



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
May 13, 2014**

**The Planning Commission convened in a regular meeting on May 13, 2014 @ 301 W. 2<sup>nd</sup> Street, Austin, Texas 78701**

**Chair Dave Anderson called the Board Meeting to order at 6:04 p.m.**

**Board Members in Attendance:**

**Dave Anderson – Chair**

**Danette Chimenti**

**Richard Hatfield**

**James Nortey**

**Stephen Oliver**

**Brian Roark**

**Jean Stevens**

**Nuria Zaragoza**

**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 April 22, 2014.

The motion to approve the minutes from April 22, 2014 was approved on the consent agenda by Commissioner Jean Stephens, Commissioner Stephen Oliver seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

## C. PUBLIC HEARINGS

- 1. Rezoning: C14-2014-0042 - 6800 Manchaca**  
Location: 6800 Manchaca Road, Williamson Creek Watershed, South Austin Combined (Garrison Park) NPA  
Owner/Applicant: James W. Watters, Jr.  
Agent: Juan Creixell, CSA Management  
Request: GR-CO; LO-MU-CO to GR-MU-CO for Tract 1 and LO-MU-CO for Tract 2  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for GR-MU-CO for Tract 1 and LO-MU-CO for Tract 2 was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 2. Rezoning: C814-2007-0009.01 - The Terrace in Oak Hill Planned Unit Development (an Amendment to the West 71 Office Park PUD)**  
Location: 8500 State Highway 71 West, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA (West Oak Hill)  
Owner/Applicant: Michael B. Knepp  
Agent: Doucet & Associates (Ted McConaghy)  
Request: To approve the PUD amendment which provides for a land use change and new site development standards, new modifications to Chapter 25-8 (*Environment*) of the LDC, and the continuance of conditions specified in the existing PUD.  
Staff Rec.: **Recommended**  
Staff: Lee Heckman, 512-974-7604, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Mike McDougal, 512-974-6380, [Mike.McDougal@austintexas.gov](mailto:Mike.McDougal@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff and Environmental Board's recommendations was approved by Commissioner Danette Chimenti's motion, Commissioner Stephen Oliver seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 3. Rezoning: C14-2014-0051 - 12th & Navasota**  
Location: 1194, 1196, and 1198 Navasota Street, Waller Creek Watershed, Central East Austin NPA  
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 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-MU-CO-NCCD-NP to change a condition of zoning was approved by Commissioner Brian Roark, Commissioner Stephen Oliver seconded the motion on a vote of 6-0-2; Chair Dave Anderson and Commissioner Jean Stevens abstained, Commissioner Alfonso Hernandez was absent.

- 4. 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](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for SF-3-HD-NCCD-NP to change a condition of zoning was approved by Commissioner Danette Chimenti, Commissioner Stephen Oliver seconded the motion on a vote of 7-0-1; Commissioner Jean Stevens abstained, Commissioner Alfonso Hernandez was absent.

- 5. Rezoning: C14-2014-0003 - 1307 Waller**  
 Location: 1307 Waller Street, Waller Creek Watershed, Central East Austin NPA  
 Owner/Applicant: Blake and Toria English  
 Agent: McClean & Howard, LLP (Katie Van Dyk)  
 Request: SF-3-NP to SF-4A-NP  
 Staff Rec.: **Recommendation of SF-4A-CO-NP**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

Public hearing closed.

1<sup>st</sup> Motion: The motion to deny the request for postponement was made by Commissioner Danette Chimenti, Commissioner Richard Hatfield seconded the motion on a vote of 7-1; Commissioner Brian Roark voted against the motion (nay), Commissioner Alfonso Hernandez was absent.

2<sup>nd</sup> Motion: The motion to deny staff’s recommendation and request for rezoning was made by Commissioner Danette Chimenti, Commissioner Stephen Oliver seconded the motion on a vote of 7-0-1; Commissioner Brian Roark abstained, Commissioner Alfonso Hernandez was absent.

- 6. Site Plan SPC-2013-0409A – Megabus**  
**Conditional Use Permit:**  
 Location: 2002 Whitis Ave., Shoal Creek/Waller Creek Watersheds, Central Austin Combined NPA (West University)  
 Owner/Applicant: Megabus NE, LLC  
 Agent: Baker-Aiklen and Assoc., Inc. (Tammi Migl)  
 Request: To approve a CUP for a change of use from a commercial parking lot to a transportation terminal  
 Staff Rec.: **Recommended – Public hearing was closed.**  
 Staff: Lynda Courtney, 512-974-2810, [lynda.courtney@austintexas.gov](mailto:lynda.courtney@austintexas.gov); Planning and Development Review Department

The motion to approve staff’s recommendation for a conditional use permit to include visible on-site signage for use of the site, low level lighting and security enforcement; was approved by Commissioner Stephen Oliver, Commissioner Danette Chimenti seconded the motion on a vote of 6-2; Commissioners Jean Stevens and Nuria Zaragoza voted against the motion (nay), Commissioner Alfonso Hernandez was absent.

- 7. Site Plan - SP-2014-0002DS - 3700 Rivercrest Drive**  
**Variance:**  
 Location: 3700 Rivercrest Drive, Lake Austin Watershed  
 Owner/Applicant: Pam's Lake Austin Venture, LLC  
 Agent: Aupperle Company (Bruce Aupperle)  
 Request: To approve a variance from LDC Section 25-2-1176(B)(2) to allow a boat dock to extend more than 30 feet from the shoreline.  
 Staff Rec.: **Recommended**  
 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 May 27, 2014 by request of the applicant was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 8. Site Plan - SP-2013-0455C - 900 S 1st Street Condominiums**  
**Compatibility**  
**Variance only:**  
 Location: 900 South 1st Street, East Bouldin Creek Watershed, Bouldin Creek NPA  
 Owner/Applicant: PSW Real Estate (Ryan Diepenbrock)  
 Agent: PSW HOMES LLC, (Jarred Corbell)  
 Request: To approve a compatibility setback waiver in order to construct condominiums with associated improvements.  
 Staff Rec.: **Recommended**  
 Staff: Donna Galati, 512-974-2733, [donna.galati@austintexas.gov](mailto:donna.galati@austintexas.gov);  
 Planning and Development Review Department

The motion to postpone to May 27, 2014 by request of the applicant was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 9. Resubdivision: C8-2013-0233.0A - Parking 290 Subdivision, A Resubdivision of Lot 6, of the Resubdivision of Lot 1, La Costa Subdivision Phase Three A-3**
- Location: 6324 East U.S. 290 Highway Westbound, Fort Branch Watershed, St. John's NPA
- Owner/Applicant: Parking 290 LP (Rick Dupont)
- Agent: Urban Design Group (Laura Toups)
- Request: Approve the resubdivision on one lot into 2 lots on 1.99 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department

This item was pulled from the agenda, no action required; Notified for May 27, 2014.

- 10. 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-Aus, Inc. (Lauren Beavers)
- Request: Approval of the Rock Rose South District composed of 4 lots on 112.422 acres
- Staff Rec.: **Recommended**
- Staff: Don Perryman, 512-974-2786, [don.perryman@austin.texas.gov](mailto:don.perryman@austin.texas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Rock Rose South District was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 11. Final Plat - Resubdivision: C8-2013-0229.0A - Domain Retail District**
- Location: 11100 Alterra Parkway, Walnut Creek Watershed, North Burnet/Gateway TOD
- 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.: **Recommended**
- Staff: Don Perryman, 512-974-2786, [don.perryman@austin.texas.gov](mailto:don.perryman@austin.texas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Domain Retail District was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 12. Final Plat: C8-2014-0064.0A - 1706 E M Franklin Avenue**
- Location: 1706 E M Franklin Avenue, Boggy Creek Watershed, MLK NPA
- Owner/Applicant: Monty Caderoni
- Agent: Genesis 1 Engineering (George Gonzales)
- Request: Approval of the 1706 E M Franklin Avenue final plat composed of 2 lots on 0.420 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

- 13. Final Plat: C8-2014-0072.0A - Amended Plat of Lots 4-6, Barton Springs Heights**
- Location: 608 Cliff Drive, Lady Bird Lake Watershed, Zilker NPA
- Owner/Applicant: Herbert Gideon
- Agent: Land Answers, Inc. (Jim Wittliff)
- Request: Approval of the Amended Plat of Lots 4-6, Barton Springs Heights composed of 3 lots on 0.472 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

- 14. Final Plat:** **C8-2014-0074.0A - Juliet Estates Resubdivision of the west 100' x 150' of Lot 9, Block A Barton Heights Subdivision**  
 Location: 1606 Juliet Street, Lady Bird Lake Watershed, Zilker NPA  
 Owner/Applicant: Stephane Godevais  
 Agent: Land Answers, Inc. (Jim Wittliff)  
 Request: Approval of the Juliet Estates Resubdivision of the west 100' x 150' of Lot 9, Block A Barton Heights Subdivision composed of 2 lots on 0.3444 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 15. Final Plat:** **C8-2014-0065.0A - Borders Subdivision**  
 Location: 2500 Matthews Drive, Lake Austin Watershed  
 Owner/Applicant: Thomas P & Mary C Borders  
 Agent: Land Strategies Inc. (Paul Linehan)  
 Request: Approval of the Borders Subdivision composed of 3 lots on 1.469 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 16. Final Plat - Resubdivision:** **C8-2014-0068.0A - RREEF Domain Lot P Subdivision**  
 Location: Newman Drive, Walnut Creek Watershed, North Burnet/Gateway TOD  
 Owner/Applicant: RREEF Domain LP (Ben Bufkin)  
 Agent: Bury-Aus, Inc. (Cole Popp)  
 Request: Approval of the RREEF Domain Lot P Subdivision composed of 2 lots on 79.413 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #12-16;

The motion to disapprove Items #12-16 was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.



**17. Presentation -  
Discussion and  
Possible Action:**

Request: Presentation, discussion and possible action to provide a recommendation to City Council on the Butler Trail at Lady Bird Lake Southeast Shore Draft Master Plan.

Staff: Chris Yanez, 512-974-9455, [chris.yanez@austintexas.gov](mailto:chris.yanez@austintexas.gov);  
Parks and Recreation Department

Public hearing closed.

The motion to approve the Butler Trail at Lady Bird Lake Southeast Shore Draft Master Plan and forward to City Council was approved by Commissioner Danette Chimenti, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

**D. NEW BUSINESS**

**1. New Business:**

Request: Discussion and action on amending the Planning Commission Rules and Procedures.

Motion was made to amend the Planning Commission Rules and Procedures was made by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

**E. SUBCOMMITTEE REPORTS**

Post item on next agenda to appoint a Planning Commissioner to Downtown Commission

**F. ADJOURN**

**Chair Dave Anderson adjourned the meeting without objection at 11:16 p.m.**