



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
June 10, 2014**

The Planning Commission convened in a regular meeting on June 10, 2014 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Dave Anderson called the Board Meeting to order at 6:08 p.m.

Board Members in Attendance:

Dave Anderson – Chair

Danette Chimenti

Richard Hatfield

Alfonso Hernandez

James Nortey

Stephen Oliver

Brian Roark

Jean Stevens

Nuria Zaragoza

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 May 27, 2014.

The motion to approve the minutes from May 27, 2014 was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Nortey seconded the motion on a vote of 9-0.

C. PUBLIC HEARINGS

1. **Plan Amendment: NPA-2014-0011.01 – MDC Programs Annex**
Location: 1001 East 50th St. & 4915 Harmon Ave., Tannehill Branch and Boggy Creek Watersheds, North Loop NPA
Owner/Applicant: Dick Rathgeber
Agent: Dick Rathgeber
Request: Single Family to Office land use
Staff Rec.: **Recommended - Staff requests a postponement to June 24, 2014.**
Staff: Maureen Meredith, 512-974-2695,
maureen.meredith@austintexas.gov;
Planning and Development Review Department

The motion to postpone to June 24, 2014 by request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Nortey seconded the motion on a vote of 9-0.

2. **Rezoning: C14-2014-0028 – MDC Programs Annex**
Location: 1001 East 50th St. & 4915 Harmon Ave., Tannehill Branch and Boggy Creek Watersheds, North Loop NPA
Owner/Applicant: Manos de Cristo, Inc. & Rathgeber Investment Group, Inc.
Agent: Dick Rathgeber
Request: SF-3-NP to GO-CO-NP
Staff Rec.: **Recommendation of LO-CO-NP - Staff requests a postponement to June 24, 2014.**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

The motion to postpone to June 24, 2014 by request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Nortey seconded the motion on a vote of 9-0.

- 3. Rezoning: C814-06-0106.02 – Hyatt PUD Amendment #2**
 Location: 208 Barton Springs Road, Lady Bird Lake Watershed, Bouldin Creek NPA
 Owner/Applicant: Tantallon Austin, LLC (Terry Shaikh)
 Agent: Edinburgh Management, LLC (Shelly Schadegg)
 Request: PUD-NP to PUD-NP, to change conditions of zoning
 Staff Rec.: **Recommended**
 Staff: Lee Heckman, 512-974-7604, lee.heckman@austintexas.gov;
 Planning and Development Review

The motion to postpone to June 24, 2014 by request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Nortey seconded the motion on a vote of 9-0.

- 4. Final Plat - Resubdivision: C8-2013-0213.0A - Lot A L.E. Foster Addition; Resubdivision**
 Location: 1610 Salina Street, Boggy Creek Watershed, Central East Austin NPA
 Owner/Applicant: Newcastle Homes (Alex Zwarun)
 Agent: Hector Avila
 Request: Approve the resubdivision of one lot into 2 lots on 0.240 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 approval of Lot A L.E Foster Addition; was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Nortey seconded the motion on a vote of 9-0.

- 5. Final Plat - Resubdivision: C8-2013-0233.0A - Lot 6 Block A, Lot 1 La Costa Subdivision Phase Three A3; Resubdivision**
 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.: **Request postponement to July 8, 2014**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
 Planning and Development Review Department

The motion to postpone to July 8, 2014 by request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Nortey seconded the motion on a vote of 9-0.

- 6. Final Plat - Resubdivision: C8-2013-0156.0A - Resub of Lot 2 Subdivision of a portion of the Santiago Del Valle 10 League Grant**
 Location: 5117 Maufrais Lane, Williamson Creek Watershed, Franklin Park NPA
 Owner/Applicant: Nelfredo, Inc.
 Agent: Austin Civil Engineering, Inc. (Keith Parkan)
 Request: Approval of the Resubdivision of Lot 2 of a Subdivision of a Portion of the Santiago Del Valle 10 League Grant composed of 3 lots on 0.4943 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of the Resub of Lot 2 portion of the Santiago Del Valle 10 League Grant was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Nortey seconded the motion on a vote of 9-0.

- 7. Final Plat - Resubdivision: C8-2013-0225.0A – ALF-TINS Subdivision**
 Location: 6901 IH-35 North, Northbound Service Road, Buttermilk Branch Watershed, St. John NPA
 Owner/Applicant: ALT-TINS, LLC (Mario Arriaga)
 Agent: Wuest Group Texas (Scott Wuest)
 Request: Approval of the ALF-TINS Subdivision (a resubdivision being out of and a part of Block Thirteen of the H.A. and J.G. Fitzhugh Subdivision of the R.A. Rutherford Land) composed of 2 lots on 7.86 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for approval ALF-TINS Subdivision was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Nortey seconded the motion on a vote of 9-0.

- 8. Final Plat - Resubdivision:** **C8-2014-0062.0A.SH – Resubdivision of Lots 1 & 2, Travis Addition No. 2 & Lot 1, AHC**
 Location: 7016 East Ben White Boulevard Westbound, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: CSK Partners, LLC (Chris Whitt)
 Agent: Garret-Ihnen Civil Engineering (Jason Rodgers)
 Request: Approval of the Resubdivision of Lots 1 & 2, Travis Addition No. 2 & Lot 1, AHC Addition composed of 4 lots on 31.42 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Planning and Development Review

Public hearing closed.

The motion to approve staff’s recommendation for approval of a Re-Subdivision of Lots 1 & 2, Travis Addition No. 2 & Lot 1, AHC was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Nortey seconded the motion on a vote of 9-0.

- 9. Final Plat with Preliminary:** **C8-2013-0154.1A – Park Place at Riverside**
 Location: 1700-½ Frontier Valley Drive, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: Standard Pacific Homes of Texas (Jay Byler)
 Agent: Big Red Dog Engineering/Consulting
 Request: Approval of the Park Place at Riverside composed of 123 lots on 29.81 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 10. Final Plat:** **C8-2014-0090.0A - Banister Acres Section 2**
 Location: 4431 Hank Avenue, Williamson Creek Watershed, South Manchaca NPA
 Owner/Applicant: Julian Peter Partridge
 Agent: Scheibe Consulting (Scheibe Consulting)
 Request: Approval of Banister Acres Section 2 composed of 2 lots on 0.3932 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

11. Preliminary Plan: C8-2014-0083 - Ponca Street Subdivision
Location: 6317 Ponca Street, Country Club Watershed, Montopolis NPA
Owner/Applicant: Jesus Sandoval
Agent: Stafford Development (Joe Stafford)
Request: Approval Ponca Street Subdivision composed of 15 lots on 4.79 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

12. Final Plat - Resubdivision: C8-2014-0085.0A - East Sixth Village Resubdivision
Location: 2416 E. 6th Street, Lady Bird Lake Watershed, Holly NPA
Owner/Applicant: 2416 East Sixth Street (Timothy Clark)
Agent: Big Red Dog Eng. (Aaron Bourgeois)
Request: Approval of East Sixth Village Resubdivision composed of 2 lots on 4.0608 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #9-12;
Public hearing closed.

The motion to disapprove Items #9-12 was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Northey seconded the motion on a vote of 9-0.

13. Site Plan - Boat Dock variance: SP-2014-0119DS - 4406 Rivercrest
Location: 4406 Rivercrest, Lake Austin Watershed
Owner/Applicant: NJG 56 LLC
Agent: Aupperle Company (Bruce Aupperle)
Request: To approve a variance for dock length greater than 30' and width greater than 20% of the parcel
Staff Rec.: **Postponed to June 24, 2014 - Re-noticed**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
Planning and Development Review Department

The motion to postpone to June 24, 2014 by request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Northey seconded the motion on a vote of 9-0.

- 14. Site Plan - Boat Dock variance: SP-2014-0123DS - 4408 Rivercrest**
- Location: 4408 Rivercrest, Lake Austin Watershed
 Owner/Applicant: NJG 56 LLC
 Agent: Aupperle Company (Bruce Aupperle)
 Request: To approve a variance for dock length greater than 30' and width greater than 20% of the parcel
 Staff Rec.: **Postponed to June 24, 2014 – Re-noticed**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
 Planning and Development Review Department

The motion to postpone to June 24, 2014 by request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Nortey seconded the motion on a vote of 9-0.

- 15. Site Plan - Compatibility Waivers only: SP-2013-0484CS - 1106 Lambie Street**
- Location: 1106 Lambie Street, Lady Bird Lake Watershed, East Cesar Chavez NPA
 Owner/Applicant: MX3 Homes, LLC (Sal Martinez)
 Agent: Prossner and Associates (Kurt Prossner, P.E.)
 Request: To approve a waiver from the front compatibility setback from 25 feet to 10 feet, and from the side compatibility setback from 15 feet to 5 feet.
 Staff Rec.: **Recommended**
 Staff: Donna Galati, 512-974-2733, donna.galati@austintexas.gov;
 Planning and Development Review

The motion to postpone to July 8, 2014 by request of the Planning Commission was approved by Commissioner Brian Roark, Commissioner Danette Chimenti seconded the motion on a vote of 9-0.

16. Site Plan - Conditional Use Permit: SPC-2013-0202D – North Walnut Creek Trail – Site Plan West

Location: 12107 Scribe, Walnut Creek Watershed, North Burnet/Gateway TOD
Owner/Applicant: City of Austin - Public Works Department (Richard Duane)
Agent: MWM Design Group (Jeff Caldwell)
Request: To approve a conditional use permit for bike trail improvements to extend approximately 3.2 miles of bike trail beginning at Balcones District Park and finishing in the Walnut Creek Metropolitan Park.
Staff Rec.: **Recommended**
Staff: Donna Galati, 512-974-2733, donna.galati@austintexas.gov;
Planning and Development Review

Public hearing closed.

The motion to approve staff’s recommendation to approve a Site Plan Conditional Use Permit for North Walnut Creek Trail was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Nortey seconded the motion on a vote of 9-0.

17. Site Plan - Waiver Only: SP-2013-0454C – 5th & West

Location: 718 W. 5th Street, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Texas Press Association
Agent: Bury Inc. (Joseph Isaja P.E.)
Request: Request a waiver from LDC Section 25-6-591(B)(5) which requires a parking garage be separated from an adjacent street by a pedestrian oriented use.
Staff Rec.: **Pending; Pulled – No action required**
Staff: Nikk Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov;
Planning and Development Review

This item was pulled from the agenda, no action was required by the Planning Commission.

18. Briefing and Possible Action:

Request: Briefing and Possible Action on the Urban Trails Master Plan.
Staff: Nadia Barrera, 512-974-7142, nadia.barrera@austintexas.gov
Public Works Department

The motion to postpone to June 24, 2014 by request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Nortey seconded the motion on a vote of 9-0.

D. NEW BUSINESS

Post on next agenda – Election of Officers.

E. SUBCOMMITTEE REPORTS

Comprehensive Plan - Met June 9, 2014

Neighborhood Plan – June 24, 2014

Downtown Committee – No report

Code Next – June 16, 2014

Codes & Ordinances – June 17, 2014

CIP Committee – Unknown

F. ADJOURN

Chair Dave Anderson adjourned the meeting without objection at 7:20 p.m.