



**REGULAR MEETING
MINUTES**

**PLANNING COMMISSION
June 9, 2015**

The Planning Commission convened in a regular meeting on June 9, 2015 @ 301 W.2nd Street, Austin, TX 78701

Chair Danette Chimenti called the Commission Meeting to order at 6:07 p.m.

Board Members in Attendance:

Danette Chimenti

Richard Hatfield

James Nortey

Brian Roark

James Shieh

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

No Speakers.

B. APPROVAL OF MINUTES

1. Approval of minutes from May 26, 2015.

The motion to approve the minutes from May 26, 2015 was approved on the consent agenda by Commissioner James Nortey, Commissioner Richard Hatfield seconded the motion on a vote of 5-0; Commissioners Alfonso Hernandez, Stephen Oliver, Jean Stevens and Nuria Zaragoza were absent.

C. PUBLIC HEARINGS

1. **Zoning:** **C814-2012-0152 - Pilot Knob Planned Unit Development; District 2**
Location: East and southeast of the intersection of William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highway 183 and FM 1625, Cottonmouth Creek, North Fork Dry Creek, South Fork Dry Creek Watershed, Pilot Knob MUD #1-5 NPA
Owner/Applicant: Carma Easton, Inc. (Logan Kimble)
Agent: Armbrust & Brown, L.L.P. (Lynn Ann Carley)
Request: I-RR; I-SF-4A to PUD
Staff Rec.: **Pending; Postponement request by the Staff to June 23, 2015**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department

The motion to postpone to June 23, 2015 by request of staff was approved on the consent agenda by Commissioner James Nortey, Commissioner Richard Hatfield seconded the motion on a vote of 5-0; Commissioners Alfonso Hernandez, Stephen Oliver, Jean Stevens and Nuria Zaragoza were absent.

2. **Zoning:** **C814-2012-0163 - Sun Chase PUD; District 2**
Location: 15201, 15810 and 16070 Pearce Lane; 7910 Wolf Lane, Dry Creek East Watershed, Southeast Travis County MUD #1-4 NPA
Owner/Applicant: Qualico CR LP (Vera Massaro)
Agent: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)
Request: I-SF-2; I-SF-4A to PUD
Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department

The motion to postpone indefinitely by request of staff was approved on the consent agenda by Commissioner James Nortey, Commissioner Richard Hatfield seconded the motion on a vote of 5-0; Commissioners Alfonso Hernandez, Stephen Oliver, Jean Stevens and Nuria Zaragoza were absent.

- 3. Rezoning: C14-2015-0001 - Marlo Heights Rezoning; District 1**
 Location: 4905, 5001, and 5003 Pecan Springs Road, Fort Branch Creek Watershed, East MLK Combined NPA
 Owner/Applicant: Christopher Chollet and Carianne Shulte, Luke and Peni Ellis, Stephen Reynolds
 Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)
 Request: SF-3-NP to MF-2-NP
 Staff Rec.: **Staff recommendation for Tract 1: MF-2-CO-NP and Tract 2: SF-6-CO-NP**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Zoning Department

The motion to postpone to June 23, 2015 by request of the neighbors was approved on the consent agenda by Commissioner James Nortey, Commissioner Richard Hatfield seconded the motion on a vote of 5-0; Commissioners Alfonso Hernandez, Stephen Oliver, Jean Stevens and Nuria Zaragoza were absent.

- 4. Restrictive Covenant Termination: C14-86-103(RCT) - Greater Mt. Zion Baptist Church; District 1**
 Location: 1801 Pennsylvania Avenue, Lady Bird Lake Watershed, Central East Austin NPA
 Owner/Applicant: Greater Mt. Zion Baptist Church (David Mims Jr.)
 Agent: Henry H. Gilmore
 Request: To terminate a Restrictive Covenant
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Zoning Department

Public hearing closed.

The motion to postpone to June 23, 2015 by request of the neighborhood was approved by Commissioner Richard Hatfield, Commissioner James Nortey seconded the motion on a vote of 5-0; Commissioners Alfonso Hernandez, Stephen Oliver, Jean Stevens and Nuria Zaragoza were absent.

- 5. Rezoning: C14H-2015-0001 - Dedrick-Hamilton House - African-American Cultural Center; District 1**
 Location: 908 East 11th Street, Waller Creek Watershed, Central East Austin NPA
 Owner/Applicant: City of Austin
 Request: CS-NCCD-NP to CS-NCCD-H-NP
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov; Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation of CS-NCCD-H-NP zoning was approved on the consent agenda by Commissioner James Nortey, Commissioner Richard Hatfield seconded the motion on a vote of 5-0; Commissioners Alfonso Hernandez, Stephen Oliver, Jean Stevens and Nuria Zaragoza were absent.

- 6. Resubdivision: C8-2014-0211.0A - Langham Place, Resubdivision of Lot 48, Block C, C.L Angell Addition; District 3**
 Location: 6114 Langham St., Country Club East Watershed, Montopolis NPA
 Owner/Applicant: Cantegra Investments LLC (Shaun Ryan)
 Agent: Tom Groll Engineering (Tom Groll)
 Request: Approval of the Langham Place, Resubdivision of Lot 48, Block C, C.L. Angell Addition composed of three lots on 0.23 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Development Services Department

Public hearing closed.

The motion to postpone to June 23, 2015 by request of the neighborhood was approved on the consent agenda by Commissioner James Nortey, Commissioner Richard Hatfield seconded the motion on a vote of 5-0; Commissioners Alfonso Hernandez, Stephen Oliver, Jean Stevens and Nuria Zaragoza were absent.

- 7. Final Plat - Resubdivision: C8-2015-0113.0A - Crest Haven Addition, Resubdivision of Lot 19, Block 1; District 1**
 Location: 2102 E M Franklin Avenue, Tannehill Branch Watershed, MLK NPA
 Owner/Applicant: Urban Ventures
 Agent: Southwest Engineers (Matt Dringenberg)
 Request: Approval of the Crest Haven Addition, Resubdivision of Lot 19, Block 1 composed of 4 lots on 1.018 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 8. Final Plat - Resubdivision: C8-2015-0112.0A - Crest Haven Addition, Resubdivision of Lot 7 Block 1; District 1**
 Location: Greenwood Avenue, Tannehill Branch Watershed, MLK NPA
 Owner/Applicant: Urban Ventures
 Agent: Southwest Engineers (Matt Dringenberg)
 Request: Approval of the Crest Haven Addition, Resubdivision of Lot 7 Block 1 composed of 4 lots on 0.99 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 9. Final Plat - Previously Unplatted: C8-2015-0107.0A - 1609 JJ Seabrook; District 1**
 Location: 1609 JJ Seabrook Drive, Tannehill Branch Watershed, MLK NPA
 Owner/Applicant: Robert Worrall
 Agent: Perales Engineering (Jerome Perales, P.E.)
 Request: Approval of 1609 JJ Seabrook composed of 1 lot on 0.1505 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 10. Final Plat - Previously Unplatted:** **C8-2015-0108.0A - Harp Grove Two; District 3**
 Location: 202 Montopolis Drive, Colorado River Watershed, Montopolis NPA
 Owner/Applicant: Cynthia & Isaiah Harp
 Agent: Hector Avila
 Request: Approval of the 202 Harp Grove Two composed of 3 lots on 0.72 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 11. Final Plat:** **C8-2015-0111.0A - Silveredge Creek Subdivision; District 1**
 Location: 1400 East Applegate Drive, Walnut Creek Watershed, Windsor Hills NPA
 Owner/Applicant: Dessau Silveredge, LP (Charles Holbrook)
 Agent: Cuatro Consultants, Ltd (Hugo Elizondo)
 Request: Approval of the Silveredge Creek Subdivision composed of 13 lots on 8.039 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 12. Final Plat - Resubdivision:** **C8-2015-0109.0A - Lots 1 & 2, JD Horn Addition; Resubdivision of Lot 1, of the Resubdivision of Lots; District 5**
 Location: 4016 Valley View Road, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: Ken Acord
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: Approval of the Lots 1 & 2, JD Horn Addition; Resubdivision of Lot 1, of the Resubdivision of lots composed of 3 lots on 0.616 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat with Preliminary:** **C8-2013-0081.3A.SH - Colorado Crossing IV, Section Six-B; District 2**
 Location: Autumn Bay Drive, Onion Creek Watershed, Southeast NPA
 Owner/Applicant: Lennar Buffington Colo Cross LP (Ryan Mattox)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approval of the Colorado Crossing IV, Section Six-B composed of 120 lots on 8.74 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 14. Final Plat - Amended Plat:** **C8-2015-0104.0A - Mueller Section IX Subdivision; Amended Plat; District 9**
 Location: 1901 East 51st Street, Tannehill Branch Watershed, RMMA NPA
 Owner/Applicant: City of Austin (Pam Hefner)
 Agent: Bury-Aus, Inc. (Joe Farias, PE)
 Request: Approval of the Mueller Section IX Subdivision; Amended Plat composed of 302 lots on 37.229 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Public hearing closed.

Items #7-14;

The motion to disapprove items #7-14 was approved on the consent agenda by Commissioner James Nortey, Commissioner Richard Hatfield seconded the motion on a vote of 5-0; Commissioners Alfonso Hernandez, Stephen Oliver, Jean Stevens and Nuria Zaragoza were absent.

- 15. Site Plan Conditional Use Permit:** **SPC-2015-0075AT - Springdale Farms; District 3**
 Location: 755 Springdale, 739 1/2 Mansell, Boggy Creek Watershed, Govalle / Johnston Terrace NPA
 Owner/Applicant: Paula Foore, Springdale Farm
 Agent: Metcalfe, Wolff, Stuart & Williams, LLC (Michele Lynch)
 Request: Approve a CUP for Outdoor Entertainment, with offsite parking
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of a conditional use permit was made by Commissioner James Nortey, Commissioner Richard Hatfield seconded the motion on a vote of 3-2; Commissioners Danette Chimenti and James Shieh voted against the motion (nay), Commissioners Alfonso Hernandez, Stephen Oliver, Jean Stevens and Nuria Zaragoza were absent.

- 16. Site Plan Conditional Use Permit:** **SPC-2014-0220A – Megabus; District 1**
- Location: 1500 San Jacinto, Waller Creek Watershed, Downtown NPA
 Owner/Applicant: Megabus Southwest (Rich Funke)
 Agent: Baker-Aicklen and Assoc, Inc (Tammi Migl)
 Request: Approve a CUP for a Transportation Terminal use
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov;
 Development Services Department

The motion to postpone to June 23, 2015 by request of the neighbors was approved on the consent agenda by Commissioner James Nortey, Commissioner Richard Hatfield seconded the motion on a vote of 5-0; Commissioners Alfonso Hernandez, Stephen Oliver, Jean Stevens and Nuria Zaragoza were absent.

- 17. SP-2009-0376C.SH(XT2):** **SP-2009-0376C.SH(XT2) - Guadalupe-Saldana Netzero Subdivision; District 1**
- Location: 2721 Goodwin Avenue, Boggy Creek Watershed, Govalle NPA
 Owner/Applicant: Guadalupe Neighborhood Development Corp.(Mark Rogers)
 Agent: Jones & Carter, Inc. (Jim Schissler)
 Request: Approve a ten-year extension to an approved site plan
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov;
 Development Services Department

Public hearing closed.

The motion to approve staff’s recommendation for a 10-year extension was approved by Commissioner James Shieh, Commissioner Brian Roark seconded the motion on a vote of 5-0; Commissioners Alfonso Hernandez, Stephen Oliver, Jean Stevens and Nuria Zaragoza were absent.

18. Site Plan Conditional Use Permit: **SPC-2014-0387C - East Side Hotel; District 3**
 Location: 1207 E Cesar Chavez Street, Lady Bird Lake & Waller Creek Watershed, East Cesar Chavez NPA
 Owner/Applicant: Robert and Daniel Vasquez
 Agent: Big Red Dog Engineering (Kaitlin Redmon)
 Request: Approve a Conditional Use Permit for a Hotel.
 Staff Rec.: **Recommended**
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov; Development Services Department

Public hearing closed;
 Motion #1:

The motion to deny staff’s recommendation for approval of a conditional use permit was made by Commissioner Brian Roark, Commissioner James Nortey seconded the motion on a vote of 4-1; Commissioner Richard Hatfield voted against the motion (nay); Commissioners Alfonso Hernandez, Stephen Oliver, Jean Stevens and Nuria Zaragoza were absent.

19. Site Plan - Extension: **SPC-2009-0199D(XT2) - Holly Street Power Plant Decommissioning and Demolition Project; District 3**
 Location: 2401 Holly Street, Lady Bird Lake Watershed, Holly Neighborhood Plan
 Owner/Applicant: COA - Austin Energy (Eric Stager)
 Agent: Axiom Engineers Inc. (Nicole Findeisen P.E.)
 Request: The applicant is requesting a 2 year extension to an approved site plan.
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov; Development Services Department

Public hearing closed.

The motion to approve staff’s recommendation for a 2- year site plan extension was approved on the consent agenda by Commissioner James Nortey, Commissioner Richard Hatfield seconded the motion on a vote of 5-0; Commissioners Alfonso Hernandez, Stephen Oliver, Jean Stevens and Nuria Zaragoza were absent.

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

Public hearing closed.

The motion to approve staff’s recommendation for a street vacation on Brushy Street was approved on the consent agenda by Commissioner James Nortey, Commissioner Richard Hatfield seconded the motion on a vote of 5-0; Commissioners Alfonso Hernandez, Stephen Oliver, Jean Stevens and Nuria Zaragoza were absent.

21. Briefing, Discussion and Possible Action: Lamar Beach Master Plan

Request: Briefing, Discussion and possible action on the status of the Lamar Beach Master Plan.
Staff: Charles Mabry, 512-974-9481; Charles.Mabry@AustinTexas.gov; Parks and Recreation Department
Austin Transportation Department; 512-974-1150

Briefing given by Charles Mabry;
Motion made to recommend to City Council to include other stakeholders and urge a Master Plan before proceeding; and that staff return to Planning Commission with an update on Lamar Beach;
Motion made by Commissioner Richard Hatfield, Commissioner James Nortey seconded the motion on a vote of 5-0; Commissioners Alfonso Hernandez, Stephen Oliver, Jean Stevens and Nuria Zaragoza were absent.

D. NEW BUSINESS

E. SUBCOMMITTEE REPORTS

Codes & Ordinances – Meeting June 16, 2015
Downtown Commission – Nothing to report
Comp Plan – Cancelled meeting, will meet June 15 or June 22, 2015
Neighborhood Plan – Will meet June 17, 2015
CAG – Nothing to report
Code Next – Nothing to report
CIP – Have not met, nothing to report

F. ADJOURN

Chair Danette Chimenti adjourned the meeting without objection at 11:40PM.