



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
April 22, 2014**

The Planning Commission convened in a regular meeting on April 22, 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

Alfonso Hernandez

James Nortey

Stephen Oliver

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 April 8, 2014.

The motion to approve the minutes from April 8, 2014 with some amendments was approved on the consent agenda by Commissioner James Nortey, commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioners Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

C. PUBLIC HEARINGS

- 1. Neighborhood Plan:** **NP-2013-0030 - South Austin Combined Neighborhood Plan**
- Location: West Ben White Boulevard on the north, South 1st Street on the east, West William Cannon Drive on the south, and Deatonhill Drive and generally along the lot line and Westgate Boulevard on the west, West Bouldin Creek, Williamson Creek Watershed
- Owner/Applicant: City of Austin
- Agent: Planning and Development Review Department
- Request: To approve the South Austin Combined Neighborhood Plan and the Character District Map/FLUM
- Staff Rec.: **Recommended**
- Staff: Francis Reilly, 512-974-7657, francis.reilly@austintexas.gov; Planning and Development Review Department

Motion made to postpone to June 24, 2014 and send back to the Neighborhood Planning Committee, was approved on the consent agenda by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

- 2. Rezoning:** **C14-2014-0017 - Westgate Neighborhood Plan Area Rezonings**
- Location: West Ben White Boulevard on the north, Manchaca Road on the east, West Stassney Lane on the south, and generally along the lot line and Westgate Boulevard on the west, Williamson Creek Watershed, South Austin Combined NPA
- Owner/Applicant: City of Austin
- Agent: Planning and Development Review Department
- Request: To approve a neighborhood plan (-NP) combining district that adopts on an area-wide basis: 1) infill options including small-lot amnesty, cottage lot, urban home, secondary apartments and corner store; 2) design tools including parking placement and impervious cover restrictions, garage placement, and front porch setback; and 3) mobile food establishment restrictions for the Westgate Neighborhood Plan.
- Staff Rec.: **Recommended**
- Staff: Francis Reilly, 512-974-7657, francis.reilly@austintexas.gov; Planning and Development Review Department

Motion made to postpone to June 24, 2014 by request of the Planning Commission, was approved on the consent agenda by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

- 3. Rezoning: C14-2014-0018 - South Manchaca Neighborhood Plan Area Rezonings**
- Location: West Ben White Boulevard on the north, South 1st Street on the east, West Stassney Lane on the south, and Manchaca Road on the west, West Bouldin Creek, Williamson Creek Watershed, South Austin Combined NPA
- Owner/Applicant: City of Austin
- Agent: Planning and Development Review Department
- Request: To approve a neighborhood plan (-NP) combining district that adopts on an area-wide basis: 1) infill options including small-lot amnesty, cottage lot, urban home, secondary apartments and corner store; 2) design tools including parking placement and impervious cover restrictions, garage placement, and front porch setback; and 3) mobile food establishment restrictions for the Manchaca Neighborhood Plan.
- Staff Rec.: **Recommended**
- Staff: Francis Reilly, 512-974-7657, francis.reilly@austintexas.gov; Planning and Development Review Department

Motion made to postpone to June 24, 2014 by request of the Planning Commission , was approved on the consent agenda by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

- 4. Rezoning: C14-2014-0019 - Garrison Park Neighborhood Plan Area Rezoning**
- Location: West Stassney Lane on the north, South 1st Street on the east, West William Cannon Drive on the south, and Deatonhill Drive and generally along the lot line, and Westgate Boulevard to the west, Williamson Creek Watershed, South Austin Combined NPA
- Owner/Applicant: City of Austin
- Agent: Planning and Development Review Department
- Request: To approve a neighborhood plan (-NP) combining district that adopts on an area-wide basis: 1) infill options including small-lot amnesty, cottage lot, urban home, secondary apartments and corner store; 2) design tools including parking placement and impervious cover restrictions, garage placement, and front porch setback; and 3) mobile food establishment restrictions for the Garrison Park Neighborhood Plan.
- Staff Rec.: **Recommended**
- Staff: Francis Reilly, 512-974-7657, francis.reilly@austintexas.gov; Planning and Development Review Department

Motion made to postpone to June 24, 2014 by request of the Planning Commission , was approved on the consent agenda by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

- 5. Plan Amendment: NPA-2014-0007.01 - 1005 Prairie Trl**
- Location: 1005 Prairie Trail, Little Walnut Creek Watershed, North Austin Civic Association (NACA) Neighborhood Plan NPA
- Owner/Applicant: Minh-Tu Ngoc Doan
- Request: Single Family to Mixed Use
- Staff Rec.: **Not 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 to deny the request for mixed use was approved by Commissioner James Nortey, Commissioner Danette Chimenti seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

- 6. Rezoning: C14-2014-0026 - 1005 Prairie Trail**
Location: 1005 Prairie Trail, Little Walnut Creek Watershed, North Austin Civic Association NPA
Owner/Applicant: Minh Doan
Request: SF-2-NP to CS-MU-NP
Staff Rec.: **Recommendation for Denial**
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 to deny CS-MU-NP district zoning was approved by Commissioner James Nortey, Commissioner Danette Chimenti seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

- 7. Rezoning: C14-2014-0051 - 12th & Navasota**
Location: 1194, 1196, and 1198 Navasota Street, Waller Creek Watershed
Owner/Applicant: 12th and Waller, LP (Edward Butler)
Agent: City of Austin-Planning and Development Review Department (Jerry Rusthoven)
Request: CS-MU-CO-NCCD-NP to CS-MU-CO-NCCD-NP, to change a condition of zoning. Staff requests a postponement to May 13, 2014.
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

The motion to postpone to May 13, 2014 by request of staff was approved on the consent agenda by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

- 8. Rezoning: C14-2014-0035 - Adams House**
Location: 4300 Avenue G, Waller Creek Watershed, Hyde Park NPA
Owner/Applicant: Sidney Lock
Agent: McHone Real Estate (Mike McHone)
Request: SF-3-HD-NCCD-NP to SF-3-HD-NCCD-NP, to change a condition of zoning.
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

The motion to postpone to May 13, 2014 by request of staff was approved on the consent agenda by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

9. 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
Owner/Applicant: Dempsey Buchanan LP (David Buchanan)
Agent: Binkley & Barfield Consulting Engineers (Rey Gonzales, PE)
Request: ERC Regulating Plan Amendment; Indefinite Postponement Requested by Applicant
Staff Rec.: **Grant Indefinite Postponement**
Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov; Planning and Development Review Department

The motion to postpone indefinitely by the request of the applicant was approved on the consent agenda by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

10. Site Plan - Downtown Density Bonus Program Request: SP-2013-0454C - 5th & West

Location: 718 W. 5th Street, Lady Bird Lake Watershed, Downtown NPA
Owner/Applicant: Texas Press Association (Michael Hodges)
Agent: Riverside Resources Investments II, Ltd. (Nikelle Meade)
Request: 1) Make a recommendation to City Council on the use of other community benefits in accordance with LDC Section 25-2-586(E)(1)-(11) and Section 25-2-586(E)(12)(f); and 2) Make a recommendation to City Council in accordance with LDC Section 25-2-586(B)(6) on a request for additional floor to area ratio (FAR) from 15:1 to 20:1 for a proposed multi-family high rise project that has participated in the Downtown Density Bonus Program and is processing a request for a bonus area up to 15:1 FAR to be granted administratively.
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austin.texas.gov; Jim Robertson, 512-974-3564, James.Robertson@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation and to include the Capital View Corridor was approved by Commissioner Alfonso Hernandez, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

11. Site Plan - Conditional Use Permit: SPC-2013-0310C - Town Lake Metropolitan Park Auditorium Shores Improvements Off-Leash Area

Location: 1100 W Riverside Dr, Town Lake Watershed, Bouldin Creek NPA
Owner/Applicant: City of Austin, Parks and Recreation Department (Robert Egan)
Agent: Urban Design Group (J. Segura)
Request: Proposal of an off-leash park with associated improvements.
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
Liz Johnston, 512-974-1218, liz.johnston@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for a conditional use permit was approved by Commissioner James Nortey, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0-1; Commissioner Dave Anderson abstained, Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

12. Site Plan - Conditional Use Permit: SPC-2013-0209AT - 1300 Plaza II

Location: 1300 S. Lamar Blvd., West Bouldin Watershed, Zilker NPA
Owner/Applicant: Lantzch Family Trust (Thomas P. Lantzch)
Agent: UTE Consultants (Joan Ternus P.E.)
Request: Request approval of a conditional use site plan permit for a cocktail lounge.
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, (512) 974-2863, nikki.hoelter@austin.texas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for a conditional use permit was approved by Commissioner Danette Chimenti, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

13. Site Plan- Compatibility Waiver Only: SP-2013-0185D - Southern Datacom Inc. Site Improvements

Location: 3508 Montopolis Drive, Carson Creek Watershed, Southeast NPA
Owner/Applicant: Southern Datacom, Inc. (Michael Pounds)
Agent: Watershed (Don Jones)
Request: Request waiver from 25-2-1067(H), Compatibility setbacks.
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 Waiver was approved on the consent agenda by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

14. Site Plan- Shore Line Modification and Waiver: SP-2013-0436D - 1702 Channel Rd

Location: 4000 Sandy Acre Lane & 1702 Channel Road, Lake Austin Watershed
Owner/Applicant: Chris Ellis
Agent: Aupperle Company (Bruce Aupperle)
Request: Request for approval of a shoreline modification and a waiver from a 10' side set back for a boat dock.
Staff Rec.: **Recommended**
Staff: Liz Johnston, 512-974-1218, liz.johnston@austintexas.gov;
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 Waiver was approved on the consent agenda by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

- 15. Resubdivision: C8-2013-0237.0A.SH - Oak Creek Village**
 Location: 2324 Wilson Street, East Bouldin Creek Watershed, Bouldin Creek NPA
 Owner/Applicant: 2007 Travis Heights, L.P. (Renee O. Campos)
 Agent: DAVCAR Engineering (Thomas Duvall)
 Request: Approve the resubdivision of one lot into 2 lots on 8.83 acres.
 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 Oak Creek Village resubdivision was approved on the consent agenda by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

- 16. Final Plat w/Preliminary: C8-07-0043.02.3A - Avery Station Section II-A**
 Location: N. Lakeline Blvd., South Brushy Creek Watershed, Lakeline TOD NPA
 Owner/Applicant: Northwoods Avery Ranch LLC (Gary L. Newman)
 Agent: Bury & Partners, Inc. (David Miller, P.E.)
 Request: Approval of the Avery Station Section 11-A composed of 91 lots (85 single-Family & 6 Open Space) on a 29.817 acres.
 Staff Rec.: **Recommended**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of the Avery Station Section 11-A was approved on the consent agenda by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

- 17. Final Plat; Resubdivision:** **C8-2014-0054.0A - Johns CR Subdivision Blk 5 Lot 7 and a portion of Lot 6; Resubdivision**
 Location: 1803 E 14th Street, Boggy Creek Watershed, Central East Austin NPA
 Owner/Applicant: Austin New Castle Homes (Lex Zwarun)
 Agent: Hector L. Avila
 Request: The approval of the Johns CR Subdivision Blk 5 Lot 7 and a portion of Lot 6; Resubdivision composed of 2 lots on 0.33 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Final Plat; Resubdivision:** **C8-2014-0062.0A.SH - Travis 51 Addition No 2 & Lot 1 AHC Addition Resub; (W/R C8-2013-0165.0A.SH)**
 Location: 7016 E Ben White Blvd WB, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: CSK Partners, LLC (Chris Whitt)
 Agent: Garrett-Ihnen Civil Engineering (Jason Rodgers)
 Request: The approval of the Travis 51 Addition No 2 & Lot 1 AHC Addition Resub; (W/R C8-2013-0165.0A.SH) composed of 2 lots on 31.42 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 19. Final Plat; Resubdivision:** **C8-2014-0055.0A - 1, 2 & The Norwood School, lot 1 Blue Bonnet Gardens; Resubdivision of lots**
 Location: 8014 Burleson Rd, Onion Creek Watershed, Southeast NPA
 Owner/Applicant: Friendly Will Baptist Church (Jerry Bell)
 Agent: Thrower Design (A. Ron Thrower)
 Request: The approval of the 1, 2 & The Norwood School, lot 1 Blue Bonnet Gardens; Resubdivision of lots composed of 1 lot on 2.362 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #17-19;
 Public hearing closed.

The motion to disapprove Items #17-19 was approved on the consent agenda by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

20. Briefing and Possible Action: Bicycle Master Plan and Urban Trails Master Plan

Request: Briefing and possible action on the Bicycle Master Plan Update and Urban Trails Master Plan.
Staff: Nathan Wilkes 512-974-7016, Nathan.Wilkes@austintexas.gov; Nadia Barrera, 512-974-7142, Nadia.Barrera@AustinTexas.gov; Public Works Department

The motion to postpone to May 13, 2014 by request of the staff was approved on the consent agenda by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

D. NEW BUSINESS

1. New Business: Initiate a Code Amendment - Mobile Food Courts

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Initiate an amendment to Title 25 of the City Code to establish standards and regulations for mobile food vendor courts.
Staff: Greg Guernsey 512-974-2387, greg.guernsey@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to initiate a Code Amendment for Mobile Food Courts was approved on the consent agenda by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

2. New Business: Initiate a Code Amendment - TOD Boundary Adjustment

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Initiate an amendment to Title 25 of the City Code to amend the boundaries of the Lakeline Transit Oriented Development.
Staff: Jerry Rusthoven 512-974-3207, jerry.rusthoven@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to initiate a Code Amendment for TOD Boundary Adjustment was approved on the consent agenda by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

- 3. New Business: Initiate a Code Amendment - Parking Reductions**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Initiate an amendment to Title 25 of the City Code to clarify the applicability of parking reductions.
Staff: George Adams 512-974-2146, george.adams@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to initiate a Code Amendment for Parking Reductions was approved on the consent agenda by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Brian Roark was absent, Commissioner Myron Smith resigned from the Commission.

E. SUBCOMMITTEE REPORTS

Walkability Summit – Commissioner James Nortey appointed to represent the

F. ADJOURN

Chair Dave Anderson adjourned the meeting without objection at 9:25 p.m.