



**REGULAR MEETING
MINUTES**

**PLANNING COMMISSION
February 10, 2015**

The Planning Commission convened in a regular meeting on February 10, 2015 @ 301 W.2nd Street, Austin, TX 78701

Chair Danette Chimenti called the Commission Meeting to order at 6:05 p.m.

Board Members in Attendance:

Danette Chimenti

Richard Hatfield

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 Subdivision

Steve Wood – Lightsey 2 Subdivision

B. APPROVAL OF MINUTES

1. Approval of minutes from January 27, 2015.

The motion to approve the minutes from January 27, 2015 was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner James Nortey seconded the motion on a vote of 7-0; Commissioner Alfonso Hernandez and Lesley Varghese were absent.

C. PUBLIC HEARINGS

1. Plan Amendment: NPA-2014-0009.01 - Waller on Swede Hill
Location: 908 E. 15th Street, 807 E. 16th Street, & 1506 Waller Street, Waller Creek Watershed, Central East Austin NPA
Owner/Applicant: WJP Swede Hill, LLC (Wes Peoples)
Agent: Kenneth T. Blaker
Request: Multifamily and Single Family to Mixed Use land use
Staff Rec.: Recommended. Staff requests postponement to March 24, 2015.
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department

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

2. Rezoning: C14-2015-0006 - Waller on Swede Hill
Location: 908 E. 15th Street, 807 E. 16th Street, & 1506 Waller Street, Waller Creek Watershed, Central East Austin NPA
Owner/Applicant: WJP Swede Hill, LLC (Wes Peoples)
Agent: Kenneth T. Blaker
Request: SF-3-NP to GR-MU-CO-NP
Staff Rec.: Pending; Staff requests postponement to March 24, 2015.
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

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

5. Rezoning: C14-2014-0150 - Whiddon .85
 Location: 4102 & 4200 Manchaca Road, West Bouldin Creek Watershed, South Lamar Combined (South Lamar) NPA
 Owner/Applicant: Mitchell Whiddon
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: LO-MU & SF-3 to GR-MU
 Staff Rec.: Recommendation of LR-MU
 Staff: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to deny staff's recommendation for LR-MU district zoning was approved by Commissioner James Nortey, Commissioner Jean Stevens seconded the motion on a vote of 6-1; Commissioner Richard Hatfield voted against the motion (nay), Commissioners Alfonso Hernandez and Lesley Varghese were absent.

6. 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; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of SF-6 district zoning with the following agreement of conditions between the applicant and South Lamar Neighborhood Association:

- Rezone property from SF-3 to SF-6;
- Limit development to maximum of 15 units;
- South Lamar Mitigation Plan from Resolution 20141211-200 remains in perpetual effect for the redevelopment of the property;
- Parking standards are as follows: (a) required parking is calculated at 0.5 spaces above minimum code requirements for every unit. (b) For impervious cover between 48% and 53%, extra on-site parking is required at 1 space for every 1% increase in impervious cover beyond 48%; (c) For impervious cover between 53% and 55%, extra on-site parking is required at 1.5 spaces for every 1% increase in impervious cover. (d) Tandem parking spaces are not allowed to be counted as required parking.
- The northern ½ of the property is limited to a maximum height of 32' and 2-stories.

Motion was approved by Commissioner Stephen Oliver, Commissioner James Nortey seconded the motion on a vote of 6-0-1; Commissioner Jean Stevens abstained, Commissioners Alfonso Hernandez and Lesley Varghese were absent.

7. Rezoning: C14-2014-0159 - Penick Drive Rezoning
 Location: 5600-5722 Penick Drive, East Riverside Corridor Watershed, Country Club East NPA
 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;
 Tonya Swartzendruber, 512-974-3462, Tonya.swartzendruber@austintexas.gov;
 Planning and Development Review Department

The motion to postpone to February 24, 2015 by request of staff was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner James Nortey seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Lesley Varghese were absent.

8. Final Plat with Preliminary Plan: C8-04-0043.07.2A.SH - Mueller Section 2C-2 Final Plat
 Location: 3600 Manor Road, Tannehill Branch Watershed, RMMA
 Owner/Applicant: City of Austin - Economic Development Department (Pam Hefner)
 Agent: Bury & Partners, Inc. (Joe Farias)
 Request: Approval of the Mueller Section 2C-2 Final Plat composed of 6 lots and associated right-of-way on 23.685 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 2C-2 Final Plat was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner James Nortey seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Lesley Varghese were absent.

9. Final Plat - C8-2014-0100.0A - The Byrne Subdivision
 Resubdivision:
 Location: 804 Edgecliff Terrace, Lady Bird Lake Watershed, South River City
 NPA
 Owner/Applicant: Dan Byrne
 Agent: McClendon & Associates Development Consulting, LLC (Carl
 McClendon)
 Request: Approve the resubdivision of one lot and part of a lot into 2 lots on
 0.328 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 The Byrne Subdivision was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner James Nortey seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Lesley Varghese were absent.

10. Resubdivision: C8-2014-0090.0A - Resubdivision of Lot 8, Block F, Banister Acres
 Section 2
 Location: 4431 Hank Avenue, Williamson Creek Watershed, South Manchaca
 NPA
 Owner/Applicant: Julian Partridge
 Agent: Scheibe Consulting (Eric Scheibe)
 Request: Approval of the resubdivision of one lot into a two lot subdivision on
 0.393 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 Banister Acres Section 2 was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner James Nortey seconded the motion on a vote of 7-0; Commissioner Alfonso Hernandez and Lesley Varghese were absent.

11. Preliminary Plan: C8-2014-0083 - Ponca St. Subdivision
 Location: 6317 Ponca Street, Country Club East Watershed, Montopolis NPA
 Owner/Applicant: Jesus Sandoval
 Agent: Stafford Development (Joe Stafford)
 Request: Approval of a 15-lot residential subdivision on 4.79 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 Ponca St. Subdivision was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner James Nortey seconded the motion on a vote of 7-0; Commissioner Alfonso Hernandez and Lesley Varghese were absent.

12. Final Plat - C8-2015-0008.0A - C.R. Johns & Co Block 8, Lots 7 & 8;
 Resubdivision: Resubdivision
 Location: 1313 Comal Street, Boggy Creek Watershed, Central East Austin NPA
 Owner/Applicant: Alan Gonzalez
 Agent: Perales Engineering, LLC
 Request: Approval of the C.R. Johns & Co Block 8, Lots 7 & 8; Resubdivision composed of 1 lot on 0.1434 acres.
 Staff Rec.: Disapproval
 Staff: Planning and Development Review Department
13. Final Plat with C8-2014-0083.1A - Ponca Street Subdivision
 Preliminary:
 Location: 6317 Ponca Street, Country Club East Watershed, Montopolis NPA
 Owner/Applicant: Jesus Sandoval
 Agent: Stafford Development (Joe Stafford)
 Request: Approval of the Ponca Street Subdivision composed of 15 lots on 4.79 acres.
 Staff Rec.: Disapproval
 Staff: Planning and Development Review Department
14. Final Plat: C8-2015-0006.0A - Highlands Lots 5, 6, 7, and 8 Block 25; Amended Plat
 Location: 5307 Duval Street, Waller Creek Watershed, North Loop NPA
 Owner/Applicant: Maylene T. Bird
 Agent: Hector L. Avila
 Request: Approval of the Highlands Lots 5, 6, 7, and 8 Block 25; Amended Plat composed of 2 lots on 0.287 acres.
 Staff Rec.: Disapproval
 Staff: Planning and Development Review Department

15. Final Plat with Preliminary: C8-2014-0115 - Richardson Lane Subdivision
 Location: 749 Montopolis Drive, Country Club East Watershed, Montopolis NPA
 Owner/Applicant: Jose C & Gloria Perez
 Agent: Stafford Development (Joe Stafford)
 Request: Approval of the Richardson Lane Subdivision composed of 12 lots on 1.2 acres
 Staff Rec.: Disapproval
 Staff: Planning and Development Review Department

Items #12-15;

Public hearing closed.

The motion to disapprove Items #12-15 was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner James Nortey seconded the motion on a vote of 7-0; Commissioner Alfonso Hernandez and Lesley Varghese were absent.

16. Site Plan - Variance: SPC-2014-0175A - Red Bluff Hotel
 Location: 4701 Red Bluff Road, Lady Bird Lake Watershed, Govalle/Johnston Terrace Combined NPA
 Owner/Applicant: Red Bluff Partners, LLC (Jordan Ford)
 Agent: Big Red Dog Engineering (Ricardo de Camps)
 Request: Approval for a variance from the Waterfront Overlay, Section 25-2-721(B)(1), which prohibits parking areas and structures within the primary setback.
 Staff Rec.: Recommended
 Staff: Michael Simmons-Smith, 512-974-1225, Michael.Simmons-Smith@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 Richard Hatfield, Commissioner James Nortey seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Lesley Varghese were absent.

D. NEW BUSINESS

1. New Business: Discussion and Possible Action to Rescind and Reconsider
Request: Discussion and possible action to rescind and reconsider action taken on January 13, 2015, regarding Case No. SPC-2014-0175A, for the proposed Red Bluff Hotel, located at 4701 Red Bluff Road.
Staff: Michael Simmons-Smith 512-974-1225, Michael.Simmons-Smith@austintexas.gov; Planning and Development Review Department

The motion to rescind and reconsider was made by Commissioner Brian Roark, Commissioner James Nortey seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Lesley Varghese were absent.

E. SUBCOMMITTEE REPORTS

Codes & Ordinances – Will meet again March 17, 2015
Comprehensive Plan – Will meet again March 9, 2015
Downtown Commission – Did not meet, next meeting unknown at this time
Neighborhood Plan – Will meet again February 18, 2015
Code Next – 3rd meeting will be in March (date unknown)
Work Session – Will be held in March, if not April
Joint Meeting with ZAP – Staff to confirm with ZAP, if not postpone or cancel for now

F. ADJOURN

Chair Danette Chimenti adjourned the meeting without objection at 8:35PM