



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
February 25, 2014**

The Planning Commission convened in a regular meeting on February 25, 2014 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Dave Anderson called the Board Meeting to order at 6:00 p.m.

Board Members in Attendance:

Dave Anderson – Chair

Danette Chimenti

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

Robin Matthews – Land parcel across from Cunningham Elementary School - Concerns of traffic issues and request that this tract not be zoned with high density.

Stuart Hersh – Substandard and dangerous properties; Request that Planning Commission hear this issue again before City Council; Request by Commissioner Alfonso Hernandez and James Nortey to have this item on a future Codes & Ordinances Committee agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes from February 11, 2014.

The motion to approve the minutes from February 11, 2014 was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Danette Chimenti seconded the motion on a vote of 9-0.

C. PUBLIC HEARINGS

1. Code C20-2013-011 - Vested Development Rights

Amendment:

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Consider an ordinance amending City Code Chapters 25-1, 25-4, 25-5, and 30-2, relating to vested development rights under Chapter 245 and Section 43.002 of the Texas Local Government Code.

Recommended

Staff: Greg Guernsey, 512-974-2387, greg.guernsey@austintexas.gov;
Planning and Development Review Department

The motion to postpone to March 25, 2014 by the request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Danette Chimenti seconded the motion on a vote of 9-0.

2. Code C20-2013-026 - Breweries

Amendment:

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Consider an ordinance to amend Title 25 of the City Code to allow breweries to sell alcohol that is produced on-site for on-site consumption.

Recommended

Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov;
Planning and Development Review Department

The motion to postpone to March 11, 2014 by the request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Danette Chimenti seconded the motion on a vote of 9-0.

- 3. Site Plan - SP-2013-0133D - Boat Dock for 5 Humboldt Lane**
Variance Only:
 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;
 Liz Johnston, 512-974-1218, liz.johnston@austintexas.gov;
 Planning and Development Review Department

Public hearing closed.

The motion to approve construction of a proposed boat dock and access trail within a Critical Environmental Feature buffer on the condition that no trams or similar mechanized conveyances will be constructed to provide shorelines access to the boat dock, was approved by Commissioner James Nortey, Commissioner Brian Roark seconded the motion on a vote of 9-0.

- 4. Plan Amendment: NPA-2014-0003.01 - 1805 & 1807 Ulit Avenue**
 Location: 1805 & 1807 Ulit Avenue, Boggy Creek Watershed, Chestnut NPA
 Owner/Applicant: BDB Ventures, LLC (Shawn Breedlove)
 Agent: City of Austin, Planning and Development Review Department (Jerry Rusthoven)
 Request: Civic to Single Family land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695,
maureen.meredith@austintexas.gov;
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for Single Family Land Use was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Danette Chimenti seconded the motion on a vote of 9-0.

- 5. Rezoning: C14-2014-0006 - 1805 & 1807 Ulit Avenue**
 Location: 1805 & 1807 Ulit Avenue, Boggy Creek Watershed, Chestnut NPA
 Owner/Applicant: BDB Ventures, LLC (Shawn Breedlove)
 Agent: City of Austin, Planning and Development Review Department (Jerry Rusthoven)
 Request: P-NP to SF-3-NP
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for SF-3-NP district zoning was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Danette Chimenti seconded the motion on a vote of 9-0.

- 6. Rezoning: C14-2013-0136 - Austin Elm Terrace, LP**
 Location: 3215 Exposition Boulevard, Taylor Slough South 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; Planning and Development Review Department

The motion to postpone to March 25, 2014 by the request of the neighborhood was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Danette Chimenti seconded the motion on a vote of 9-0.

- 7. Restrictive Covenant Termination: C14-2012-0067(RCT) - La Estancia Del Rio**
 Location: 1700 1/2 Frontier Valley Drive, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: Standard Pacific of Texas, Inc.
 Agent: Big Red Dog Engineering (Kaitlin Redmon)
 Request: Termination of a Public Restrictive Covenant
 Staff Rec.: **To Grant the Termination**
 Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation to grant the Restrictive Covenant Termination was approved on the consent agenda by Commissioner Jean Stevens; Commissioner Danette Chimenti seconded the motion on a vote of 9-0.

- 8. Rezoning: C14-2013-0147 - 707 West Avenue**
Location: 705, 707 and 709 West Avenue, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Cirrus Logic, Inc. (Thurman Case)
Agent: Armbrust & Brown, P.L.L.C. (Richard Suttle)
Request: CS-CO to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austin.texas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation DMU-CO district zoning was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Danette Chimenti seconded the motion on a vote of 9-0.

- 9. Site Plan SPC-2013-0403A - Hotel Eleven**
Conditional Use Permit:
Location: 1123 E 11th St., Lady Bird Lake Watershed, Central East Austin NPA
Owner/Applicant: Hotel Eleven LLC (Mark Vornberg)
Agent: Big Red Dog Engineering (Diana Wang)
Request: The applicant is requesting approval of a Conditional Use Permit for a hotel use.
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 conditional use permit for Hotel Eleven was approved on the consent agenda by Commissioner Jean Stevens; Commissioner Danette Chimenti seconded the motion on a vote of 9-0.

- 10. Site Plan Extension: SP-98-0197C(XT4) - Wesco Acres**
- Location: 8656 West SH 71, Williamson Creek Watershed-Barton Springs Zone (Contributing), Oak Hill Combined NPA
- Owner/Applicant: Wesco Holdings, LLC (Michael Barron)
- Agent: Hutson Land Planners (Charles Dunn)
- Request: To approve a 10-year extension to the approved site plan.
- Staff Rec.: **Alternate Recommendation - 3 year extension**
- Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov; Planning and Development Review Department

The motion to postpone to March 25, 2014 by the request of staff was approved on the consent agenda by Commissioner Jean Stevens; Commissioner Danette Chimenti seconded the motion on a vote of 9-0.

- 11. Site Plan Extension: SP-2009-0265C(XT2) - Austin Stone Community Church**
- Location: 500 East St. John's Avenue, Buttermilk Branch Watershed, St. Johns NPA
- Owner/Applicant: Austin Stone Community Church (Matthew Carter)
- Agent: Garrett-Ihnen Civil Engineers (Jason Rodgers P.E.)
- Request: Request approval of a 3 year extension to a previously approved site plan.
- 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 approval of a Site Plan Extension was approved on the consent agenda by Commissioner Jean Stevens; Commissioner Danette Chimenti seconded the motion on a vote of 9-0.

- 12. Final Plat-Resubdivision: C8-2013-0188.0A - Austin Stone Community Church**
 Location: 500 East St Johns Avenue, Buttermilk Branch Watershed, St. Johns NPA
 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.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of the Austin Stone Community Church Re-subdivision was approved on the consent agenda by Commissioner Jean Stevens; Commissioner Danette Chimenti seconded the motion on a vote of 9-0.

- 13. Final Plat-Resubdivision: C8-2014-0028.0A - 4611 Jinx Avenue**
 Location: 4611 Jinx Avenue, Williamson Creek Watershed, South Manchaca NPA
 Owner/Applicant: Richard Wagner
 Agent: Texas Engineering Solutions (James Hagen)
 Request: Approval of 4611 Jinx Avenue composed of 3 lots on 0.43 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 14. Final Plat; Amended Plat: C8-2014-0032.0A - Amended Plat of Lots 1, 4 & 5, Block 13, Travis Heights**
 Location: 900 Rosedale Terrace, Blunn Creek Watershed, South River City NPA
 Owner/Applicant: Catherine MacDermot
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: Approval of the Amended Plat of Lots 1, 4 & 5, Block 13, Travis Heights composed of 2 lots on 0.3788 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

15. Preliminary Plan: C8-2014-0030 - Springdale Subdivision
Location: Springdale Road, Boggy Creek, Tannehill Branch Watershed, MLK NPA
Owner/Applicant: S & S Isdale, LLC (Steve Isdale)
Agent: Big Red Dog Engineering (Russell Kotara)
Request: Approval of the Springdale Subdivision composed of 6 lots on 0.449 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

16. Final Plat with a Preliminary: C8-2014-0031.1A - Springdale Subdivision
Location: Springdale Road, Boggy Creek, Tannehill Branch Watershed, MLK NPA
Owner/Applicant: S & S Isdale, LLC (Steve Isdale)
Agent: Big Red Dog Engineering (Russell Kotara)
Request: Approval of the Springdale Subdivision composed of 6 lots on 0.449 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #13-16;

Public hearing closed.

The motion to disapprove Items #13-16 was approved on the consent agenda by Commissioner Jean Stevens; Commissioner Danette Chimenti seconded the motion on a vote of 9-0.

C. NEW BUSINESS

1. New Business: Adams House
Location: 4300 Avenue G, Waller Creek Watershed, Hyde Park NCCD
Owner/Applicant: Sidney Lock
Agent: City of Austin, Planning and Development Review Department (Don Birkner)
Request: To initiate an amendment to the Hyde Park Neighborhood Conservation Combining District (NCCD).
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

The motion to deny staff's request to initiate an amendment to the Hyde Park Neighborhood Conservation Combining District (NCCD) was made by Commissioner Danette Chimenti, Commissioner Jean Stevens seconded the motion on a vote of 9-0.

E. SUBCOMMITTEE REPORTS

Retreat – March 22, 2014

Comprehensive Plan – March 10, 2014

Neighborhood Planning – Met February 19, 2014

Codes & Ordinances – Met February 18, 2014

Board & Commissions Task Force – Update given

Code Next – Update given

Downtown Commission – March 19, 2014

CIP – Met February 24, 2014

F. ADJOURN

Chair Dave Anderson adjourned the meeting without objection at 9:14 p.m.