



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
JULY 22, 2008**

The Planning Commission convened in a regular meeting on July 22, 2008 @ 301 W. 2nd Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:10 p.m.

Board Members in Attendance:

Dave Sullivan - Chair

Jay Reddy – Vice-Chair

Tracy Atkins

Perla Cavazos

Mandy Dealey

Chris Ewen

Paula Hui

Saundra Kirk

Clint Small

A. CITIZEN COMMUNICATION: GENERAL

There were no speakers for Citizen's Communication.

B. APPROVAL OF MINUTES

1. Approval of minutes from July 8, 2008.

The approval of minutes for July 8, 2008 were approved on the Consent Agenda by Commissioner Mandy Dealey's motion, Commissioner Saundra Kirk second the motion on a vote of 6-0-1. Commissioner Dave Sullivan abstained due to being absent on July 8, 2008; Commissioners Tracy Atkins and Commissioner Chris Ewen arrived late and did not vote on the Consent Agenda.

C. PUBLIC HEARINGS**1. Briefing and Barton Springs Pool Master Plan****Possible Action:**

Owner/Applicant: Parks and Recreation Department (Tony Arnold)
 Request: Recommendation to City Council regarding the adoption of the Barton Springs Pool Master Plan.
 Staff: Farhad Madani, Tony Arnold, David Johns, 974-6714; 974-6767; 974-2781, Farhad.Madani@ci.austin.tx.us; Tony.Arnold@ci.austin.tx.us; David.Johns@ci.austin.tx.us
 Parks and Recreation Department

The motion to make a recommendation to City Council to adopt the Barton Springs Pool Master Plan with additional recommendations to make improvements for bike, pedestrian and trail mobility in the area; was approved by Commissioner Jay Reddy's motion, Commissioner Clint Small second the motion on a vote of 8-0; Commissioner Chris Ewen arrived late to the meeting and did not vote.

2. Neighborhood NPA-2007-0012.02 - 1600 Block of East MLK**Plan Amendment:**

Location: 1600, 1602, 1604, and 1606 E Martin Luther King Jr Blvd, Boggy Creek Watershed, Upper Boggy Creek NPA
 Owner/Applicant: E-MLK Properties LLC, Jim L. Nueman, Owner
 Agent: J. Ryan Diepenbrock, PSW Real Estate LLC
 Request: To change a portion of the Future Land Use Map from Single Family to Mixed Use.
 Staff Rec.: **Neighborhood Mixed Use**
 Staff: Kathleen Fox, 974-7877, kathleen.fox@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

The motion to approve staff's recommendation for Neighborhood Mixed Use, was approved by Commissioner Sandra Kirk's motion, Commissioner Paula Hui second the motion on a vote of 6-2-1. Commissioner Perla Cavazos abstained from this case; Commissioner Jay Reddy and Chris Ewen voted against the motion.

3. Neighborhood C14-2008-0099 - 1600 Block of East MLK**Plan Amendment:**

Location: 1600, 1602, 1604, and 1606 E Martin Luther King Jr Blvd, Boggy Creek Watershed, Upper Boggy Creek NPA
 Owner/Applicant: E-MLK Properties LLC, Jim L. Nueman, Owner
 Agent: J. Ryan Diepenbrock, PSW Real Estate LLC
 Request: From SF-3-NP to GR-MU-V-CO-NP
 Staff Rec.: **LR-MU-CO-V-NP**
 Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

The motion to approve staff's recommendation for LR-MU-CO-V-NP district zoning, was approved by Commissioner Sandra Kirk's motion, Commissioner Paula Hui second the motion on a vote of

6-2-1. Commissioner Perla Cavazos abstained from this case; Commissioner Jay Reddy and Chris Ewen voted against the motion.

- 4. Neighborhood Plan Amendment:** **NPA-2007-0001.02 - Wilson Street**
Location: 2525 Durwood Street, East Bouldin Creek Watershed, Dawson NPA
Owner/Applicant: Cobalt Partners Ltd. (Mitch Ely)
Agent: Mike McHone real estate (Mike McHone)
Request: From Single Family to Multi-Family
Staff Rec.: **Recommended.**
Staff: Andrew Holubeck, 974-2054, andrew.holubeck@ci.austin.tx.us
Neighborhood Planning and Zoning

The item was pulled from the agenda with no action required by the commission. This case will be re-notified for August 12, 2008.

- 5. Rezoning:** **C14-2008-0126.SH - Wilson Street**
Location: 2602, 2606 & 2610 WILSON STREET, East Bouldin Creek Watershed, Dawson NPA
Owner/Applicant: Cobalt Partners Ltd. (Mitch Ely)
Agent: Mike McHone real estate (Mike McHone)
Request: MF-3-NP; SF-3-NP to MF-2-NP for Tract 1; SF-3-NP TO SF-3-NP for Tract 2; SF-3-NP, MF-3-NP TO MF-4-NP for Tract 3
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Neighborhood Planning and Zoning

The motion to postpone to August 12, 2008 by the request of staff, with no objection; was approved on the Consent Agenda by Commissioner Mandy Dealey, Commissioner Sandra Kirk second the motion on a vote of 7-0. Commissioners Chris Ewen and Tracy Atkins arrived late to this meeting and did not vote on the Consent Agenda.

- 6. Neighborhood Plan Amendment:** **NPA-08-0001.01 - Oak Meadows Plan Amendment**
Location: 3715 South 1st Street, East Bouldin Creek Watershed, Dawson NPA
Owner/Applicant: South First Baptist Church
Agent: Drenner & Golden Stuart Wolff LLP (Michele Rogerson)
Request: From Civic to Mixed Use.
Staff Rec.: **Mixed Use for the first 200' from S. 1st Street; Multi-family for the remainder.**
Staff: Andrew Holubeck, 974-2054, andrew.holubeck@ci.austin.tx.us
Neighborhood Planning & Zoning Department

The motion to approve Mixed Use for the first 150-feet from South First Street and Multi-family for the remainder of the site; was approved by Commissioner Mandy Dealey's motion, Commissioner Paula Hui second the motion on a vote of 9-0.

- 7. Rezoning: C14-2008-0105 - Oak Meadows**
 Location: 3715 South 1st Street, East Bouldin Creek Watershed, Dawson NPA
 Owner/Applicant: South First Baptist Church (Susan Maipalni)
 Agent: Drenner & Golden Stuart Wolff LLP (Michele Rogerson)
 Request: From SF-3-NP to GO-V-NP
 Staff Rec.: **GO-V-NP for the first 200' from South First Street; MF-3-NP for the remainder; with conditions.**
 Staff: Jerry Rusthoven, 974-3207, Jerry.Rusthoven@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

The motion to approve GO-V-CO-NP for tracts 1 & 2. Beyond 150 feet from the west property line development is limited to MF-3 or more restrictive uses. The impervious cover is limited to 65% across Tracts 1 & 2. On Tract 1, the V component includes additional uses in office districts, exemption from dimensional standards and 10% of rental units to be made available at 80% MFI; Note included: Any other items in the private restrictive covenant to be incorporated into the conditional overlay. The motion was made by Commissioner Mandy Dealey, Commissioner Paula Hui second the motion on a vote of 9-0.

- 8. Neighborhood Plan Amendment: NPA-2007-0009.03 - Petty Case**
 Location: 1506 Waller Street, 908 E. 15th Street, and 807 E. 16th Street., Waller Creek Watershed, Central East Austin NPA
 Owner/Applicant: Stephen Petty
 Agent: Stahl, Bernal & Davies, L.L.P.
 (Alison Gardner)
 Request: From Single Family and Multi Family to Mixed Use
 Staff Rec.: **Single Family for 908 E. 15th Street and Neighborhood Mixed Use on 1506 Waller Street and 807 E. 16th Street.**
 Staff: Minal Bhakta, 974-6453, minal.bhakta@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

This item was pulled from the agenda, no action required by the commission.

- 9. Neighborhood Plan Amendment: C14-2007-0131 - Petty Case**
 Location: 1506 Waller Street, 908 E. 15th Street, and 807 E. 16th Street., Waller Creek Watershed, Central East Austin NPA
 Owner/Applicant: Stephen Petty
 Agent: Stahl, Bernal & Davies, L.L.P.
 (Alison Gardner)
 Request: From SF-3-NP to GR-MU-CO-NP
 Staff Rec.: **SF-3-NP for 908 E. 15th Street and LR-MU-CO-NP for 1506 Waller Street and 807 E. 16th Street.**
 Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

This item was pulled from the agenda, no action required by the commission.

- 10. Rezoning: C14-2008-0113 - East End Grooming**
 Location: 417 Robert T. Martinez Jr. Street, Town Lake Watershed, Holly NPA
 Owner/Applicant: James D. Caswell
 Agent: Beatrice Almendarez
 Request: From GO-MU-NP to CS-MU-NP
 Staff Rec.: **Not recommended**
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

The motion to approve staff's recommendation to deny the applicant's request for CS-MU-NP district zoning and maintain the GO-MU-NP district zoning was approved by Commissioner Paula Hui's motion, Commissioner Sandra Kirk second the motion on a vote of 5-4. Commissioners Perla Cavazos, Jay Reddy, Mandy Dealey and Chris Ewen voted against the motion (nay).

- 11. Rezoning: C14-2007-0108 - Camden North Lamar**
 Location: 5300, 5304, and 5400 North Lamar Boulevard, Waller Creek Watershed, Brentwood NPA
 Owner/Applicant: Camden Property Trust
 Agent: Drenner & Golden Stuart Wolff, LLP (Michele Rogerson)
 Request: CS-MU-CO-NP to CS-MU-CO-NP; The nature of this request is to consider implementation of VMU on the site and to allow implementation of VMU options
 Staff Rec.: **Recommendation of CS-MU-CO-NP, with conditions; to apply vertical mixed use (VMU)**
 Staff: Jerry Rusthoven, 974-3207, Jerry.Rusthoven@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

The motion to postpone to August 26, 2008 by the request of staff, was approved on the Consent Agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 7-0; Commissioners Tracy Atkins and Chris Ewen arrived late and did not vote on the Consent Agenda.

- 12. Rezoning: C14H-2008-0013 - Cuyler House**
 Location: 1216 W. 22nd Street, Shoal Creek Watershed, West University NPA
 Owner/Applicant: Bryan Balfour, applicant
 Request: SF-3-CO-NP to SF-3-H-CO-NP
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

This item was pulled from the agenda and no action was required by the Commission.

- 13. Rezoning:** **C14H-2008-0014 - Webb-Simms-Aldridge House**
Location: 108 W. 32nd Street, Waller Creek Watershed, North University NPA
Owner/Applicant: Bruce Robison and Kelly Willis, owners
Agent: Phoebe Allen
Request: SF-3-NCCD-NP to SF-3-H-NCCD-NP
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Neighborhood Planning & Zoning Department

The motion to approve staff's recommendation for SF-3-H-NCCD-NP district zoning was approved on the Consent Agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 7-0; Commissioner Tracy Atkins and Chris Ewen arrived late and did not vote on the Consent Agenda.

- 14. Rezoning:** **C14H-2008-0015 - Crusemann-Marsh-Bell House**
Location: 1509 Marshall Lane, Shoal Creek Watershed, Windsor Road NPA
Owner/Applicant: Thomas and Melanie Tucker, owners
Agent: Phoebe Allen
Request: SF-2 to SF-2-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Neighborhood Planning & Zoning Department

The motion to approve staff's recommendation for SF-2-H district zoning was approved on the Consent Agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 7-0; Commissioner Tracy Atkins and Chris Ewen arrived late and did not vote on the Consent Agenda.

- 15. Rezoning:** **C14H-2008-0016 - Davis-Sibley House**
Location: 2210 Windsor Road, Shoal Creek Watershed, Windsor Road NPA
Owner/Applicant: Jane Dunn Sibley, owner
Agent: Phoebe Allen
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Neighborhood Planning & Zoning Department

The motion to approve staff's recommendation for SF-3-H district zoning was approved on the Consent Agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 7-0; Commissioner Tracy Atkins and Chris Ewen arrived late and did not vote on the Consent Agenda.

- 16. Rezoning:** **C14H-2008-0018 - The Continental Club**
Location: 1315 S Congress Avenue, East Bouldin Creek Watershed, South River City NPA
Owner/Applicant: Steve Wertheimer, owner
Request: CS-V-NCCD-NP to CS-1-V-H-CO-NCCD-NP
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Neighborhood Planning & Zoning Department

The motion to postpone to August 12, 2008 by the request of the applicant; was approved on the Consent Agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 7-0; Commissioner Tracy Atkins and Chris Ewen arrived late and did not vote on the Consent Agenda.

- 17. Rezoning:** **C14H-2008-0019 - Blondie Pharr House**
Location: 801 Highland Avenue, Shoal Creek Watershed, Old West Austin NPA
Owner/Applicant: Historic Landmark Commission, applicant
Request: MF-4-NP to MF-4-H-NP
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 974-6454, steve.sadowsky@ci.austin.tx.us
Neighborhood Planning & Zoning Department

This item was pulled from the agenda due to notice error; no action was required by the Commission.

- 18. Rezoning:** **C14-2008-0115 - William Cannon**
Location: 4808 West William Cannon Drive, Williamson Creek - Barton Springs Zone Watershed, East Oak Hill NPA
Owner/Applicant: Eskew Place, Ltd. and Marcus Whitfield (Gail and Marcus Whitfield)
Agent: McClean & Howard, L.L.P. (Jeffrey S. Howard)
Request: SF-2 to LR-MU
Staff Rec.: **Not recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Neighborhood Planning and Zoning

The motion to postpone to August 12, 2008 by the request of the neighborhood; was approved on the Consent Agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 7-0; Commissioner Tracy Atkins and Chris Ewen arrived late and did not vote on the Consent Agenda.

19. Partial Plat**C8-65-038(VAC) - Kassuba Beach Phase One****Vacation:**

Location: Tinnin Ford Road, Lady Bird Lake Watershed, Riverside NPA
Owner/Applicant: CRV Shoreline TRS, Inc. (Timothy Clark)
Agent: Bury & Partners (Rusty Rousell)
Request: Approve the partial vacation of the Kassuba Beach Phase One plat as relates to Lot A, only.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Watershed Protection and Development Review

The motion to approve staff's recommendation to approve the partial vacation of the Kassuba Beach Phase 1 plat; was approved on the Consent Agenda by Commissioner Mandy Dealey's motion, Commissioner Saundra Kirk second the motion on a vote of 7-0; Commissioner Tracy Atkins and Chris Ewen arrived late and did not vote on the Consent Agenda.

20. Total Plat**C8-67-059(VAC) - Kassuba Beach Phase Two****Vacation:**

Location: S. Lakeshore Boulevard, Town Lake Watershed, Riverside NPA
Owner/Applicant: CRV Shoreline TRS, Inc. (Timothy Clark)
Agent: Bury & Partners (Rusty Rousell)
Request: Approve the total vacation of the Kassuba Beach Phase Two plat.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Watershed Protection and Development Review

The motion to approve staff's recommendation for approval of the total vacation of the Kassuba Beach Phase 2 plat; was approved on the Consent Agenda by Commissioner Mandy Dealey's motion, Commissioner Saundra Kirk second the motion on a vote of 7-0; Commissioner Tracy Atkins and Chris Ewen arrived late and did not vote on the Consent Agenda.

21. Preliminary Plan:**C8-2007-0158 - Lakeshore PUD Preliminary Plan**

Location: 2201 Lakeshore Boulevard, Town Lake Watershed, Riverside NPA
Owner/Applicant: CRV Shoreline TRS, Inc. (Timothy Clark)
Agent: Bury & Partners (Rusty Rousell)
Request: Approve the preliminary plan for Lakeshore PUD, which will include 20 lots on 50.1 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
Watershed Protection and Development Review

The motion to approve staff's recommendation for approval of the preliminary plan for Lakeshore PUD; was approved on the Consent Agenda by Commissioner Mandy Dealey's motion, Commissioner Saundra Kirk second the motion on a vote of 7-0; Commissioner Tracy Atkins and Chris Ewen arrived late and did not vote on the Consent Agenda.

- 22. Final With Preliminary:** **C8-2007-0158.1A - Lakeshore Phase I**
- Location: 2201 Lakeshore Boulevard, Town Lake Watershed, Riverside NPA
 Owner/Applicant: CRV Shoreline TRS, Inc. (Timothy Clark)
 Agent: Bury & Partners (Rusty Rousell)
 Request: Approve the final with preliminary plat for 12 lots on 26.945 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us
 Watershed Protection and Development Review

The motion to approve staff's recommendation for approval of the final with preliminary plat for 12 lots; was approved on the Consent Agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 7-0; Commissioner Tracy Atkins and Chris Ewen arrived late and did not vote on the Consent Agenda.

- 23. Resubdivision:** **C8-2008-0081.0A - Resubdivision of Lot 1 of Emerald Oaks Addition**
- Location: 4705 N IH 35 SVRD NB, Boggy Creek Watershed, Upper Boggy Creek NPA
 Owner/Applicant: Trailside at Mueller, LLC (Mike Dallas)
 Request: To approve the Resubdivision of Lot 1 of Emerald Oaks Addition which is comprised of two lots on 0.8721 acres.
 Staff Rec.: **Recommended**
 Staff: John M. McDonald, 974-9795, john.mcdonald@ci.austin.tx.us
 Watershed Protection and Development Review

The motion to approve staff's recommendation for approval of the resubdivision of Lot 1 of Emerald Oaks Addition; was approved on the Consent Agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 7-0; Commissioner Tracy Atkins and Chris Ewen arrived late and did not vote on the Consent Agenda.

- 24. Final Plat:** **C8-2008-0135.0A - Snowhorn Subdivision**
- Location: 701 Kinney Ave, Town Lake Watershed, Zilker NPA
 Owner/Applicant: Joshua & Kinga Snowhorn
 Agent: Texas Design Interests, LLC (Jeff Shindler)
 Request: Approval of Snowhorn Subdivision composed of 1 lot on 0.739 acres.
 Staff Rec.: **Disapproval**
 Staff: Watershed Protection and Development Review

- 25. Final Plat:** **C8-04-0043.02.3A - Mueller Section VIIIA**
- Location: 3600 Manor Rd., Tannehill Branch Watershed, RMMA NPA
 Owner/Applicant: C.O.A. Redevelopment Service Office (Pam Heffner)
 Agent: Bury & Partners, Inc. (Philip Bargas)
 Request: Approval of the Mueller Section VIIIA composed of 48 lots on 16.26 acres.
 Staff Rec.: **DISAPPROVAL**
 Staff: Watershed Protection and Development Review

26. Final without Preliminary:

C8-2008-0142.0A - Mojica Subdivision No. 1

Location: 408 Montopolis Drive, Country Club East Watershed, Montopolis NPA
Owner/Applicant: Reinaldo & Rosemary Mojica
Agent: Rippy Engineering Co. (Bryan Franklin)
Request: Approval of the Mojica Subdivision No. 1 compose of 2 lots on .0680 acres.
Staff Rec.: **Disapproval**
Staff: Watershed Protection and Development Review

Items #24-26;

The motion to disapproval Items #24-26 was approved on the Consent Agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 7-0; Commissioners Chris Ewen and Tracy Atkins arrived late to the meeting and did not vote on the Consent Agenda.

D. NEW BUSINESS

27. New Business:

Request: Planning Commission Resolution on Submission of Multi-modal Transportation Plan to CAMPO Transit Working Group

Commissioner Tracy Atkins read the proposed Resolution on Submission of the Multi-modal Transportation Plan to CAMPO Transit Working Group into the record; and made a motion to forward to City Council for approval, Commissioner Chris Ewen second the motion on a vote of 9-0.

NOTE:

* Request made by Chair Sullivan to add a second on the agenda for Subcommittee Reports.

E. ADJOURNMENT

Chair Dave Sullivan adjourned the meeting at 9:50 p.m. without objection.