



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
October 28, 2014**

The Planning Commission convened in a regular meeting on October 28, 2014 @ 505 Barton Springs Road, Austin, Texas 78704

Chair Danette Chimenti called the Commission Meeting to order at 6:00 p.m.

Board Members in Attendance:

Danette Chimenti – Chair

Richard Hatfield

Alfonso Hernandez

James Nortey

Stephen Oliver

Jean Stevens

Lesley Varghese

Nuria Zaragoza

Jeff Jack – Ex-Officio

Howard Lazarus – Ex-Officio

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 October 14, 2014.

The motion to approve the minutes from October 14, 2014 was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

C. PUBLIC HEARINGS

1. **Plan Amendment: NPA-2014-0016.02 - Springdale Farm**

Location: 755 Springdale Road, Boggy Creek Watershed, Govalle/Johnston Terrace NPA
Owner/Applicant: Glenn and Paula Foore
Agent: Glenn and Paula Foore
Request: Single Family to Mixed Use 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 deny Mixed Use Land Use was made by Commissioner James Nortey, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

2. **Restrictive Covenant Termination: C14-99-2061(RCT) - Springdale Farm**

Location: 755 Springdale Road, Boggy Creek Watershed, Govalle/Johnston Terrace NPA
Owner/Applicant: Glenn and Paula Foore
Agent: Glenn and Paula Foore
Request: Termination of Public Restrictive Covenant
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 termination of a public restrictive covenant was made by Commissioner James Nortey, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 3. Rezoning: C14-2014-0123 - Springdale Farm**
Location: 755 Springdale Road, Boggy Creek Watershed, Govalle/Johnston Terrace NPA
Owner/Applicant: Glenn and Paula Foore
Agent: Glenn and Paula Foore
Request: CS-MU-CO-NP to CS-MU-CO-NP, to change a condition of zoning
Staff Rec.: **Recommended, with conditions**
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 CS-MU-CO-NP to change a condition of zoning, with the following changes: The maximum number of outdoor entertainment events per year shall not be a condition of zoning and may be addressed at the time of the conditional use permit; outdoor entertainment events including set-up, shall not begin before 3PM on school days; and the decibel limit at the property line shall be 76db maximum; motion was made by Commissioner James Nortey, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 4. Plan Amendment: NPA-2014-0022.02 - Terrace Hotel**
Location: 110 Academy Drive & 1101 Music Lane, East Bouldin Creek Watershed, Greater South River City Combined NPA (South River City)
Owner/Applicant: Petyon Riley No. 2., L.P. (Clark E. Lyda, Trustee); Matthew Lynaugh and Gloria J. Lee
Agent: Smith, Robertson, Elliott, & Douglas, L.L.P. (David Hartman)
Request: Multifamily to Mixed Use 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 mixed use land use was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 5. Rezoning: C14-2014-0117 - Terrace Hotel**
 Location: 110 Academy Drive & 1101 Music Lane, East Bouldin Creek Watershed, South River City (Greater South River City Neighborhood Plan) NPA
 Owner/Applicant: Petyon Riley No. 2., L.P. (Clark E. Lyda, Trustee); Matthew Lynaugh and Gloria J. Lee
 Agent: Smith, Robertson, Elliott, & Douglas, L.L.P. (David Hartman)
 Request: CS-NCCD-NP to CS-NCCD-NP and CS-1-NCCD-NP
 Staff Rec.: **Recommended, with Conditions**
 Staff: Lee Heckman, 512-974-7607, lee.heckman@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for CS-NCCD-NP and CS-1-NCCD-NP zoning with conditions was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 6. Plan Amendment: NPA-2014-0005.02 - 1007 & 1011 Montopolis Drive**
 Location: 1007 & 1011 Montopolis Drive, Country Club Creek Watershed, Montopolis NPA
 Owner/Applicant: PRJ Development (Joe Stafford)
 Agent: Thrower Design (Ron Thrower)
 Request: Civic to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department

The motion to postpone to November 12, 2014 by request of the Planning Contact Team was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 7. Rezoning: C14-2014-0127 - PRJ Development, LLC**
 Location: 1007 and 1011 Montopolis Drive, Country Club East Watershed, Montopolis NPA
 Owner/Applicant: Joes and Gloria Perez
 Agent: Thrower Design (Ron Thrower)
 Request: LO-CO-NP to LO-MU-NP
 Staff Rec.: **Recommended with Conditions**
 Staff: Lee Heckman, 512-974-7607, lee.heckman@austintexas.gov; Planning and Development Review Department

The motion to postpone to November 12, 2014 by request of the Planning Contact Team was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 8. Plan Amendment: NPA-2014-0005.01 - 737 Montopolis Rezoning**
 Location: 737 Montopolis Drive, Country Club Creek Watershed, Montopolis NPA
 Owner/Applicant: Jose and Gloria Perez
 Agent: Thrower Design (Ron Thrower)
 Request: Commercial 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 Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 9. Rezoning: C14-2014-0124 - 737 Montopolis**
 Location: 737 Montopolis Drive, Country Club East & Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: PRJ Development (Joe Stafford)
 Agent: Thrower Design (Ron Thrower)
 Request: GR-NP to SF-3-NP
 Staff Rec.: **Recommended with Conditions**
 Staff: Lee Heckman, 512-974-7607, lee.heckman@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for SF-3-NP zoning was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 10. Plan Amendment: NPA-2014-0025.02 - Lantana Tract 28**
 Location: 5436 Vega (at Rialto), Barton Creek Watershed – Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA
 Owner/Applicant: Lantana Tract 28 LP and Lantana Tract 33, LP
 Agent: Smith, Robertson, Elliott, & Douglas, L.L.P. (David Hartman)
 Request: Office to Multifamily 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 multifamily land use was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 11. Restrictive Covenant Amendment: C14-85-288.8(RCA2) - Lantana Tract 28 RCA**
 Location: 5436 Vega Avenue, Barton Creek Watershed – Barton Springs Zone, Oak Hill Combined NPA (East Oak Hill)
 Owner/Applicant: Lantana Tract 28 LP (Barry P. Marcus)
 Agent: Smith, Robertson, Elliott, & Douglas, L.L.P. (David Hartman)
 Request: Amendment of Public Restrictive Covenant
 Staff Rec.: **Recommended with Conditions**
 Staff: Lee Heckman, 512-974-7607, lee.heckman@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for an amendment of a public restrictive covenant was approved with conditions on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 12. Rezoning: C14-2014-0112 - Lantana Tract 28**
 Location: 5436 Vega Avenue & 6601 1/2 Rialto Blvd., Barton Creek Watershed – Barton Springs Zone, Oak Hill Combined NPA (East Oak Hill)
 Owner/Applicant: Lantana Tract 28 LP and Lantana Tract 33, LP (Barry P. Marcus)
 Agent: Smith, Robertson, Elliott, & Douglas, L.L.P. (David Hartman)
 Request: LO-NP to MF-4-CO-NP
 Staff Rec.: **Recommended with Conditions**
 Staff: Lee Heckman, 512-974-7607, lee.heckman@austintexas.gov; Planning and Development Review Department

This item was pulled from the agenda and replaced on the addendum.

- 13. Plan Amendment: NPA-2014-0029.01 - Little Walnut Creek**
 Location: 7400, 7424, and 7450 East U.S. Highway 290, and 2509 East Anderson Lane, Little Walnut Creek Watershed, St. John/Coronado Hills Combined (Coronado Hills) NPA
 Owner/Applicant: Cozy Living, LLC, AAA Fire & Safety, Inc. and Seyed Miri
 Agent: Coats & Rose (Pam Madere)
 Request: Office to Mixed Use/Office land use; Postponement request by Neighborhood to November 12, 2014
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department

The motion to postpone to November 12, 2014 by request of the neighborhood was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 14. Rezoning: C14-2014-0135 - Little Walnut Creek**
 Location: 7400, 7424, and 7450 East U.S. Highway 290, and 2509 East Anderson Lane, Little Walnut Creek Watershed, St. John/Coronado Hills Combined (Coronado Hills) NPA
 Owner/Applicant: Cozy Living, LLC, AAA Fire & Safety, Inc. and Seyed Miri
 Agent: Coats & Rose (Pam Madere)
 Request: GO-NP to GO-MU-NP; Postponement request by Neighborhood to November 12, 2014
 Staff Rec.: **Recommended with Conditions**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

The motion to postpone to November 12, 2014 by request of the neighborhood was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 15. Plan Amendment: NPA-2014-0027.02 - 1018 W. 31st Street**
Location: 1018 W. 31st Street, Shoal Creek Watershed, Central West Austin
Combined NPA
Owner/Applicant: Daughters of Charity Ministries, Inc. (Sister Jane Graves)
Agent: McLean & Howard, L.L.P. (Jeffrey H. Howard)
Request: Multifamily to Mixed Use/Office land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695,
maureen.meredith@austintexas.gov;
Planning and Development Review Department

The motion to postpone to November 12, 2014 by request of the neighborhood was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 16. Rezoning: C14-2014-0148 - 1018 W 31st Street**
Location: 1018 West 31st Street, Shoal Creek Watershed, Windsor Road NPA
Owner/Applicant: Daughters of Charity Ministry, Inc.
Agent: McLean & Howard, LLP (Jeffrey Howard)
Request: MF-2-NP to LO-MU-NP
Staff Rec.: **Recommended with Conditions**
Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov;
Planning and Development Review Department

The motion to postpone to November 12, 2014 by request of the neighborhood was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 17. Comprehensive Plan Amendment:** **CPA-2014-0008 - Colony Park Sustainable Community Initiative Master Plan and Design Guidelines**
 Owner/Applicant: Neighborhood Housing and Community Development
 Request: Adopt the Colony Park Sustainable Community Initiative Master Plan and Design Guidelines as an amendment to the Imagine Austin Comprehensive Plan. This amendment will: 1.) append the Colony Park Sustainable Community Initiative Master Plan and Design Guidelines to the Imagine Austin Comprehensive Plan; 2.) add the area covered by the Colony Park Sustainable Community Initiative Master Plan and Design Guidelines and adjacent parkland to the Imagine Austin Comprehensive Plan’s Growth Concept Map as a Neighborhood Center; 3.) add “Colony Park” to the list of Growth Concept Map Centers Key and to the reference map in Appendix D: Centers and Corridors, and 4.) add the Colony Park Sustainable Community Initiative Master Plan and Design Guidelines to Appendix G: Attached Plans.
- Staff Rec.: **Recommended**
 Staff: Sandra Harkins, 512-974-3128, sandra.harkins@austintexas.gov;
 Zach Stern, 512-974-3155, zach.stern@austintexas.gov;
 Neighborhood Housing and Community Development Department

Public hearing closed.

The motion to approve staff’s recommendation to adopt the Colony Park Sustainable Community Initiative Master Plan and Design Guidelines was approved by Commissioner Stephen Oliver, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 18. Comprehensive Plan Amendment:** **CPA-2014-0001 to CPA-2014-0006 - 2014 Amendments to Imagine Austin Comprehensive Plan**
 Owner/Applicant: Planning and Development Review Department
 Request: Forward the 2014 Imagine Austin amendments to City Council
 Staff Rec.: **Recommended**
 Staff: Paul DiGiuseppe, 512-974-2865, paul.digiuseppe@austintexas.gov;
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation to forward the 2014 Imagine Austin amendments was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 19. Code** **C20-2014-008 - Reduced Parking**
Amendment:
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Consider an amendment to Title 25 of the City Code to clarify that certain parking reductions cannot be used for one and two-family residential projects.

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 Reduced Parking with Codes & Ordinances condition to the site plan was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 20. Code** **C20-2014-004 - SMART Housing**
Amendment:
Owner/Applicant: City of Austin
Agent: Neighborhood Housing and Community Development Department
Request: Consider an amendment to Title 25 of the City Code related to the Transportation component of SMART housing requirements.

Staff Rec.: **Recommended**
Staff: Jessi Koch, 512-974-3184, jessi.koch@austintexas.gov;
Neighborhood Housing and Community Development

Public hearing closed.

The motion to approve staff’s recommendation to amend Title 25 SMART Housing was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 21. Restrictive Covenant Amendment: C14-2009-0151(RCA) - Shoal Creek Walk**
- Location: 835 West 6th Street, Shoal Creek Watershed, Downtown Master Plan
 Owner/Applicant: Schlosser Development (Bradley Schlosser)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: Amendment of Public Restrictive Covenant
 Staff Rec.: **Pending**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Development Review Department

The motion to postpone to November 12, 2014 by request of the applicant was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 22. Restrictive Covenant Termination: C14-97-0044(RCT) - 1500 S. Pleasant Valley**
- Location: 1500 S. Pleasant Valley Road, Lady Bird Lake & Country Club West Watersheds, East Riverside Corridor (East Riverside) NPA
 Owner/Applicant: 1500 SPV LLC (Colin Brothers)
 Agent: Drenner Group PC (Stephen Rye)
 Request: Termination of Public Restrictive Covenant
 Staff Rec.: **Recommended**
 Staff: Lee Heckman, 512-974-7607, lee.heckman@austintexas.gov;
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation to terminate a public restrictive covenant was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 23. Rezoning: C14-2014-0156 - MoPac Rezoning**
 Location: 8611-1/2 and 8627 North Mopac Expressway, Shoal Creek Watershed, Burnet Road, Anderson Lane, and the North Shoal Creek NPA
 Owner/Applicant: 8611 MoPac Investors, LP and U.S. REIF Eurus Austin, LLC
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: LO to GR
 Staff Rec.: **Recommendation of GR-CO**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department

The motion to postpone to November 12, 2014 by request of the neighborhood was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 24. Rezoning: C14H-2014-0013 - Goldberg House**
 Location: 402 E. 34th Street, Waller Creek Watershed, Central Austin Combined (North University) NPA
 Owner/Applicant: Anna Lindgren
 Request: SF-3-NCCD-NP to SF-3-H-NCCD-NP
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for SF-3-H-NCCD-NP zoning was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 25. Rezoning: C14H-2011-0002 - Routon-Alvarez-Lopez House**
 Location: 809 E. 9th Street, Waller Creek Watershed, Central East Austin NPA
 Owner/Applicant: Mary Helen Lopez and the City of Austin
 Request: SF-3-NCCD-NP to SF-3-H-NCCD-NP
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for SF-3-H-NCCD-NP zoning was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 26. Rezoning: C14-2014-0159 - Penick Drive Rezoning**
 Location: 5600-5722 Penick Drive, Country Club East Watershed, East Riverside Corridor NPA
 Owner/Applicant: Bill Greif
 Agent: Thrower Design (Ron Thrower)
 Request: ERC; Designate ERC Regulating Plan Subdistrict of NMU
 Staff Rec.: **Postponed to November 12, 2014 at the Request of Staff**
 Staff: Lee Heckman, 512-974-7607, lee.heckman@austintexas.gov; Planning and Development Review Department

The motion to postpone to November 12, 2014 by request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 27. Rezoning: C14H-2014-0011 - Stacy-Tate House**
 Location: 1705 Travis Heights Boulevard, Bouldin Creek Watershed, Greater South River City NPA
 Owner/Applicant: Susan E. Barr
 Request: SF-3-NP to SF-3-H-NP
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for SF-3-H-NP zoning was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 28. Rezoning: C14-2014-0111 - 4500 Speedway**
 Location: 4500 Speedway, Waller Creek Watershed, Hyde Park NCCD
 Owner/Applicant: Navid Hoomanrad
 Agent: Husch Blackwell, LLP (Alexandra Jashinsky)
 Request: SF-3-NCCD-NP to NO-NCCD-NP, with an Amendment to the North Hyde Park NCCD
 Staff Rec.: **Recommended with Conditions**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department

The motion to postpone to November 12, 2014 by request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 29. Rezoning: C14-2014-0011B - Garza Ranch**
Location: 3510 and 4003 Ben Garza Lane, Williamson Creek Watershed-Barton Springs Zone Watershed, Oak Hill Combined (East Oak Hill) NPA
Owner/Applicant: Rancho Garza, Ltd. (Ron White)
Agent: Cunningham Allen, Inc. (Jana Rice)
Request: GR-MU-CO-NP to GR-MU-CO-NP, to change a condition of zoning
Staff Rec.: **Postponement request by the Staff to November 12, 2014**
Staff: Wendy Rhoades 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to postpone to November 12, 2014 by request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 30. Rezoning: C14-2014-0011A - Garza Ranch**
Location: 3800 Ben Garza Lane, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA
Owner/Applicant: Rancho Garza, Ltd. (Ron White)
Agent: Cunningham Allen, Inc. (Jana Rice)
Request: GR-MU-CO-NP to GR-MU-CO-NP, to change a condition of zoning
Staff Rec.: **Postponement request by the Staff to November 12, 2014**
Staff: Wendy Rhoades 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

The motion to postpone to November 12, 2014 by request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 31. Rezoning: C14-2014-0011 - Garza Ranch**
Location: 3800 Ben Garza Lane; 6313 South MoPac Expressway, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA
Owner/Applicant: Rancho Garza, Ltd (Ron White)
Agent: Cunningham Allen, Inc. (Jana Rice)
Request: GR-MU-CO-NP to GR-MU-CO-NP, to change a condition of zoning
Staff Rec.: **Pulled; No action required**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

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

32. Rezoning: C14H-2014-0012 - Mary Nelson House
Location: 1502 W. 9th Street, Shoal Creek Watershed, Old West Austin NPA
Owner/Applicant: Bryan Bayerdorffer
Request: MF-4-NP to MF-4-H-NP
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for MF-4-H-NP zoning was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

33. Rezoning: C14-2014-0150 - Whiddon .85
Location: 4102 & 4200 Manchaca Road, West Bouldin Creek Watershed, South Lamar Combined (South Lamar) NPA
Owner/Applicant: Mitchell Widdon
Agent: Jim Bennett Consulting (Jim Bennett)
Request: LO-MU & SF-3 to GR
Staff Rec.: **Postponed to November 12, 2014 at the Request of Staff**
Staff: Lee Heckman, 512-974-7607, lee.heckman@austintexas.gov;
Planning and Development Review Department

The motion to postpone to November 12, 2014 by request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

34. Rezoning: C14-2014-0143 - Katherine Mitchell Life Estate
Location: 809 - 813 South Center Street, East Bouldin Creek Watershed, South Lamar Combined (Galindo) NPA
Owner/Applicant: Wes Peoples Homes, LLC (Edward G. Bloomquist)
Agent: Wes Peoples Homes, LLC (Kenneth Blaker)
Request: MH to SF-3
Staff Rec.: **Recommended**
Staff: Lee Heckman, 512-974-7607, lee.heckman@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for SF-3 zoning was approved by Commissioner Stephen Oliver, Commissioner Nuria Zaragoza seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 35. Rezoning: C14-2014-0134 - 1301 W 5th Street**
Location: 1301 West 5th Street, Lady Bird Lake Watershed, Old West Austin
NPA
Owner/Applicant: Southwestern Bell Telephone Company (Pat Orman)
Agent: Arbrust & Brown , PLLC (Richard Suttle)
Request: LI-CO-NP to LI-PDA-NP
Staff Rec.: **Recommended with Conditions**
Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of LI-PDA-NP with conditions read into the record by staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 36. Final Plat - C8-2014-0109.0A - Duval Park, Portion of Lots 60 and 61, Shadow
Resubdivision: Lawn; Resubdivision**
Location: 3814 & 3816 Duval St., Waller Creek Watershed, Hyde Park NCCD
Owner/Applicant: BDB Ventures, LLC (Dale Thornton)
Agent: Richard Crank
Request: Approval of Duval Park Lots 1 and 2; Resubdivision composed of 2
lots on 0.34 acres
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Duval Park and Shadow Lawn Re-Subdivision was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

37. Preliminary Plan: C8-2013-0118 - Lightsey 2
Location: 1805 Lightsey Road, West Bouldin Creek Watershed, South Lamar NPA
Owner/Applicant: Lightsey Two, LP
Agent: PSW Homes (Casey Giles)
Request: Approval of a preliminary plan of 16 lots and related right-of-way on 4.0 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Michael Embesi, 512-974-1876, Michael.embesi@austintexas.gov; Planning and Development Review Department

Public hearing closed.

Motion #1: The motion to deny request for postponement was made by Commissioner Nuria Zaragoza, Commissioner Danette Chimenti seconded the motion on a vote of 6-2; Commissioner Richard Hatfield and Alfonso Hernandez voted against the motion (nay), Commissioner Brian Roark was absent.

Motion #2: The motion to approve staff's recommendation for Lightsey 2 was approved by Commissioner James Northey, Commissioner Richard Hatfield seconded the motion on a vote of 5-2-1; Commissioners Danette Chimenti and Jean Stevens voted against the motion (nay), Commissioner Lesley Varghese abstained, Commissioner Brian Roark was absent.

38. Final Plat 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: I- 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; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Parking 290 Subdivision was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 39. Final Plat with Preliminary:** **C8-2011-0101.3A - Crestview Station Lot 7 Phase 5; Resubdivision**
 Location: 950 Banyon Street, Waller Creek Watershed, Crestview TOD
 Owner/Applicant: Crestview Station LLR Land, L.P. (James Matoushek)
 Agent: Gray Engineering, Inc. (Brian A. Williams)
 Request: Approval of the Crestview Station Lot 7 Phase 5; Resubdivision composed of 75 lots on 6.53 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 Crestview Station was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 40. Final Plat- Resubdivision:** **C8-2011-0101.2A - Crestview Station, Lot 7, Phase 4, Resubdivision**
 Location: Wildcat Pass and Wolverine Street, Waller Creek Watershed, Crestview TOD
 Owner/Applicant: Crestview Station LLR Land, L.P. (James Matoushek)
 Agent: Gray Engineering, Inc. (Brian A. Williams)
 Request: Approval of the Crestview Station, Phase 4, Lot 7 Resubdivision composed of 66 lots on 3.7 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 Crestview Station was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

41. Final Plat - C8-2013-0202.0A - Southshore Subdivision Section One Block B
Resubdivision: Lot 1
Location: 1201 Town Creek Drive, Town Lake Watershed, Riverside NPA
Owner/Applicant: Sage South Shore, LLC (Frank M.K. Liu)
Agent: Danny Miller
Request: Approval of the Southshore Subdivision Section One Block B Lot 1 composed of 76 lots on 2.876 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 Southshore Subdivision was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

42. Final Plat - C8-2014-0080.0A - Chestnut Station West
Resubdivision:
Location: 1801-1/2 Alexander Avenue, Boggy Creek Watershed, Chestnut NPA
Owner/Applicant: Freehaven Development, Inc (Thomas Patton)
Agent: Big Red Dog Engineering and Consulting (Aaron Bourgeois)
Request: Approval of the Chestnut Station West composed of 2 lots on 9.04 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 Chestnut Station West was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

43. Final Plat with Preliminary: **C8-04-0043.07.1A.SH - Mueller Section IX Final Plat**
 Location: 3600 Manor Road, Tannehill Branch Watershed, RMMA
 Owner/Applicant: City of Austin (Pam Hefner)
 Agent: Bury & Partners (Joe Farias)
 Request: Approval of the Mueller Section IX Final Plat composed of 302 lots on 37.995 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 Mueller Section IX Final Plat was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

44. Plat Vacation: **C8s-73-021(VAC) - Resubdivison of Lots 10 and 11, Walnut Hills Section 3 Plat Vacation**
 Location: 6401 Betty Cook Drive, Little Walnut Creek Watershed, Windsor Hill NPA
 Owner/Applicant: Jenifer McLaughlin
 Agent: Thrower Design (Ron Thrower)
 Request: Approval of the total vacation of the Resubdivison of Lots 10 and 11, Walnut Hills Section 3 Plat Vacation
 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 total vacation of the Re-Subdivision of Lots 10 and 11 Walnut Hills Section 3 was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

45. Final Plat - Amended Plat: **C8-2014-0199.0A - Panther Trail Subdivision Lot 1; Amended Plat**
 Location: 3607 S. Lamar Blvd., West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: Lamar 4JK, LP (James Field)
 Agent: Ardent Residential LP (Brett Denton)
 Request: The approval of the Panther Trail Subdivision Lot 1; Amended Plat composed of 1 lot on 2.625 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 46. Final Plat - Previously Uplatted:** **C8-2014-0200.0A - Susie & Martin Cuellar Subdivision**
 Location: 617 Thrasher Lane, Country Club West Watershed, Montopolis NPA
 Owner/Applicant: Susan G. Garza
 Agent: I.T. Gonzales Engineers (Bill Graham)
 Request: Approval of the Susie & Martin Cuellar Subdivision composed of 2 lots on 0.216 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 47. Final Plat - Previously Uplatted:** **C8-2014-0191.0A - Prock Place**
 Location: 4709 Prock Lane, Tannehill Branch Watershed, MLK-183 NPA
 Owner/Applicant: 4709 Prock Lane (Elaine McDaniel)
 Agent: Hector Avila
 Request: Approval of the Prock Place composed of 2 lots on 0.46 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 48. Final Plat:** **C8-2014-0188.0A - Melridge Garden**
 Location: 2001 Melridge Place, Lady Bird Lake Watershed, Zilker NPA
 Owner/Applicant: Carole Stromberg
 Agent: Hector Avila
 Request: Approval of Melridge Garden composed of 3 lots on 0.602 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 49. Final Plat - Resubdivision:** **C8-2014-0195.0A - Pecan Grove**
 Location: 1145 Shady Lane, Boggy Creek Watershed, Johnston Terrace NPA
 Owner/Applicant: Polis Properties LLC (Chris Peterson)
 Agent: Civiltude (Fayez Kazi)
 Request: Approval of Pecan Grove composed of 2 lots on 0.490 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 50. Preliminary Plan: C8-2014-0189.SH - Colony Park**
 Location: Loyola Lane, Walnut Creek Watershed, University Hills NPA
 Owner/Applicant: City of Austin-Neighborhood Housing & Community Development/Austin Housing Finance Corp. (Sandra Harkins)
 Agent: Urban Design Group (Laura Toups)
 Request: Approval of Colony Park composed of 191 lots on 208 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 51. Subdivision Vacation with Replat: C8-2014-0193(VAC) - Hans Rocher Subdivision**
 Location: 7400 Old Bee Caves Road, Williamson Creek Watershed-Barton Springs Zone, West Oak Hill NPA
 Owner/Applicant: Thompson Land Engineering (Ric Thompson)
 Agent: Hans A. Derocher
 Request: Approval of Hans Rocher Subdivision composed of 2 lots on 20.289 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 52. Final Plat - Resubdivision: C8-2014-0197.0A - Green Valley No 1 Lot 1 Block 5; Resubdivision**
 Location: 1126 Lott Avenue, Fort Branch Watershed, MLK-183 NPA
 Owner/Applicant: Leticia Smith
 Agent: Hector Avila
 Request: Approval of Green Valley No 1 Lot 1 Block 5; Resubdivision composed of 1 lot on 0.904 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Public hearing closed.

Items #45-52;

The motion to disapprove Items #45-52 was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

53. Site Plan - Compatibility Waiver only: SP-2014-0153C - 1205 Elm Street

Location: 1205 Elm Street, Lady Bird Lake Watershed, Central West Austin Combined NPA

Owner/Applicant: D&M Blue Water Ventures, Ltd. (David Roberts)

Agent: Gray Engineering (David Peek)

Request: To allow a structure within a 25-foot compatibility setback (LDC 25-2-1063).

Staff Rec.: **Recommended**

Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov; Planning and Development Review Department

Public hearing closed.
 The motion to approve staff’s recommendation for approval of a compatibility waiver on 1205 Elm Street was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

54. Site Plan - Conditional Use Permit: SPC-2014-0063CS - Hotel Vegas Bar & Volstead Bar

Location: 1500 East 6th Street, Lady Bird Lake Watershed, East Cesar Chavez NPA

Owner/Applicant: Dimension Properties, Inc., (Michael J. Kuhn)

Agent: CPG Consultants (Candy Moreno)

Request: Approval of a Conditional Use Permit to allow two patios with associated improvements with the existing cocktail lounge, as well as a variance from Section 25-5-146(B) to allow parking less than 200’ from residential uses.

Staff Rec.: **Recommended**

Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov; Planning and Development Review Department

Public hearing closed.
 The motion to approve staff’s recommendation for approval of a conditional use permit for Hotel Vegas Bar & Volstead Bar was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

55. Site Plan - Conditional Use Permit: **SPC-2014-0086C - Springdale Multifamily**

Location: 5605 Springdale Rd., Little Walnut Creek Watershed, Pecan Springs/Springdale NPA

Owner/Applicant: Ryan Companies US Inc. (Ryan Ritchie)

Agent: Big Red Dog (Diana Wang P.E.)

Request: Approval of a conditional use permit for a multifamily residential development.

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 with language of 60% MAI included, was approved by Commissioner Nuria Zaragoza, Commissioner Stephen Oliver seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

56. Site Plan - Variance: **SP-2013-0295DS - 2908 Scenic Drive (Tram)**

Location: 2908 Scenic Drive, Lake Austin Watershed, Central West Austin Combined NPA

Owner/Applicant: Bill & Kathy Darling

Agent: Moncada Consulting (Phil Moncada)

Request: 1) To modify the standard 150-foot wide Critical Environmental Feature buffer in order to allow construction of a tram within a corridor 10 feet wide and 55 feet long that spans a canyon rimrock, 25-8-281C(1)(a); and 2) to allow a second shoreline access within a Critical Water Quality Zone, 25-8-261C(1).

Staff Rec.: **Not Recommended**

Staff: Liz Johnston, 512-974-1218, liz.johnston@austintexas.gov; Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov; Michael Simmons-Smith Planning and Development Review Department

The motion to postpone to December 9, 2014 by request of the applicant was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

57. Site Plan - Waiver only: SP-2014-0047C - 2515 E. Cesar Chavez Redevelopment
 Location: 2515 E. Cesar Chavez, Lady Bird Lake Watershed, Holly NPA
 Owner/Applicant: Gaston Arrieta
 Agent: J. Travis Wilson
 Request: 1) A request to allow a structure within a 15 foot compatibility setback. [LDC Section 25-2-1062]; 2) A request to allow a building within a 25 foot compatibility setback [LDC Section 25-2-1064].
 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 waivers only on 2515 E. Cesar Chavez Redevelopment was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

58. Site Plan Extension: SP-04-0075C(XT2) - Episcopal Church of the Good Shepherd
 Location: 2210 Exposition Blvd., Lady Bird Lake/Johnson Creek Watersheds, Central West Austin Combined NPA
 Owner/Applicant: Episcopal Diocese of Texas (James Lamm)
 Agent: Heimsath Architects Inc. (Eric MacInerney)
 Request: A request for a 5 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 5-year extension was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

- 59. Site Plan** **SP-2009-0072C(XT2) - Muniz Office**
Extension:
Location: 3523 Gonzales St., Boggy Creek Watershed, Govalle NPA
Owner/Applicant: Muniz Concrete Contractors (Owner)
Agent: Mitchell Scott Stein, PE
Request: A request for a 2 year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Brad Jackson, 512-974-3410, brad.jackson@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of a 2 year extension was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Brian Roark was absent.

D. NEW BUSINESS

1. New Business:

- Request: Discussion and action on a setting a date for a Joint Work Session with Zoning & Platting Commission.

March 31, 2015 – Possible Joint Work Session with Zoning & Platting Commission.

* Request made by Commissioner James Nortey and Jean Stevens to post Covered Bridge Appeal on the next agenda; have legal staff present and prepared for an Executive Session.

E. SUBCOMMITTEE REPORTS

F. ADJOURN

Chair Danette Chimenti adjourned the meeting without objection at 2:05 a.m.