



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
March 11, 2014**

The Planning Commission convened in a regular meeting on March 11, 2014 @ 301 W. 2nd 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

Richard Hatfield

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

B. APPROVAL OF MINUTES

1. Approval of minutes from February 25, 2014.

The motion to approve the minutes from February 25, 2014 was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Danette Chimenti seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and James Nortey were absent.

C. PUBLIC HEARINGS

1. Briefing and Possible Action:

Request: Briefing and possible action on the Project Connect Central Corridor Update.

Presented By: Kyle Keahey, Project Lead, HNTB

The motion to postpone to March 25, 2014 by request of staff was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Danette Chimenti seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and James Nortey were absent.

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.

Staff Rec.: **Recommended**

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

Public hearing closed.

The motion to approve staff's recommendation to amend Title 25 to allow breweries to sell alcohol that is produced on-site for on-site consumption was approved by Commissioner Danette Chimenti, Commissioner Myron Smith seconded the motion on a vote of 6-0-1; Commissioner Stephen Oliver recused himself from this item, Commissioners Alfonso Hernandez and James Nortey were absent.

3. Planned Unit Development Amendment: C814-2012-0055.02 – Covered Bridge Planned Unit Development

Location: 6714 Covered Bridge Drive, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA
Owner/Applicant: PPF AMLI Covered Bridge Drive, LLC (Marcy Phillips)
Agent: Thrower Design (Ron Thrower)
Request: Reduce the amount of multifamily units permitted on Tract 1 from 240 to 230, increase the amount of multifamily units allowed on Tracts 2 & 4 from 0 to 130, and increase the maximum building height on Tracts 2 & 4 from 40 feet to 55 feet.
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 the Covered Bridge PUD was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Danette Chimenti seconded the motion on a vote of 7-0; Commissioner Alfonso Hernandez and James Nortey were absent.

4. Site Plan-Conditional Use Permit: SPC-2013-0463A – W.O.B. Expansion

Location: 3109 South Lamar Boulevard, West Bouldin Creek Watershed, South Lamar Combined (South Lamar) NPA
Owner/Applicant: 3103 Lamar South LP & 3503 Lamar South LP
Agent: Bury & Partners, Inc.(Derek Villemez)
Request: Conditional Use Permit for a cocktail lounge.
Staff Rec.: **Recommended**
Staff: Amanda Couch, 512-974-2881, Amanda.Couch@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for a conditional use permit for W.O.B Expansion was approved by Commissioner Brian Roark, Commissioner Stephen Oliver seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and James Nortey were absent.

5. **Site Plan-Conditional Use Permit:** **SPC-2013-0420A - 88 Rainey Street**
- Location: 88 Rainey Street, Waller Creek, Lady Bird Lake Watersheds, Downtown NPA
- Owner/Applicant: 88 Rainey Street, LLC
- Agent: Bowman Consulting Group (Jim Herbert)
- Request: Conditional Use Permit for a cocktail lounge.
- Staff Rec.: **Recommended**
- Staff: Amanda Couch, 512-974-2881, Amanda.Couch@austintexas.gov; Planning and Development Review Department

The motion to postpone to March 25, 2014 by request of the applicant was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Danette Chimenti seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and James Nortey were absent.

6. **Site Plan-Variance Only:** **SP-2013-0467DS - 8616 Big View Drive**
- Location: 8616 Big View Drive, Lake Austin Watershed
- Owner/Applicant: John & Ginger Mitchell
- Agent: Aupperle Company (Bruce Aupperle)
- Request: Request a waiver from LDC 25-2-1176, for a boat dock to exceed 20% of the shoreline width.
- 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 waiver from LDC 25-2-1176 for 8616 Big View Drive was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Danette Chimenti seconded the motion on a vote of 7-0; Commissioner Alfonso Hernandez and James Nortey were absent.

7. **Final Plat-Resubdivision:** **C8-2013-0129.0A – Broadacres Block 2 Lot 5; Resubdivision**
Location: 5619 Adams Avenue, Shoal Creek Watershed, Brentwood NPA
Owner/Applicant: Hollow Creek LLC, 706 W 34th LLC (Michel Issa)
Agent: Noble S&E Works, LLC (Tres Howland)
Request: Approval of the Resubdivision of Lot 5, Block 2 of the Broadacres Subdivision composed of 2 lots 0.3774 acres. The applicant also requests a variance from Section 25-4-175 of the Land Development Code to allow for a residential development with a flag lot design.
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 Broadacres Block 2, Lot 5, Re-subdivision was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Danette Chimenti seconded the motion on a vote of 7-0; Commissioner Alfonso Hernandez and James Nortey were absent.

8. **Final Plat:** **C8-2014-0038.0A – Kimbrough and Lisa Gray Addition**
Location: 5912 Harold Court, Boggy Creek Watershed, East MLK (MLK-183) NPA
Owner/Applicant: Grayland LLC (Lisa Gray)
Agent: Grayland LLC (Lisa Gray)
Request: Approval of the Kimbrough and Lisa Gray Addition composed of 2 lots on 0.655 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

9. **Final Plat-Resubdivision:** **C8-2014-0041.0A – River View Addition Block 8 Lot 1 and part of Lot 2; Resubdivision**
Location: 2601 Canterbury Street, Lady Bird Lake Watershed, Holly NPA
Owner/Applicant: GHB3 Design, LLC (George Blume III)
Agent: Thompson Land Engineering (Ric Thompson)
Request: Approval of the River View Addition Block 8 Lot 1 and part of Lot 2; Resubdivision composed of 2 lots on 0.59 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 10. Final Plat without a Preliminary:** **C8-2014-0035.0A – J.M. Long Addition**
 Location: 2001 Melridge Place, Lady Bird Lake Watershed, Zilker NPA
 Owner/Applicant: Carole Stromberg
 Agent: McClendon & Associates Development Consulting LLC (Carl McClendon)
 Request: Approval of the J.M. Long Addition composed of 4 lots on 0.84 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Revised Preliminary Plan:** **C8-04-0043.07.SH – Mueller-Section 2 Preliminary Plan Revision 7**
 Location: 3600 Manor Road, Boggy Creek, Tannehill Branch Watersheds, RMMA
 Owner/Applicant: COA-Redevelopment Services Office (Pam Hefner)
 Agent: Bury, Inc. (David Miller)
 Request: Approval of the Mueller-Section 2 Preliminary Plan Revision 7 composed of 833 lots on 209.76 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 12. Final Plat; Resubdivision:** **C8-2014-0042.0A – Blue Bonnet Hills**
 Location: 1201 Robert E. Lee Road, Lady Bird Lake Watershed, Zilker NPA
 Owner/Applicant: Joe Joseph
 Agent: Perales Engineering LLC (Jerry Perales)
 Request: Approval of Blue Bonnet Hills composed of 9 lots on 3.13 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #8-12;

Public hearing closed.

The motion to disapprove Items #8-12 was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Danette Chimenti seconded the motion on a vote of 7-0; Commissioner Alfonso Hernandez and James Nortey were absent.

D. NEW BUSINESS

1. New Business:

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Consider initiation of an amendment to Title 25 of the City Code to remove Section 25-11-245 from the Code, which states that the Historic Landmark Commission has 60 days from the date of application to take action on a Certificate of Appropriateness; revise Sections 25-11-243 and 25-11-244 to refer to Section 25-11-213 rather than Code sections which do not exist anymore; revise Section 25-11-247 to restrict who can appeal a decision of the Historic Landmark Commission.
Staff: Steve Sadowsky, 512-974-6454, Steve.Sadowsky@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to initiate a code amendment was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Danette Chimenti seconded the motion on a vote of 7-0; Commissioner Alfonso Hernandez and James Nortey were absent.

2. New Business:

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Consider initiation of an amendment to Title 25 of the City Code to limit the ability of using small lot amnesty to disaggregate contiguous substandard lots to create a site that is smaller than the minimum lot area requirement.
Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to initiate a code amendment was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Danette Chimenti seconded the motion on a vote of 7-0; Commissioner Alfonso Hernandez and James Nortey were absent.

E. SUBCOMMITTEE REPORTS

Updates and upcoming committee meetings were discussed.

Request made by Chair to post the 2013 Annual Report and 2014 Work Plan on the next upcoming agenda.

Work Session (Retreat) on March 22, 2014

F. ADJOURN

Chair Dave Anderson adjourned the meeting without objection at 7:15 p.m.