO) NPA  
Owner/Applicant: University Coopertative Society, Inc. (George Mitchell)  
Agent: Mike McHone  
Request: GO-CO-NP-H to GO-NP  
Staff Rec.: **Postponement request to January 28, 2014 by staff**  
Staff: Heather Chaffin, 512-974-2122, [Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to January 28, 2014 by the request of staff was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

7. **Plan Amendment:** **NPA-2013-0010.01 - 2416 E. 6th Street**  
Location: 2416 E. 6<sup>th</sup> 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](mailto:Maureen.Meredith@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for Mixed Use Land Use was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

8. **Rezoning:** **C14-2013-0083 - 2416 East 6th Street**  
Location: 2416 East 6<sup>th</sup> 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 CS-V-CO-NP  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for CS-V-CO-NP district zoning was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

9. **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 (George Tuthill)  
Agent: Thrower Design (A. Ron Thrower)  
Request: Civic to Mixed Use land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695,  
[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to deny staff's recommendation for Mixed Use Land Use was approved by Commissioner Danette Chimenti's motion, Commissioner Jean Stevens seconded the motion on a vote of 5-3; Commissioner Alfonso Hernandez, Stephen Oliver and James Nortey voted against the motion (nay), Commissioner Richard Hatfield was absent.

- 10. 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 (George Tuthill)  
Agent: Thrower Design (A. Ron Thrower)  
Request: SF-3-CO-NCCD-NP to GR-CO-NCCD-NP  
Staff Rec.: **GO-CO-NCCD-NP or amend NCCD**  
Staff: Lee Heckman, 512-974-7604, [Lee.Heckman@austintexas.gov](mailto:Lee.Heckman@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to deny staff's recommendation for Mixed Use Land Use was approved by Commissioner Danette Chimenti's motion, Commissioner Jean Stevens seconded the motion on a vote of 5-3; Commissioner Alfonso Hernandez, Stephen Oliver and James Nortey voted against the motion (nay), Commissioner Richard Hatfield was absent.

- 11. Plan Amendment:** **NPA-2013-0005.02 – Montopolis Reclaimed Water Tank**  
Location: 2801 Montopolis Drive, Carson Creek Watershed, Montopolis NPA  
Owner/Applicant: City of Austin-Austin Water Utility  
Agent: Austin Water Utility (Dan W Pedersen, PE)  
Request: Industry to Civic land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, [Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of Civic Land Use was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

- 12. Rezoning:** **C14-2013-0141 – Montopolis Reclaimed Water Tank**  
Location: 2801 Montopolis Drive, Carson Creek Watershed, Montopolis NPA  
Owner/Applicant: City of Austin-Austin Water Utility  
Agent: Austin Water Utility (Dan W Pedersen, PE)  
Request: LI-NP to P-NP  
Staff Rec.: **Recommended**  
Staff: Lee Heckman, 512-974-7604, [Lee.Heckman@austintexas.gov](mailto:Lee.Heckman@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of P-NP zoning was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

- 13. Rezoning:** **C14-2013-0107 - 600 Kemp Street**  
Location: 600 Kemp Street, Country Club East Watershed, Montopolis NPA  
Owner/Applicant: Kemp Street Properties, LLC  
Agent: Thrower Design (Ron Thrower)  
Request: SF-3-NP to SF-6-NP  
Staff Rec.: **Postponement request to January 28, 2014 by Montopolis-Ponca Neighborhood Association**  
Staff: Lee Heckman, 512-974-7604, [Lee.Heckman@austintexas.gov](mailto:Lee.Heckman@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to January 28, 2014 by request of the Montopolis and Ponca Neighborhood Associations, was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

- 14. Rezoning:** **C14-2013-0136 – Austin Elm Terrace, L.P**  
Location: 3215 Exposition Boulevard, Taylor Slough North Watershed, Central West Austin Combined NPA  
Owner/Applicant: Austin Elm Terrace, LP (Steve D. Beuerlein)  
Agent: Husch Blackwell, LLP (Jerry L. Harris)  
Request: SF-3 to MF-2  
Staff Rec.: **Recommendation of SF-6-CO**  
Staff: Sherri Sirwaitis, 512-974-3057, [Sherri.Sirwaitis@austintexas.gov](mailto:Sherri.Sirwaitis@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to February 25, 2014 by the request of the applicant was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

- 15. Rezoning:** **C14-2013-0144 – Crescent Tract**  
Location: 812 ½ W. 2<sup>nd</sup> Street, Lady Bird Lake Watershed, Downtown NPA  
Owner/Applicant: City of Austin-Austin Energy  
Agent: Austin Energy (Eben Kellogg)  
Request: DMU-CO to P  
Staff Rec.: **Recommended**  
Staff: Lee Heckman, 512-974-7604, [Lee.Heckman@austintexas.gov](mailto:Lee.Heckman@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of P zoning was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

- 16. East Riverside Corridor Plan Amendment:** **C14-2013-0110 – East Riverside Corridor Subdistrict Change**  
Location: 6507, 6603, 6505 E. Riverside & 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](mailto:Erica.Leak@austintexas.gov); Lee Heckman, 512-974-7604, [Lee.Heckman@austintexas.gov](mailto:Lee.Heckman@austintexas.gov); Planning and Development Review Department

The motion to postpone to April 22, 2014 by request of the applicant was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

- 17. Rezoning:** **C14-2013-0092 – Eastside Lumber**  
Location: 2915 & 3013 E. Cesar Chavez, 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](mailto:Heather.Chaffin@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of CS-MU-CO-NP for Tract 1 and SF-3-NP for Tract 2; also RR-NP with a 3-foot strip for Tract 3, was approved by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

**18. Rezoning:** **C14H-2013-0140 – Louis C. Jr and Virginia Nalle Page House**  
Location: 2507 Kenmore Court, Johnson Creek Watershed, Windsor Road NPA  
Owner/Applicant: Sarah Crocker, applicant and agent  
Request: SF-3-NP to SF-3-H-NP  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 512-974-6454, [Steve.Sadowsky@austintexas.gov](mailto:Steve.Sadowsky@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of SF-3-H-NP district zoning was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

**19. Rezoning:** **C14-2013-0138 – Nightcap Dessert Lounge**  
Location: 1401 West 6<sup>th</sup> 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: Sherri Sirwaitis, 512-974-3057, [Sherri.Sirwaitis@austintexas.gov](mailto:Sherri.Sirwaitis@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve GR-CO-NP district zoning was approved with conditions of:

- Prohibiting drive thru services;
- Public restrictive covenant regarding hours of operation be agreed upon between the applicant and neighborhood and filed prior to City Council;
- Limited to 2,500 square feet (restaurant general)

Motion was made by Commissioner Jean Stevens, Commissioner Myron Smith seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.



- 20. Rezoning:** **C814-2008-0087.01 – South Shore PUD Amendment**  
Location: 1201 Town Lake Drive, Lady Bird Lake Watershed, East  
Riverside/Oltorf Combined NPA  
Owner/Applicant: Sage South Shore, LLC  
Agent: Metcalfe, Wolff, Stuart, & Williams, LLP (Michele Rogerson Lynch)  
Request: PUD-NP to PUD-NP, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Lee Heckman, 512-974-7604, [Lee.Heckman@austintexas.gov](mailto:Lee.Heckman@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for PUD-NP zoning was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

- 21. Site Plan-Conditional Use Permit:** **SPC-2013-0405A – Weather Up**  
Location: 1808 East Cesar Chavez Street, Lady Bird Lake Watershed, East  
Cesar Chavez NPA  
Owner/Applicant: C.O. Sam Turner, Atty.  
Agent: Hajjar, Sutherland, Peters & Washmon, LLP (Kareem Hajjar)  
Request: CUP for a late-hours permit and a variance to have parking within 200 feet of a single family residence.  
Staff Rec.: **Recommended**  
Staff: Brad Jackson, 512-974-3410, [Brad.Jackson@austintexas.gov](mailto:Brad.Jackson@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to January 28, 2014 by the request of the neighborhood was approved by Commissioner Danette Chimenti, Commissioner Myron Smith seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

- 22. Site Plan - Variance: SP-2013-0133D – Boat Dock for 5 Humboldt Lane**  
Location: 5 Humboldt Lane, Lake Austin Watershed  
Owner/Applicant: Maureen Alexander  
Agent: Braun & Gresham, Attorneys at Law (David Braun)  
Request: To allow construction of a boat dock and the associated access trail within a Critical Environmental Feature buffer  
Staff Rec.: **Recommended with conditions**  
Staff: Michael Simmons-Smith, 512-974-1225, [Michael.Simmons-Smith@austintexas.gov](mailto:Michael.Simmons-Smith@austintexas.gov); Planning and Development Review Department

The motion to postpone to January 28, 2014 the request of the applicant and neighborhood was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

- 23. Preliminary Plan: C8-2013-0019 – Airport Gateway**  
Location: 7021 - 7119 E. Ben White Blvd., Carson Creek Watershed, Southeast Combined NPA  
Owner/Applicant: Airport Gateway, LP (Kenneth Satterlee)  
Agent: Bury (Jonah Mankovsky, P.E.)  
Request: Approval of the Airport Gateway preliminary plan composed of 8 lots on on 18.230 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, [Cesar.Zavala@austintexas.gov](mailto:Cesar.Zavala@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Airport Gateway Preliminary Plan was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

**24. Final Plat**                      **C8-2013-0019.1A – Airport Gateway Subdivision**

**Resubdivision:**

Location: 7021 - 7119 E. Ben White Blvd., Carson Creek Watershed, Southeast  
Combined NPA

Owner/Applicant: Airport Gateway, LP (Kenneth Satterlee)

Agent: Bury (Jonah Mankovsky, P.E.)

Request: Approval of the Airport Gateway plat composed of 8 lots on on 18.230 acres.

Staff Rec.: **Recommended**

Staff: Cesar Zavala, 512-974-3404, [Cesar.Zavala@austintexas.gov](mailto:Cesar.Zavala@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Airport Gateway Subdivision was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

**25. Total Plat Vacation:** **C8s-73-243.B – Amended Resubdivision of Ridgetop Addition, Portion of Lot 1, Block M 1003 E. 52nd Street**

Location: 1003 E. 52<sup>nd</sup> Street, Tannehill Branch Watershed, North Loop NPA

Owner/Applicant: Wagwater Partners, LLC

Agent: Thrower Design (Ron Thrower)

Request: Approval of the Total Vacation of the Amended Resubdivision of a portion of Lot 1, Block M, Ridgetop Addition Lots 1B, and 2B.

Staff Rec.: **Recommended**

Staff: Don Perryman, 512-974-2786, [Don.Perryman@austintexas.gov](mailto:Don.Perryman@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Total Plat Vacation was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

**26. Final Plat**                      **C8-2013-0014.0A – Chandler and Carleton Subdivision**

**Resubdivision:**

Location: 1012 East 15<sup>th</sup> Street, Waller Creek Watershed, Central East Austin  
NPA

Owner/Applicant: Calavan Family Partnership (Brooks Calavan)

Agent: Perales Engineering, LLC (Jerry Perales, P.E.)

Request: Approval of the Chandler and Carleton Subdivision composed of 2 lots on 0.195 acres

Staff Rec.: **Recommended**

Staff: Don Perryman, 512-974-2786, [Don.Perryman@austintexas.gov](mailto:Don.Perryman@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Chandler and Carleton Subdivision was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

**27. Preliminary Plan: C8-2013-0081.SH – Colorado Crossing IV**

Location: Burleson Road & McKinney Falls Parkway (Breckenridge Drive - formerly Autumn Bay Drive), Onion Creek Watershed, Southeast Combined NPA

Owner/Applicant: Lennar Buffington Colorado Crossing (Ryan Mattox)

Agent: Lakeside Engineers, LP (Chris Ruiz)

Request: Approve a preliminary plan for 526 lots on 106.01 acres.

Staff Rec.: **Recommended**

Staff: Sylvia Limon, 512-974-2767, [Sylvia.Limon@austintexas.gov](mailto:Sylvia.Limon@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation to approve a preliminary plan for Colorado Crossing IV was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

- 28. Preliminary Plan: C8-2013-0074 – Enclave at Covered Bridge**  
Location: 8437 West State Highway 71, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA  
Owner/Applicant: Evelyn & Marvin Glenn Bassford/The Brohn Group, LLC  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: Approve the preliminary plan for Enclave at Covered Bridge for 91 lots on 51.823 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [Sylvia.Limon@austintexas.gov](mailto:Sylvia.Limon@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Enclave at Covered Bridge Preliminary Plan was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

- 29. Resubdivision: C8-2013-0119.0A – Keen Addition**  
Location: 1103 Bouldin Avenue, East Bouldin Watershed, Bouldin Creek NPA  
Owner/Applicant: Arthur Keen  
Agent: Hector Avila  
Request: Approve a resubdivision of part of one lot into one lot on 0.1298 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [Sylvia.Limon@austintexas.gov](mailto:Sylvia.Limon@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation to approve the Keen Addition Re-subdivision was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

- 30. Resubdivision: C8-2013-0113.0A – Resubdivision of Portions of Lot 12 and 13; Hillview Oaks**  
Location: 2000 Exposition Boulevard, Johnson Creek Watershed, Old West Austin NPA  
Owner/Applicant: Sandy Garcia  
Agent: Hector Avila  
Request: Approve a resubdivision of part of 2 lots into 2 lots on 0.322 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [Sylvia.Limon@austintexas.gov](mailto:Sylvia.Limon@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation to approve Hillview Oaks Re-Subdivision was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

- 31. Total Plat Vacation: C8s-73-243.0A – Resubdivision of Ridgetop Addition, Portion of Lot 1, Block M**  
Location: 1003 E. 52<sup>nd</sup> Street, Tannehill Branch Watershed, North Loop NPA  
Owner/Applicant: Wagwater Partners, LLC  
Agent: Thrower Design (Ron Thrower)  
Request: Approval of the Total Vacation of the Resubdivision of a portion of Lot 1, Block M, Ridgetop Addition Lots 1B, and 2B.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [Don.Perryman@austintexas.gov](mailto:Don.Perryman@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Total Plat Vacation for Ridgetop Addition was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

- 32. Final Plat-Resubdivision:** **C8-2013-0146.0A – RREEF Domain Block K Subdivision**  
Location: 11824 Burnet Road, Walnut Creek Watershed, North Burnet NPA  
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.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [Don.Perryman@austintexas.gov](mailto:Don.Perryman@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the RREEF Domain Block K Subdivision was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

- 33. Final Plat; Resubdivision:** **C8-2013-0225.0A – ALF-TINS**  
Location: 6901 North IH 35 Service Road Northbound, Buttermilk Branch Watershed, St John NPA  
Owner/Applicant: ALF-TINS LLC (Mario Arriaga)  
Agent: Wuest Group Texas (Scott M. Wuest)  
Request: Approval of the ALF-TINS composed of 2 lots on 7.86 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 34. Final Plat; Previously Unplatted:** **C8-2014-0001.0A – Baladez/Moncada**  
Location: 3201 East Cesar Chavez Street, Colorado River Watershed, Govalle NPA  
Owner/Applicant: Joe M. Moore  
Agent: Moncada Consulting (Phil Moncada)  
Request: Approval of the Baladez/Moncada composed of 2 lots on 0.809 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

- 35. Final Plat** **C8-2013-0229.0A – Domain Retail District**  
**Resubdivision:**  
Location: 11100 Alterra Parkway, Walnut Creek Watershed  
Owner/Applicant: RREEF Domain, LP (Ben Bufkin)  
Agent: Bury-Aus, Inc (Lauren Beavers)  
Request: Approval of the Domain Retail District composed of 7 lots on 101.638 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 36. Preliminary Plan:** **C8-2013-0028 – EM Franklin**  
Location: 1190 E M Franklin Ave., Tannehill Branch Watershed, MLK NPA  
Owner/Applicant: EM Franklin LP (Ryan Diepenbrock)  
Agent: PSW Homes, LLC (Casey Giles)  
Request: Approval of EM Franklin composed of 19 lots on 4.64 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 37. Final Plat:** **C8-2013-0227.0A – Expo Business Park**  
Location: Burleson Road, Williamson Creek Watershed  
Owner/Applicant: Expo Lit Assoc, LLC (Brad Maples)  
Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)  
Request: Approval of the Expo Business Park composed of 4 lots on 36.78 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 38. Final Plat;** **C8-2013-0234.0A – Lot 15, J.W Smith’s Western Oaks I-G;**  
**Resubdivision:** **Resubdivision**  
Location: Brush Country Road, Williamson Creek Watershed-Barton Springs Zone, East Oak Hill NPA  
Owner/Applicant: AVG-Austin, L.P., a Texas Limited Partnership (Peter Gilbert)  
Agent: GICE, INC (Jason Rodgers)  
Request: Approval of the Lot 15, J.W. Smith's Western Oaks I-G; Resubdivision composed of 4 lots on 15.445 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department



- 39. Final Plat**                      **C8-2013-0233.0A - 6324 E. US 290**  
**Resubdivision:**  
Location:                      6324 East U.S. 290, Fort Branch Watershed, St. John NPA  
Owner/Applicant:              I-290 Limited Partnership (Rick Dupont)  
Agent:                          Urban Design Group (Laura Touns)  
Request:                        Approval of Lot 6 Block A, Lot 1 La Costa Subdivision Phase Three  
   A3 composed of 2 lots on 1.985 acres.  
  
Staff Rec.:                      **Disapproval**  
Staff:                            Planning and Development Review Department
- 40. Final Plat;**                      **C8-2014-0002.0A – Lots 12, 13 & 14 Block 8; Amended Plat**  
**Amended Plat:**  
Location:                      4400 Red River Street, Turkey Creek Watershed, Hancock NPA  
Owner/Applicant:              Emilio F. Gutierrez Jr.  
Agent:                          Real Estate (Mike McHone)  
Request:                        Approval of the Lots 12, 13 & 14, Block 8, Amended Plat composed  
   of 2 lots on 0.351 acres.  
  
Staff Rec.:                      **Disapproval**  
Staff:                            Planning and Development Review Department
- 41. Final Plat:**                      **C8-2013-0237.0A.SH – Oak Creek Village**  
Location:                      2324 Wilson Street, East Bouldin Creek Watershed, Bouldin NPA  
Owner/Applicant:              2007 Travis Heights (Rene O. Campos)  
Agent:                          Davcar (Thomas Duvall)  
Request:                        Approval of the Oak Creek Village composed of 2 lots on a 8.83  
   acres.  
  
Staff Rec.:                      **Disapproval**  
Staff:                            Planning and Development Review Department

Items #33-41;

The motion to disapprove Items #33-41 was disapproved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

## **C. NEW BUSINESS**

- 1. New Business:**  
Request:                      Discussion and Action on electing Planning Commission Officers.

Commissioner Brian Roark moved to keep the current officers in place and not make any changes; the other Commissioners concurred.

**2. New Business:**

Request: Discussion and Action on amending the Planning Commission's Rules and Procedures.

The motion to postpone to January 28, 2014 by the request of the Planning Commission was approved on the consent agenda by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Richard Hatfield was absent.

**E. SUBCOMMITTEE REPORTS**

**F. ADJOURN**

**Chair Dave Anderson adjourned the meeting without objection at 12:03 a.m.**