



**REGULAR MEETING  
MINUTES**

**PLANNING COMMISSION  
January 27, 2015**

**The Planning Commission convened in a regular meeting on January 27, 2015 @ 301 W.2<sup>nd</sup> Street, Austin, TX 78701**

**Vice-Chair Stephen Oliver called the Commission Meeting to order at 6:05 p.m.**

**Board Members in Attendance:**

**Richard Hatfield**

**Alfonso Hernandez**

**James Nortey**

**Stephen Oliver**

**Brian Roark**

**Jean Stevens**

**Jeff Jack – Ex-Officio**

**Nuria Zaragoza**

**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**

Brian King – Lightsey 2

Steve Wood – Lightsey Subdivision

\*\* Request made by Commission to add a Briefing on the next agenda on connectivity and block length.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from January 13, 2015.

The motion to approve the minutes from January 13, 2015 was approved with amendments made by Commissioner Stevens, Commissioner Zaragoza and Commissioner Hatfield regarding Red Bluff Hotel (Item #23 on 1/13/2015), was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioner Danette Chimenti and Lesley Varghese were absent.

## C. PUBLIC HEARINGS

- 1. Plan Amendment: NPA-2014-0016.01 - 2nd & Broadway**  
Location: 203 Broadway & 2901 E. 3rd Street, Colorado River Watershed, Govalle/Johnston Terrace Combined NPA  
Owner/Applicant: McAdam's Enterprise, LLC  
Agent: Husch Blackwell, LLP (Nikelle Meade)  
Request: Single Family to Mixed Use land use  
Staff Rec.: **Recommendation of Higher Density Single Family land use**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department

The motion to postpone to February 24, 2015 by request of the applicant was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Lesley Varghese and Danette Chimenti were absent.

- 2. Rezoning: C14-2014-0115 - 2nd & Broadway**  
Location: 203 Broadway & 2901 East 3rd Street, Colorado River Watershed, Govalle/Johnston Terrace Combined NPA  
Owner/Applicant: McAdam's Enterprise, LLC  
Agent: Husch Blackwell, LLP (Nikelle Meade)  
Request: SF-3-NP to GR-MU-CO-NP  
Staff Rec.: **Recommendation of SF-5-NP**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

The motion to postpone to February 24, 2015 by request of the applicant was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Lesley Varghese and Danette Chimenti were absent.

- 3. Plan Amendment: NPA-2014-0015.01 - City School (6005 Wilcab Road)**  
Location: 6005 Wilcab Road, Fort Branch Watershed, East MLK Combined NPA  
Owner/Applicant: Bill Gaston (City School - Buyer)  
Agent: McLean & Howard, LLP (Jeffrey Howard)  
Request: Industry to Commercial land use  
Staff Rec.: **Not Recommended**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department

The motion to postpone to March 24, 2015 by request of the staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Lesley Varghese and Danette Chimenti were absent.

- 4. Restrictive Covenant Amendment: C14-72-204(RCA3) - 1401 South Pleasant Valley Road**
- Location: 1401 South Pleasant Valley Road; 4420 Elmont Drive, Country Club West Watershed, East Riverside Corridor NPA
- Owner/Applicant: Kenmare Partners, Ltd. (Charlyn Daugherty)
- Agent: Armbrust & Brown, PLLC (Eric deYoung)
- Request: To terminate the restrictive covenant as it applies to this property
- Staff Rec.: **Recommended**
- Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning & Development Review Department

Public hearing closed.

The motion to approve staff's recommendation to terminate a Restrictive Covenant Amendment was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Lesley Varghese and Danette Chimenti were absent.

- 5. Rezoning: C14-2014-0176 - Cuellar Rezoning**
- Location: 617 Thrasher Lane, Country Club East Watershed, Montopolis NPA
- Owner/Applicant: Susan Garza, Naomi Cuellar Sanchez, Eddie Sanchez
- Agent: I.T. Gonzalez Engineers (Bill Graham)
- Request: SF-3-NP to SF-4A-NP
- Staff Rec.: **Recommended**
- Staff: Tori Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov); Planning & Development Review Department

The motion to postpone to February 24, 2015 by request of the neighborhood was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Lesley Varghese and Danette Chimenti were absent.

- 6. Rezoning: C14-2014-0159 - Penick Drive Rezoning**
- Location: 5600-5722 Penick Drive, East Riverside Corridor NPA, Country Club East Watershed
- Owner/Applicant: Greif Yount Partnership (Bill Greif)
- Agent: Thrower Design (Ron Thrower)
- Request: ERC; Designate ERC Regulating Plan Subdistrict of NMU
- Staff Rec.: **Recommendation Pending**
- Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Tonya Swartzendruber, 512-974-3462, [tonya.swartzendruber@austintexas.gov](mailto:tonya.swartzendruber@austintexas.gov); Planning and Development Review Department

The motion to postpone to February 10, 2015 by request of the staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Lesley Varghese and Danette Chimenti were absent.

7. **Rezoning:** **C14-2014-0165 - 2712 & 2800 Del Curto Rezoning**  
 Location: 2712 & 2800 Del Curto, West Bouldin Creek Watershed, South Lamar  
 Combined (South Lamar) NPA  
 Owner/Applicant: Jett Abram, LLC (Sarah Lahmers)  
 Agent: Thrower Design (Ron Thrower)  
 Request: SF-3 to SF-6  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
 Planning and Development Review Department

The motion to postpone to February 10, 2015 by request of the applicant and neighborhood was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Lesley Varghese and Danette Chimenti were absent.

8. **Final Plat - Resubdivision:** **C8-2014-0173.0A - Domain Block J Subdivision**  
 Location: 2901-1/2 Esperanza Crossing, Walnut Creek Watershed, North Burnet  
 NPA  
 Owner/Applicant: RREEF Domain, LP Development Trust Acct. c/o Endeavor Real Estate  
 Group (Chad Marsh)  
 Agent: Bury-Aus, Inc. (Allison Lehman)  
 Request: Approval of the Domain Block J Subdivision. The proposed plat is  
 composed of 2 lots on 75.646 acres.  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of the Domain Block J Subdivision was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Lesley Varghese and Danette Chimenti were absent.

- 9. Final Plat - Resubdivision: C8-2015-0001.0A - Lot 1 of the Resubdivision of Lots 1-4 inclusive of Peschka Subdivision**  
 Location: 1405 Rabb Road, Barton Creek Watershed-Barton Springs Zone, Zilker NPA  
 Owner/Applicant: Eskew Sara Neal  
 Agent: Moncada Consulting (Phil Moncada)  
 Request: Approval of Lot 1 of the Resubdivision of Lots 1-4 inclusive of Peschka Subdivision composed of 3 lots on 0.567 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Public hearing closed.

The motion to disapprove Item #9 was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Lesley Varghese and Danette Chimenti were absent.

- 10. Site Plan Revision - Conditional Use Permit: SPC-2013-0209AT(R1) - 1300 Lamar 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 additional square footage for cocktail lounge use.  
 Staff Rec.: **Recommended**  
 Staff: Brad Jackson, 512-974-3410, [brad.jackson@austintexas.gov](mailto:brad.jackson@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve a conditional use permit for 1300 Lamar Plaza II with additional conditions read into the record: The total square footage for a cocktail lounge use is 2,515 square feet, rather than 2,280 square feet, was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Lesley Varghese and Danette Chimenti were absent.

- 11. Site Plan - Compatibility Waiver Only: SP-2014-0362D - Southern Datacom Inc. Site Improvements**
- Location: 3508 Montopolis Drive, Carson Creek Watershed, McKinney NPA  
 Owner/Applicant: Southern Datacom, Inc. (Michael Pounds)  
 Agent: Watershed (Don Jones)  
 Request: Request a waiver from compatibility setbacks LDC 25-2-1067(H), to encroach into a 23' parking setback and an 18' driveway setback.
- Staff Rec.: **Recommended**  
 Staff: Rosemary Avila, 512-974-2784, [rosemary.avila@austintexas.gov](mailto:rosemary.avila@austintexas.gov);  
 Planning and Development Review Department

Public hearing closed.

The motion to approve a Site Plan Compatibility Waiver for Southern Datacom Inc. Site Improvements, was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Lesley Varghese and Danette Chimenti were absent.

- 12. Site Plan - Conditional Use Permit - Late Hours: SPC-2014-0192A - Odd Duck**
- Location: 1215 S. Lamar Blvd., West Bouldin Creek Watershed, Zilker NPA  
 Owner/Applicant: DJB Investment Property, LLC (Judy Brizendine)  
 Agent: Jackson Walker LLP (Katherine Loayza)  
 Request: Request approval of a conditional use permit for a late hours permit to an existing restaurant.
- Staff Rec.: **Recommended**  
 Staff: Nikki Hoelter, 512-974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov);  
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation with added condition of no amplified sound, was made by Commissioner Brian Roark, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Lesley Varghese and Danette Chimenti were absent.

- 13. Street Vacation: F#9243-1308; F#9244-1308; F#9245-1308; F#9246-1308**
- Request: Vacation of a 6,722 square foot portion of East Avenue; a 5,052 square foot portion of East Avenue; a 3,347 square foot portion of East Avenue. Said portions of right-of-way collectively abutting 801 Lambie Street, 803 Lambie Street, 805 Lambie Street and 48 East Avenue.
- Staff: **Recommended, with conditions**  
 Eric Hammack, 512-974-7079, [Eric.Hammack@AustinTexas.gov](mailto:Eric.Hammack@AustinTexas.gov);  
 Office of Real Estate Services

The motion to postpone to March 24, 2015 by request of the applicant was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Lesley Varghese and Danette Chimenti were absent.

**D. NEW BUSINESS**

**E. SUBCOMMITTEE REPORTS**

Codes & Ordinances – January 20, 2015 – Cancelled

Neighborhood Plan – Did not meet in January

CIP – Did not meet in January

**F. ADJOURN**

**Vice-Chair Stephen Oliver adjourned the meeting without objection at 7:00PM**