



**REGULAR MEETING
MINUTES**

**PLANNING COMMISSION
April 14, 2015**

The Planning Commission convened in a regular meeting on April 14, 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

James Shieh

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

No speakers.

B. APPROVAL OF MINUTES

1. Approval of minutes from March 24, 2015.

The motion to approve the minutes from March 24, 2015 was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Richard Hatfield seconded the motion on a vote of 7-0-1; Commissioner Alfonso Hernandez was absent, Commissioner James Shieh abstained.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2015-0032 - Design Ecology Office; District 5**
Location: 3805 Manchaca Road, West Bouldin Creek Watershed, South Lamar Combined (South Lamar)
Owner/Applicant: 3802 Manchaca LLC (Kristopher S. Cummings)
Agent: 3802 Manchaca LLC (Kristopher S. Cummings)
Request: MF-4 to LO-MU
Staff Rec.: **Recommended**
Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov;
Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation for LO-MU district zoning was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 2. Rezoning: C14-2014-0172 - Cottages of Lantana; District 8**
Location: 5610 and 5804 Wier Hills Road, Williamson Creek Watershed-Barton Springs Zone Watershed, Oak Hill Combined (West Oak Hill)
Owner/Applicant: EuroAmerican Holdings, Ltd. (Jean Pelissero); Janet Wier Rourke; Linda Kay Wier
Agent: Smith, Robertson, Elliott & Douglas, L.L.P. (Mary Stratmann)
Request: LO-NP to SF-6-NP
Staff Rec.: **Request for Postponement by Staff to May 12, 2015**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Zoning Department

The motion to postpone to May 12, 2015 by request of staff was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent

- 3. Restrictive Covenant Amendment: C14-85-288.36(RCA) - Cottages of Lantana; District 8**
Location: 5804 Wier Hills Road, Williamson Creek Watershed-Barton Springs Zone Watershed, Oak Hill Combined (West Oak Hill)
Owner/Applicant: EuroAmerican Holdings, Ltd. (Jean Pelissero)
Agent: Smith, Robertson, Elliott & Douglas, L.L.P. (Mary Stratmann)
Request: To amend a portion of the Restrictive Covenant
Staff Rec.: **Request for Postponement by Staff to May 12, 2015**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Zoning Department

The motion to postpone to May 12, 2015 by request of staff was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent

- 4. Rezoning: C14-2014-0181 - Moore's Crossing 3.8 Acre Rezone; District 2**
 Location: North side of Elroy Road between Ross Road and Heine Farm 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: MF-2 to GR
 Staff Rec.: **Recommendation of GR-CO**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation of GR-CO district zoning with alternative financial services as an additional prohibited use was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 5. Rezoning: C14-2015-0005 - 8060 Highway 290 West; District 8**
 Location: 8060 West U.S. 290 Highway, Williamson Creek Watershed-Barton Springs Zone Watershed, Oak Hill Combined (West Oak Hill)
 Owner/Applicant: George Wilhelm Rodenbusch; Cora Shuler Rodenbusch
 Request: LO-NP to LR-MU-NP
 Staff Rec.: **Request for Postponement by Staff to April 28, 2015**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department

The motion to postpone to April 28, 2015 by request of staff was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent

- 6. Rezoning: C14H-2014-0014 - Bluebonnet Hills Historic District; District 9**
 Location: Roughly bounded by Annie Street on the north, East Side Drive on the east, Leland Street on the south, and Brackenridge Street on the west, Blunn Creek Watershed, South River City
 Owner/Applicant: Bluebonnet Hills Nominating Team (Michele Webre)
 Request: SF-3-NP and SF-3-H-NP to SF-3- NP-HD and SF-3-H-NP-HD
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov; Planning and Zoning Department

The motion to postpone to May 28, 2015 by request of Planning Commission with condition that this goes before Historic Landmark Commission before coming back to PC, that a list be provided to Commission of those who are in favor, opposition or neutral, and staff clear up the "shall" and "may" in the staff report; was approved by Commissioner Nuria Zaragoza, Commissioner Stephen Oliver seconded the motion on a vote of 7-1; Commissioner Alfonso Hernandez was absent, Commissioner Richard Hatfield voted against the motion (nay).

- 7. Rezoning: C14-2015-0020 - Monarch Suzuki Academy; District 8**
 Location: 6000 Mountain Shadows Drive, Williamson Creek Watershed-Barton Springs Zone Watershed, Oak Hill Combined (West Oak Hill)
 Owner/Applicant: Monarch Suzuki Academy (Shana Guidi)
 Agent: Permit Partners, LLC (David Cancialosi)
 Request: LO-MU-NP to LR-MU-NP
 Staff Rec.: **Recommended**
 Staff: Tori Haase, 512-974-7601, tori.haase@austintexas.gov; Planning and Zoning Department

Public hearing closed.

The motion to approve staff’s recommendation for LR-MU-NP district zoning was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 8. Final Plat - Resubdivision: C8-2014-0209.0A - Flat Iron Subdivision; District 7**
 Location: 11400 Burnet Road, Country Club East Watershed, North Burnet
 Owner/Applicant: SL Domain (John Klitz)
 Agent: Big Red Dog Engineering (Thomas Lombardi Jr.)
 Request: Approval of the IBM Subdivision composed of 2 lots on 31.35 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff’s recommendation for approval of the IBM Subdivision was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 9. Final Plat - Resubdivision VARIANCE ONLY: C8-2014-0178.0A - Ava's Subdivision; District 5**
 Location: 4109 Valley View, West Bouldin Creek Watershed, South Lamar
 Owner/Applicant: Ben Menfi
 Agent: Tom McDill
 Request: The applicant requests a varinace from Section 25-4-175(A)(2) to utilize a flag lot design in a residential resubdivision
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff’s recommendation for Ava’s Subdivision was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 10. Final Plat - Amended Plat:** **C8-2015-0054.0A - Travis Heights Lots 1 & 2 Block 5, Amended Plat; District 9**
 Location: 1512 Alta Vista Avenue, Blunn Creek Watershed, South River City
 Owner/Applicant: Andrea Schutz (Constantine Caraman)
 Agent: Thrower Design (Ron Thrower)
 Request: Approval of the Travis Heights Lots 1 & 2 Block 5; Amended Plat composed of 2 lots on 0.326 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 11. Final Plat - Amended Plat:** **C8-2015-0050.0A - Catalpa Place; District 1**
 Location: 904 Catalpa Street, Waller Creek Watershed, Central East Austin
 Owner/Applicant: Milestone Community Builders, LLC (Garrett Martin)
 Agent: Thrower Design (Ron Thrower)
 Request: Approval of the Catalpa Place composed of 1 lot on 0.240 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 12. Final Plat - Resubdivision:** **C8-2015-0056.0A - Tiny Rabbits Subdivision; District 9**
 Location: 3809 Maplewood Avenue, Boggy Creek Watershed, Upper Boggy Creek
 Owner/Applicant: Gil Cowan
 Agent: I.T. Gonzalez Engineers (Bill Graham)
 Request: Approval of the Tiny Rabbits Subdivision composed of 3 lots on 0.4933 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat - Resubdivision:** **C8-2015-0062.0A - Nordstrom Subdivision; District 7**
 Location: 11600 Burnet Road, Walnut Creek Watershed, North Burnet
 Owner/Applicant: RREEF Domain (Chad Marsh)
 Agent: Bury-Aus (Lauren Beavers)
 Request: Approval of the Nordstrom Subdivision composed of 6 lots on 6.6641 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 14. Final Plat with Preliminary:** **C8-04-0043.07.3A.SH - Mueller Section 7E Subdivision; District 9**
 Location: 36010 Manor Road, Colorado River Watershed, FMMA
 Owner/Applicant: COA-Redevelopment Services Office (Pam Hefner)
 Agent: Bury-Aus, Inc. (Joe Farias, P.E.)
 Request: Approval of the Mueller Section 7E Subdivision composed of 16 lots on 0.8785 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat - Previously Unplatted:** **C8-2015-0057.0A - Harp Grove Two; District 3**
 Location: 202 Montopolis Drive, Colorado River Watershed, Pleasant Valley
 Owner/Applicant: Seth Harp
 Agent: Hector Avila
 Request: Approval of the Harp Grove Two composed of 3 lots on 0.72 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 16. Final Plat - Resubdivision:** **C8-2015-0053.0A - Sunridge Park Section One Lot 1 Block E, Resubdivision; District 3**
 Location: 3014 Sunridge Drive, Country Club East Watershed, Parker Lane
 Owner/Applicant: John & Lisa Marie Gyori
 Agent: Consort, Inc (Mark T. Burson)
 Request: Approval of the Sunridge Park Section One Lot 1 Block E; Resubdivision composed of 10 lots on 3.29 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 17. Final Plat with Replat:** **C8-2015-0058.0A - 12th & Springdale; District 1**
 Location: 1208 Springdale Road, Tannehill Branch Watershed, MLK
 Owner/Applicant: MX3 Homes (Annette Moreno)
 Agent: Big Red Dog Engineering (Devon Vo)
 Request: Approval of 12th & Springdale composed of 1 lot on 5.602 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Items #10-17;

Public hearing closed.

The motion to disapprove Items #10-17 was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

18. Site Plan - Conditional Use Permit & Waiver: SPC-2014-0265AT - Radio Coffee and Beer; District 5

Location: 4204 Manchaca Road, West Bouldin Creek Watershed, South Lamar Combined
Owner/Applicant: Telvending Corp (Greg Wilson)
Agent: Land Strategies, Inc. (Paul Linehan)
Request: Approve a conditional use permit for a cocktail lounge, and a waiver for parking within 200' of residential uses.
Staff Rec.: **Not Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
Amanda Couch, 512-974-2881, amanda.couch@austintexas.gov;
Development Services Department

The motion to postpone to April 28, 2015 by request of staff was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

19. Site Plan - Hill Country Roadway: SPC-2014-0258C - 5301 Southwest Parkway - Phase II; District 8

Location: 5301 Southwest Parkway, Barton Creek Watershed-Barton Springs Zone Watershed, Oak Hill Combined (West Oak Hill)
Owner/Applicant: Drawbridge 5301 SW Pkwy, LLC (Michael Embree)
Agent: Bury (Joe Farias, P.E.)
Request: Approve a site plan to construct an office building with associated improvements on 3 acres in the Southwest Parkway Low Intensity Hill Country Roadway.
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
Development Services Department

Public hearing closed.

The motion to approve staff's recommendation 5301 Southwest Parkway – Phase II was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

20. Site Plan - Waiver Only: SP-2014-0308C - 901 Neches Street, Hyatt House; District 9

Location: 901 Neches Street, Waller Creek Watershed, Downtown
Owner/Applicant: Journeyman Austin Holdings (David Nelson)
Agent: Noble Surveying & Engineering Works (Reece Whitley)
Request: The applicant is requesting a waiver from LDC 25-6-591(B)(5) concerning pedestrian uses between a parking garage and the adjacent sidewalk in order to construct a hotel.
Staff Rec.: **Recommended**
Staff: Donna Galati, 512-974-2733, donna.galati@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for 901 Neches Street, Hyatt House was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

21. Approval of Site Plan - Fill in Lake Austin: SP-2014-0090D - Heinrich Bulkhead; District 10

Location: 4104-1/2 Rivercrest Drive, Lake Austin Watershed
Owner/Applicant: Matt Heinrich
Agent: Phil Moncada, Moncada Consulting
Request: The applicant is seeking approval for fill in Lake Austin per LDC 25-8-652(A) of the Watershed Protection Ordinance, which requires approval by the Planning Commission.
Staff Rec.: **Recommended**
Staff: Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for Heinrich Bulkhead was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 22. Site Plan - Waiver Only: SP-2014-0311C - 2312 Enfield Road; District 9**
- Location: 2312 Enfield Road, Johnson Creek Watershed, Old West Austin
 Owner/Applicant: BPCH LLC. (Brooks Calavan)
 Agent: Perales Engineering LLC (Jerome Perales P.E.)
 Request: Request a waiver from the compatibility setback for a building. [LDC Sec. 25-2-1062(C)]
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov;
 Development Services Department

The motion to postpone to May 12, 2015 by request of the neighborhood was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

- 23. Street Vacation; ACTION ONLY: F#9243-1308; F#9244-1308; F#9245-1308; F#9246-1308; District 9**
- 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, and; a 4,617 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.
Recommended with Conditions
 Staff: Eric Hammack, 512-974-7079, Eric.Hammack@AustinTexas.gov;
 Office of Real Estate Services

Public hearing closed.

The motion to deny staff's recommendation was made by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 5-0-2; Commissioners Brian Roark and James Shieh abstained, Commissioner Stephen Oliver left early, Commissioner Alfonso Hernandez was absent.

- 24. Street Vacation: F#9479-1502; District 3**
- Request: Vacation of an unconstructed portion of Brushy Street, between East 4th Street and East 5th Street.
Recommended with Conditions
 Staff: Eric Hammack, 512-974-7079, Eric.Hammack@AustinTexas.gov;
 Office of Real Estate Services

The motion to postpone to May 25, 2015 by request of the applicant was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

25. Briefing:

Request: Briefing on the Small Area Plan Implementation Annual Report
Staff: Stevie Greathouse, 512-974-7226,
Stevie.Greathouse@AustinTexas.gov;
Planning and Zoning Department

Briefing given to Commission by Stevie Greathouse

D. NEW BUSINESS

- 1. New Business:** District 3
Request: Direct Staff to initiate a rezoning of South Shore PUD (C814-2008-0087) located at 1201 Town Creek Drive to change a condition of zoning relating to a City of Austin use on the property.
Staff: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov;
Planning and Zoning Department

The motion to direct staff to initiate a rezoning of South Shore PUD was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

New Business Items for next agenda:

- Item for discussion on subdivisions and connectivity
- Discussion on the Resolution
- IT Training City Email training for Commissioners
- Accessory Dwelling Units Ordinance
- Briefing on the functions of the new departments (Development Services Department and Planning & Zoning Department)

*Discussion on allowing water and snacks on the dais.

E. SUBCOMMITTEE REPORTS

Codes & Ordinances Committee – April 21, 2015
Neighborhood Planning Committee – Cancelled, meeting in May
Comprehensive Plan Committee – Met April 13, 2015
CAG – April 6, 2015

F. ADJOURN

Chair Danette Chimenti adjourned the meeting without objection at 9:50PM