



**REGULAR MEETING
MINUTES**

**PLANNING COMMISSION
February 24, 2015**

The Planning Commission convened in a regular meeting on February 24, 2015 @ 301 W.2nd Street, Austin, TX 78701

Chair Danette Chimenti called the Commission Meeting to order at 6:03 p.m.

Board Members in Attendance:

Danette Chimenti

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

B. APPROVAL OF MINUTES

1. Approval of minutes from February 10, 2015.

The motion to approve the minutes from February 10, 2015 was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioner Alfonso Hernandez was off the dais, Commissioner Lesley Varghese was absent (not officially resigned).

C. PUBLIC HEARINGS

1. Briefing:

Request: Update from City Legal on their interpretation of the code section regarding the Planning Commission's scope of responsibility on Land Development Code Sections 25-4-151 (Connectivity) and 25-4-153 (Block Length).

The motion to go into Executive Session was made by Commissioner Brian Roark, Commissioner Stephen Oliver seconded the motion.

No update was given to the public;

Request was made by Commission to send to Codes & Ordinance Committee to clarify the Land Development Code Sections 25-4-151 and 25-4-153.

2. 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.: **Higher Density Single Family land use**

Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department

The motion to postpone to March 10, 2015 by request of the neighborhood and applicant was approved by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 8-0; Commissioner Lesley Varghese was absent (not officially resigned).

3. 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; Planning and Development Review Department

The motion to postpone to March 10, 2015 by request of the neighborhood and applicant was approved by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 8-0; Commissioner Lesley Varghese was absent (not officially resigned).

- 4. 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: SF-1-NP to ERC; Designate ERC Regulating Plan Subdistrict of NMU
 Staff Rec.: **Recommendation of ERC-CO and to Designate ERC Regulating Plan Subdistrict of NMU**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Tonya Swartzendruber, 512-974-3462, tonya.swartzendruber@austintexas.gov;
 Planning and Development Review Department

Public hearing closed.

The motion to deny staff’s recommendation of ERC-CO district zoning with conditions and maintain SF-1-NP district zoning was approved by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 5-3; Commissioners Alfonso Hernandez, Stephen Oliver and Richard Hatfield voted against the motion (nay), Commissioner Lesley Varghese was absent (not officially resigned).

- 5. Rezoning: C14-2014-0182 - Moore's Crossing 7.9 Acre Rezone**
 Location: 7400 McAngus Road, Dry Creek East Watershed, Moore's Crossing Municipal Utility District
 Owner/Applicant: SR Development, Inc. (Bill Gurasich)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: GR to SF-4A
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff’s recommendation for SF-4A district zoning was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioner Alfonso Hernandez was off the dais, Commissioner Lesley Varghese was absent (not officially resigned).

- 6. Rezoning: C14-2014-0187 - Moore's Crossing 1.5 Acre Rezone**
 Location: 7012 Elroy Road, Dry Creek East Watershed, Moore's Crossing
 Municipal Utility District
 Owner/Applicant: SR Development, Inc. (Bill Gurasich)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: GR; SF-2 to MF-2
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for SF-4A district zoning was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioner Alfonso Hernandez was off the dais, Commissioner Lesley Varghese was absent (not officially resigned).

- 7. 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;
 Planning & Development Review Department

Public hearing closed.

The motion to approve staff's recommendation of SF-4A-NP-CO, limiting FAR to .4 was approved by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Lesley Varghese was absent (not officially resigned).

- 8. Rezoning: C14-2014-0111 - 4500 Speedway**
 Location: 4500 Speedway, Waller Creek Watershed, North Hyde Park NCCD,
 Hyde Park Neighborhood Plan
 Owner/Applicant: Navid Hoomanrad
 Agent: Husch Blackwell, LLP (Alexandra Jashinsky)
 Request: SF-3-NCCD-NP to NO-NCCD-NP
 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 March 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 7-0; Commissioner Alfonso Hernandez was off the dais, Commissioner Lesley Varghese was absent (not officially resigned).

- 9. Rezoning: C14-2014-0171 - MLK Rezone**
 Location: 2927 E. Martin Luther King Blvd., Boggy Creek Watershed, Rosewood NPA
 Owner/Applicant: Amos 413 Ventures, LLC (Jonathan Klaus)
 Agent: Perales Engineering (Jerry Perales)
 Request: SF-3-NP to SF-6-NP
 Staff Rec.: **Recommendation of SF-5-NP**
 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 SF-5-NP district zoning was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioner Alfonso Hernandez was off the dais, Commissioner Lesley Varghese was absent (not officially resigned).

- 10. Final Plat - C8-2015-0014.0A - Norwood Park Lots 3 & 6 Block A Second Amended Plat: Resubdivision of Lot 3 Replat; Amended Plat**
 Location: 7815 Clock Tower Drive, Buttermilk Branch Watershed, Heritage Hills NPA
 Owner/Applicant: LDG Development, LLC (Justin Mabey)
 Agent: AJ Ghaddar, PE & Associates (Marco Castaneda)
 Request: Approval of the Norwood Park Lots 3 & 6 Block A Second Resubdivision of Lot 3 Replat; Amended Plat composed of 2 lots on 2.180 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 11. Final Plat - C8-2015-0018.0A - Lincoln Place Resubdivision:**
 Location: 2308 Coronado Street, Boggy Creek Watershed, Central East Austin NPA
 Owner/Applicant: Caledonia Properties (Seonaid & Jeff MacDonald)
 Agent: Austin Civil Engineering, Inc. (Shauna Martinich)
 Request: Approval of Lincoln Place composed of 1 lot on 0.28 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 12. Final Plat - Without Preliminary: C8-2015-0022.0A - Oden Hughes Pleasant Valley**
 Location: 1500 South Pleasant Valley Road, Lady Bird Lake Watershed, ERC NPA
 Owner/Applicant: Colin Brothers
 Agent: Big Red Dog Engineering Consulting (Jerrett Daw)
 Request: Approval of Oden Hughes Pleasant Valley composed of 1 lot on 4 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat: C8-2015-0020.0A - Boulevard City Homes**
 Location: 2505 Bluebonnet Lane, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: Boulevard City Homes LP (Jared Gossett)
 Agent: Vickrey & Associates (Andrew Dodson)
 Request: Approval of Boulevard City Homes composed of 1 lot on 1.05 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat - Resubdivision: C8-2015-0019.0A - Final Plat of 3202 Clawson Road**
 Location: 3202 Clawson Road, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: Little City Lending LLC (Jerald Kolarik)
 Agent: Permit Partners LLC (David Cancialosi)
 Request: Approval of the Final Plat of 3202 Clawson Road composed of 4 lots on 0.97 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat - Resubdivision: C8-2015-0017.0A - Shoalmont Addition; Resubdivision of East 140 feet of Lot 1 and East 140 feet of Lot 2 Block 6**
 Location: 5400 Shoalwood Avenue, Shoal Creek Watershed, Allandale NPA
 Owner/Applicant: David Whitworth Development Company (David Whitworth)
 Agent: David Whitworth Development Company (David Whitworth)
 Request: Approval of the Shoalmont Addition; Resubdivision of the East 140 feet of Lot 1 and the East 140 feet of Lot 2 Block 6 composed of 2 lots on 0.322 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 16. Final Plat: C8-2015-0013.0A - 2001 Melridge Place**
 Location: 2001 Melridge Place, Lady Bird Lake Watershed, Zilker NPA
 Owner/Applicant: Carole Stromberg
 Agent: Hector Avila
 Request: Approval of 2001 Melridge Place composed of 3 lots on 0.602 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final Plat: C8-2015-0016.0A - Texas Truck & Trailer**
 Location: 9607 North IH 35 Service Road Northbound, Little Walnut Creek Watershed, Windsor Hills NPA
 Owner/Applicant: Noble Surveying & Engineering
 Agent: Noble Surveying & Engineering (Reece Whitley)
 Request: Approval of Texas Truck & Trailer composed of 2 lots on 1.89 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Final Plat: C8-2015-0023.0A - Sellstrom-Spear Addition; Resubdivision of Lot A**
 Location: 2617 Pecos Street, Taylor Slough South Watershed, West Austin Neighborhood Group NPA
 Owner/Applicant: Brad Compere
 Agent: Big Red Dog Engineering (Aaron Bourgeois)
 Request: Approval of the Sellstrom-Spear Addition; Resubdivision of Lot A composed of 2 lots on 1.06 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #10-18;

Public hearing closed.

The motion to disapprove Items #10-18 was approved on the consent agenda by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioner Alfonso Hernandez was off the dais, Commissioner Lesley Varghese was absent (not officially resigned).

19. 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

Public hearing closed.

The motion to approve Red Bluff Hotel with the following conditions:

1. The final site plan for this project must be fully compliant with the Govalle/Johnson Terrace Neighborhood Plan, and with Article 10 (*Compatibility Standards*) of the City of Austin Land Development Code.
2. The impervious cover within the primary setback is to be reduced from the existing level of 41.73 percent to 16 percent; specifically, nine percent of the proposed impervious cover will be attributed to the building within the primary setback, and seven percent will be attributed to the deck(s).
3. The final site plan is to be fully compliant with current City of Austin requirements for water quality; no fee-in-lieu of on-site water quality mitigation will be allowed.
4. The project is to comply with Subchapter E design standards, including Article 3 (*Building Design Standards*).
5. The project is to comply with current City of Austin requirements for off-site parking; no parking on the Red Bluff Hotel site south of Red Bluff Road will be permitted.
6. The proposed building within the primary setback will be limited to a height of 25 feet.
7. Bio-engineered erosion control structures will be used for stabilization of the bluff.
8. The project will be in full compliance with the goals of the Town Lake Corridor Study, including but not limited to environmental protection and aesthetic enhancement.
9. The developer, in coordination with the City of Austin, will repair the damaged drainage pipe and associated structures within the easement of the adjacent property to the west of the Red Bluff Hotel.

Was approved by Commissioner Richard Hatfield, Commissioner Stephen Oliver seconded the motion on a vote of 7-1; Chair Danette Chimenti voted against the motion (nay), Commissioner Lesley Varghese was absent (not officially resigned).

D. NEW BUSINESS

Request made by Commission to post an item on their next agenda amending Planning Commission's Rules & Procedures regarding ex-officio members.

Request made by Commission to post on item on their next agenda an update from City Legal on their legal opinions regarding block length and connectivity.

E. SUBCOMMITTEE REPORTS

Codes & Ordinances Committee – Meet March 17, 2015; cancellation possible

Comp Plan Committee – Meet March 9, 2015

CIP Committee – Met February 9, 2015

Neighborhood Plan Committee – Meet March 18, 2015

Downtown Commission – Met week prior to this meeting

F. ADJOURN

Chair Danette Chimenti adjourned the meeting without objection at 11:20PM