



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
January 13, 2015**

**The Planning Commission convened in a regular meeting on January 13, 2015 @ 301 W. 2<sup>nd</sup> Street Austin, TX 78701**

**Chair Danette Chimenti called the Commission Meeting to order at 6:02 p.m.**

**Board Members in Attendance:**

**Danette Chimenti – Chair**

**Richard Hatfield**

**Alfonso Hernandez**

**James Nortey**

**Brian Roark**

**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 December 9, 2014.

The motion to approve the minutes from December 9, 2014 was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Stephen Oliver was absent.

## C. PUBLIC HEARINGS

- 1. Plan Amendment:** NPA-2014-0016.01 – 2<sup>nd</sup> & Broadway  
Location: 203 Broadway & 2901 E. 3<sup>rd</sup> 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.: **Postponement request by the Applicant to January 27, 2015**  
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 January 27, 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 8-0; Commissioner Stephen Oliver was absent.

- 2. Rezoning:** C14-2014-0115 – 2<sup>nd</sup> & Broadway  
Location: 203 Broadway & 2901 East 3<sup>rd</sup> 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.: Postponement request by the Applicant to January 27, 2015  
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 January 27, 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 8-0; Commissioner Stephen Oliver was absent.

- 3. 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: Multi-Family and Single Family to Mixed Use land use  
Staff Rec.: **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 February 10, 2015 by request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Stephen Oliver was absent.

- 4. Rezoning:** C14-2014-0157 – 8528 Burnet Road  
Location: 8528-8600 Burnet Road, 8647 Rockwood Lane, Shoal Creek Watershed, Burnet Road, Anderson Lane and North Shoal Creek NPA  
Owner/Applicant: Robert L. Crump and Gordon Automotive (Charles M. Gordon)  
Agent: Bowman Consulting Group (R. Dave Irish, P.E.)  
Request: **CS to MF-6-CO**  
Staff Rec.: Recommended  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of MF-6-CO zoning, with the following additional conditions:

- 1) state that 15% of the dwelling units shall be reserved for SMART Housing for a minimum of 10 years; and
- 2) limit the FAR on the site 250,000 sq. ft.;

was made by Commissioner Alfonso Hernandez, Commissioner Brian Roark seconded the motion on a vote of (6-2); Commissioners James Nortey and Danette Chimenti voted against the motion (nay), Commissioner Stephen Oliver was 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](mailto:jerry.rusthoven@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to February 10, 2015 by request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Stephen Oliver was absent.

- 6. Rezoning:** C14-2014-0159 – Penick Drive Rezoning  
Location: 5600-5722 Penick Drive, East Riverside Corridor Watershed, Country Club East NPA  
Owner/Applicant: Bill Greif  
Agent: Thrower Design (Ron Thrower)  
Request: ERC; Designate ERC Regulating Plan Subdistrict of NMU  
Staff Rec.: **Postponement request by the Staff to January 27, 2015**  
Staff: Wendy Rhoades, 512-974-7719; [Wendy.Rhoades@AustinTexas.gov](mailto:Wendy.Rhoades@AustinTexas.gov); Planning and Development Review Department

The motion to postpone to January 27, 2015 by request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Stephen Oliver was 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 January 27, 2015 by request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Stephen Oliver was absent.

- 8. Rezoning:** C14-2014-0111 – 4500 Speedway  
Location: 4500 Speedway, Waller Creek Watershed, North Hyde Park NCCD, Hyde Park NPA  
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](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department

The motion to postpone to February 10, 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 8-0; Commissioner Stephen Oliver was absent.

- 9. Rezoning:** C14-2014-0192 – Harold’s Rezoning  
Location: 8611 North Mopac Expressway Northbound, Shoal Creek Watershed, Burnet Road, Anderson Lane and North Shoal NPA  
Owner/Applicant: 8611 MoPac Investors, LP  
Agent: Armbrust & Brown, PLCC (Amanda Morrow)  
Request: CS-1 to GR  
Staff Rec.: **Recommendation of GR-CO**  
Staff: Sherri Sirwaitis, 512-974-3057; [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation of GR-CO district zoning was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Stephen Oliver was absent.

- 10. Final Plat – Resubdivision:** C8-2014-0004.0A – Glenwood Addition  
Location: 1207 Maple Avenue, Boggy Creek Watershed, Rosewood NPA  
Owner/Applicant: Polis Properties (Chris Peterson)  
Agent: ATS Engineers (Andrew Evans)  
Request: Approval of the Glenwood Addition composed of 5 lots on 0.427 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 Glenwood Addition was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Stephen Oliver was absent.

- 11. Final Plat – Resubdivision:** C8-2014-0149.0A – Domain Z4 Subdivision
- Location: 11100-1/2 Alterra Parkway, Walnut Creek Watershed, North Burnet TOD NPA
- Owner/Applicant: RREEF Domain LP (Ben Bufkin)
- Agent: Bury-Aus, Inc. (Allison Lehman)
- Request: Approval of the Domain Z4 Subdivision. The proposed plat is composed of 2 lots on 7.770 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 Z4 Subdivision was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Stephen Oliver was absent.

- 12. Final Plat without a Preliminary:** C8-2013-0201.0A – Chapote Subdivision
- Location: 410 Kemp Street, Country Club West Watershed, Montopolis NPA
- Owner/Applicant: Seth Harp
- Agent: Riverside Engineering (Mike Rivera)
- Request: Approve a final plat without a preliminary of 6 lots on 1.714 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of Chapote Subdivision was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Stephen Oliver was absent.

- 13. Resubdivision:** C8-2014-0013.0A – Kuykendall Heights, Resubdivision of Lot 7A, Block C, Cannizzo Subdivision Section 2  
 Location: 1912 Paramount Avenue, Lady Bird Lake Watershed, Zilker NPA  
 Owner/Applicant: Maggie Group, LLC (Lynn Currie)  
 Agent: McClendon & Associates (Carl McClendon)  
 Request: Approval of the Kuykendall Heights, Resubdivision of Lot 7A, Block C, Cannizzo Subdivision Section 2 composed of 2 lots on 0.685 acres.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of Kuykendall Heights Resubdivision was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Stephen Oliver was absent.

- 14. Final Plat with Replat:** C8-2014-0247.0A – Oden Hughes, Pleasant Valley  
 Location: 1500 South Pleasant Valley Road, Country Club West/Lady Bird Lake Watershed, Riverside NPA  
 Owner/Applicant: 1500 SPV LLC (Colin Brothers)  
 Agent: Big Red Dog Engineering (Jerret Daw)  
 Request: Approval of the Oden Hughes Pleasant Valley composed of 1 lot on 4.00 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 15. Final Plat – Resubdivision** C8-2014-0237.0A – Shoalwood Addition Section 4  
 Location: 2615 Pembroke Trail, Shoal Creek Watershed, Rosedale NPA  
 Owner/Applicant: Andrew Carr  
 Agent: Jim Bennett Consulting (Jim Bennett)  
 Request: Approval of the Shoalwood Addition Section 4 composed of 3 lots on 0.727 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 16. Final Plat – Resubdivision** C8-2014-0240.0A – Luke’s Corner  
 Location: 1300 Morgan Lane, West Bouldin Creek Watershed, South Lamar NPA  
 Owner/Applicant: John Luke Sanchez  
 Agent: KBGE (Armando Portillo)  
 Request: Approval of the Luke’s Corner composed of 2 lots on 0.273 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 17. Final Plat – Resubdivision:** C8-2014-0235.0A – Bruno Addition (withdrawal/resubmittal of C8-2013-0210.0A)  
 Location: 2006 Goodrich Ave., West Bouldin Creek Watershed, Zilker NPA  
 Owner/Applicant: 2010 Goodrich, LLC (Scott Turner)  
 Agent: Hector Avila  
 Request: Approval of the Bruno Addition (withdrawal/resubmittal of C8-2013-0210.0A) composed of 3 lots on 0.90 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 18. Final Plat – Resubdivision:** C8-2014-0248.0A – 4020 Airport Boulevard  
 Location: 4020 Airport Blvd, Country Club West/Lady Bird Lake Watershed  
 Agent: PSW Homes LLC (Jarred Corbell)  
 Request: Approval of the 4020 Airport Blvd composed of 19 lots on 2.79 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 19. Final Plat Resubdivision:** C8-2014-0243.0A – Banister Acres Lots 12 Block 5; Resubdivision  
 Location: 4416 Banister Lane, West Bouldin Creek Watershed, South Manchaca NPA  
 Owner/Applicant: Richard Wagner  
 Agent: Hector Avila  
 Request: Approval of the Banister Acres Lot 12 Block 5; Resubdivision composed of 2 lots on 0.50 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department



- 20. Final Plat with Preliminary:** C8-2014-0233.2A - Lightsey 2  
 Location: 1805 Lightsey Road, West Bouldin Creek Watershed, South Lamar NPA  
 Owner/Applicant: Lightsey Two, LLC. (Ryan Diepenbrock)  
 Agent: PSW Homes (Casey Giles)  
 Request: Approval of the Lightsey 2 composed of 16 lots on 4.02 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 21. Final Plat-Resubdivision:** C8-2014-0241.0A - Keasbey Amended Plat of lots 8 and 9, Block "8", RIC  
 Location: 815 Keasbey Street, West Bouldin Creek Watershed  
 Owner/Applicant: Larry E. Rolon  
 Agent: Larry E. Rolon  
 Request: Approval of the Keasbey Amended Plat of Lots 8 and 9, Block "8", RIC composed of 1 lot on 0.0527 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 22. Final Plat-Resubdivision** C8-2014-0244.0A - Carrington Subdivision Portions of Lot 5 and 6 Block 3; Resubdivision  
 Location: 1906 David Street, Shoal Creek Watershed, West University NPA  
 Owner/Applicant: ALTERSTUDIO INC. (Ernesto Cragolino)  
 Agent: Hector Avila  
 Request: Approval of the Carrington Subdivision Portions of Lot 5 and 6 Block 3; Resubdivision composed of 2 lots on 0.312 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Public hearing closed.

Items #14-22;

The motion to disapprove Items #14-22 was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Stephen Oliver was absent.

- 23. Site Plan – Variance:** SPC-2014-0175A - Red Bluff Hotel
- Location: 4701 Red Bluff Road, Lake Bird Lake watershed, Govalle/Johnston Terrace Combined NPA
- Owner/Applicant: Red Bluff Partners, LLC
- Agent: Big Red Dog Engineering (Ricardo de Camps)
- Request: To approve three (3) variances from the Waterfront Overlay: 1) Section 25-2-721(B)(1), which prohibits parking areas and structures within the primary setback; 2) Section 25-2-721(C)(1), which permits only "fountains, patios, terraces, outdoor restaurants and similar uses" within the secondary setback; and 3) Section 25-2-721(C)(2), which limits the impervious cover in the secondary setback to a maximum of 30 percent .
- 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

Public hearing closed.

The motion to approve staff's recommendation and approve Variances #2 & 3 was made by Commissioner James Nortey, Commissioner Alfonso Hernandez seconded the motion on a vote of 8-0; Commissioner Stephen Oliver was absent.

The motion to deny Variance #1 was approved by Commissioner Alfonso Hernandez, Commissioner Jean Stevens seconded the motion on a vote that was not complete.

#### **D. NEW BUSINESS**

#### **E. SUBCOMMITTEE REPORTS**

- Commissioner Nuria Zaragoza requested a report on connectivity and subdivisions, the jurisdiction Planning Commission has on this issue.
- Commissioner Alfonso Hernandez – Suggested creating a Committee with AISD
- Commissioner Jeff Jack – Requested a status on the Zucker Report
- Poll Planning Commission on a Retreat/Work Session date
- Commissioner Hatfield gave a report on the Comprehensive CIP

#### **F. ADJOURN**

**Chair Danette Chimenti adjourned the meeting without objection at 9:55 p.m.**