



**REGULAR MEETING
MINUTES**

**PLANNING COMMISSION
March 10, 2015**

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

Vice-Chair Stephen Oliver called the Commission Meeting to order at 6:06 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

B. APPROVAL OF MINUTES

1. Approval of minutes from February 24, 2015.

The motion to approve the minutes from February 24, 2015 was approved with a correction to Item #4 and a clarification on Item #19, was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Chair Danette Chimenti was absent, 1 vacancy on the Commission.

C. PUBLIC HEARINGS

1. Briefing, Discussion and Possible Action:

Request: Discussion and possible action regarding update from City Legal on their interpretation of the code regarding the Planning Commission's scope of responsibility on Section 25-4-151 (Connectivity) and 25-4-153 (Block Length).

Public hearing closed.

The motion for City Legal Department to post document and make available for public to view was made by Commissioner Brian Roark, Commissioner Alfonso Hernandez seconded the motion on a vote of 7-0; Chair Danette Chimenti was absent, 1 vacancy on the Commission.

2. Plan Amendment: **NPA-2014-0016.01 - 2nd & Broadway**

Location: 203 Broadway & 2901 E. 3rd Street, Colorado River Watershed,
Govalle/Johnston Terrace Combined
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 24,2015 by request of the neighborhood was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Chair Danette Chimenti was absent, 1 vacancy on the Commission.

3. Rezoning: **C14-2014-0115 - 2nd & Broadway**

Location: 203 Broadway & 2901 East 3rd Street, Colorado River Watershed,
Govalle/Johnston Terrace Combined
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 24,2015 by request of the neighborhood was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Chair Danette Chimenti was absent, 1 vacancy on the Commission.

- 4. 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

This case was withdrawn , no action required by the Commission.

- 5. Final Plat - Resubdivision: C8-2014-0055.0A - Resubdivision of Lots 1, 2 and the Norwood School Lot of Blue Bonnet Gardens**
 Location: 4616 Norwood Lane, Onion Creek Watershed, Southeast
 Owner/Applicant: Friendly Will Baptist Church
 Agent: Thrower Design (Ron Thrower)
 Request: Combine three lots into one lot
 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 Norwood School Lot of Blue Bonnet Gardens was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Chair Danette Chimenti was absent, 1 vacancy on the Commission.

- 6. Final Plat - Resubdivision: C8-2014-0107.0A - Waller Park Place**
 Location: 92 Red River Street, Waller Creek Watershed, Downtown
 Owner/Applicant: Perry Lorenz
 Agent: KBGE (Chad Kimbell)
 Request: Approval of Waller Park Place resubdivision composed of 1 lot on 3.23 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 Waller Park Place was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Chair Danette Chimenti was absent, 1 vacancy on the Commission.

7. **Plat Vacation:** **C8-2014-0193(VAC) - Hans DeRocher Subdivision**
 Location: 7318 Old Bee Cave Road, Williamson Creek Watershed-Barton Springs Zone Watershed, West Oak Hill
 Owner/Applicant: Hans A. DeRocher
 Agent: Ric Thompson
 Request: Approval of the total vacation of the Hans DeRocher Subdivision.
 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 Hans DeRocher Subdivision was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Chair Danette Chimenti was absent, 1 vacancy on the Commission.

8. **Final Plat - Resubdivision:** **C8-2015-0038.0A - Rialto Park at Lantana, Resubdivision of Lot 9, Block A**
 Location: 6901 Southwest Parkway, Williamson Creek/Barton Creek Watersheds-Barton Springs Zone Watershed, East Oak Hill
 Owner/Applicant: CH Realty VII-THC MF Austin Lantana Hills, L.P. (Kathy K. Binford)
 Agent: LJA Engineering, Inc.(Danny Miller)
 Request: Approval of the Rialto Park at Lantana, Resubdivision of Lot 9, Block A composed of 2 lots on 54.748 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
9. **Final Plat - Previously Unplatted:** **C8-2015-0036.0A - Fidai**
 Location: 9001 Cameron Road, Little Walnut Creek Watershed, Heritage Hills
 Owner/Applicant: ZIF Holdings Inc. (Inayat Fidai)
 Agent: Cuatro Consultants, Ltd. (Hugo Elizondo)
 Request: Approval of the Fidai composed of 3 lots on 3.878 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
10. **Final Plat - Resubdivision:** **C8-2015-0033.0A - Glenwood Addition Lot 1 and part of Lot 2 Block 5; Resubdivision**
 Location: 1710 Maple Avenue, Boggy Creek Watershed, Chestnut
 Owner/Applicant: MX3 Homes, LLC (Sal Martinez)
 Agent: Southwest Engineers (Chris Dringenberg)
 Request: Approval of the Glenwood Addition Lot 1 and part of Lot 2 Block 5; Resubdivision composed of 3 lots on 0.234 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 11. Final Plat - Resubdivision: C8-2015-0028.0A - Shadowridge Crossing Section 9-B Resubdivision of Lot 2, Block B**
 Location: 6520 Rotan Drive, Williamson Creek Watershed-Barton Springs Zone Watershed, West Oak Hill
 Owner/Applicant: Clark & Julianna Ross
 Agent: KBGE (Armando Porillo)
 Request: Approval of the Shadowridge Crossing Section 9-B Resubdivision of Lot 2, Block B, composed of 2 lots on 5.674 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 12. Final Plat - Resubdivision: C8-2015-0029.0A - Polis Addition (withdraw and resubmittal of C8-2014-0010.0A)**
 Location: 1128 Gunter Street, Boggy Creek Watershed, Govalle
 Owner/Applicant: Polis Properties LLC (Chris Peterson)
 Agent: Andrew Evans
 Request: Approval of the Polis Addition (withdraw and resubmittal of C8-2014-0010.0A) composed of 5 lots on 1 acre
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Final Plat - Resubdivision: C8-2015-0030.0A - Shoalwood Addition Section 4**
 Location: 2615 Pembroke Trail, Shoal Creek Watershed, Rosedale
 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
- 14. Final Plat with Preliminary: C8-98-0115.09.2A - Pioneer Crossing West Section 11**
 Location: East Braker Lane, Walnut Creek Watershed, North Lamar
 Owner/Applicant: Pioneer Austin Development Ltd (Ralph Reed)
 Agent: D.R. Horton (Kevin Pape)
 Request: Approval of the Pioneer Crossing West Section 11 composed of 76 lots on 43.36 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 15. Final Plat: C8-2015-0027.0A - Harp Grove One**
 Location: 202 Montopolis Drive, Colorado River Watershed, Montopolis
 Owner/Applicant: Cynthia A. and Daniel Harp
 Agent: Hector Avila
 Request: Approval of the Harp Grove One composed of 3 lots on .521 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #8-15;

Public hearing closed.

The motion to disapprove Items #8-15 was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Chair Danette Chimenti was absent, 1 vacancy on the Commission.

D. NEW BUSINESS

1. New Business:

Request: Discussion and action on directing staff to post an item on the March 24, 2015 agenda, amending the Planning Commission’s Rules & Procedures regarding AISD’s ex-officio member.

Motion made to direct staff to post on the March 24, 2015 agenda an item amending the Planning Commission’s Rules & Procedures was made by Commissioner James Nortey, Commissioner Nuria Zaragoza seconded the motion on a vote of 7-0; Chair Danette Chimenti was absent, 1 vacancy on the Commission.

E. SUBCOMMITTEE REPORTS

- Codes & Ordinances Committee – Will meet March 17, 2015
- Comp Plan Committee – Met March 9, 2015
- CIP Committee – Unknown
- Neighborhood Planning Committee – Will meet March 18, 2015
- Downtown Committee – Finished series of meetings

F. ADJOURN

Vice-Chair Stephen Oliver adjourned the meeting without objection at 6:50 PM