



**Planning Commission
SPECIAL CALLED MEETING
November 12, 2014 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

Danette Chimenti – Chair
Richard Hatfield
Alfonso Hernandez – Parliamentarian
Jeff Jack – Ex-Officio
Howard Lazarus – Ex-Officio

James Nortey
Stephen Oliver – Vice-Chair
Brian Roark
Jean Stevens – Secretary
Lesley Varghese
Nuria Zaragoza

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

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes from October 28, 2014.

C. PUBLIC HEARING

- 1. Plan Amendment: NPA-2014-0005.02 - 1007 & 1011 Montopolis Drive**
Location: 1007 and 1011 Montopolis Drive, Country Club Creek Watershed, Montopolis Neighborhood Planning Area
Owner/Applicant: PRJ Development (Joe Stafford)
Agent: Thrower Design (Ron Thrower)
Request: Civic to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department
- 2. Rezoning: C14-2014-0127 - PRJ Development, LLC**
Location: 1007 and 1011 Montopolis Drive, Country Club East Watershed, Montopolis Neighborhood Planning Area
Owner/Applicant: PRJ Development (Joe Stafford)
Agent: Thrower Design (Ron Thrower)
Request: LO-CO-NP to LO-MU-NP
Staff Rec.: **Recommended with Conditions**
Staff: Lee Heckman, 512-974-7607, lee.heckman@austintexas.gov;
Planning and Development Review Department
- 3. Plan Amendment: NPA-2014-0027.02 - 1018 W. 31st Street**
Location: 1018 West 31st Street, Shoal Creek Watershed, Central West Austin Combined (Windsor Road) NPA
Owner/Applicant: Daughters of Charity Ministries, Inc. (Sister Jane Graves)
Agent: McLean & Howard, L.L.P. (Jeffrey H. Howard)
Request: Multifamily to Mixed Use/Office land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov;
Planning and Development Review Department
- 4. Rezoning: C14-2014-0148 - 1018 W. 31st Street**
Location: 1018 West 31st Street, Shoal Creek Watershed, Central West Austin Combined (Windsor Road) NPA
Owner/Applicant: Daughters of Charity Ministry, Inc. (Sister Jane Graves)
Agent: McLean & Howard, LLP (Jeffrey Howard)
Request: MF-2-NP to LO-MU-NP
Staff Rec.: **Recommended with Conditions**
Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov;
Planning and Development Review Department

- 5. Plan Amendment: NPA-2014-0029.01 - Little Walnut Creek**
 Location: 7400, 7424, and 7450 East U.S. Highway 290 and 2509 East Anderson Lane, Little Walnut Creek Watershed, St. John/Coronado Hills Combined (Coronado Hills) Neighborhood Planning Area
 Owner/Applicant: Cozy Living, LLC, AAA Fire & Safety, Inc. and Seyed Miri
 Agent: Coats Rose (Pam Madere)
 Request: Office to Mixed Use/Office land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
- 6. Rezoning: C14-2014-0135 - Little Walnut Creek**
 Location: 7400, 7424, and 7450 East U.S. Highway 290 and 2509 East Anderson Lane, Little Walnut Creek Watershed, St. John/Coronado Hills Combined (Coronado Hills) Neighborhood Planning Area
 Owner/Applicant: Cozy Living, LLC, AAA Fire & Safety, Inc. and Seyed Miri
 Agent: Coats Rose (Pam Madere)
 Request: GO-NP to GO-MU-NP
 Staff Rec.: **Recommended with Conditions**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
- 7. Code Amendment: C20-2014-012 - Accessory Dwelling Units**
 Owner/Applicant: City of Austin
 Agent: Planning and Development Review Department
 Request: Consider an ordinance amending City Code Title 25 relating to reducing regulatory barriers to the development of accessory dwelling units.
 Staff Rec.: **Recommended**
 Staff: Ming Chu, 512-974-6413, Ming-ru.Chu@austintexas.gov; Planning and Development Review Department
- 8. Rezoning: C14-2014-0173 - Rodolfo Carrera & Elana Montalvo**
 Location: 3100 Manchaca Road, West Bouldin Creek Watershed, South Lamar Combined (South Lamar) NPA
 Owner/Applicant: Rodolfo Carrera & Elana Montalvo
 Agent: McLean & Howard, LLP (Jeffrey S. Howard)
 Request: LO-CO to GO-MU-CO
 Staff Rec.: **Recommended**
 Staff: Lee Heckman, 512-974-7607, lee.heckman@austintexas.gov; Planning and Development Review Department

- 9. Rezoning: C14-2014-0011A - Garza Ranch**
 Location: 3800 Ben Garza Lane, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA
 Owner/Applicant: Rancho Garza, Ltd. (Ron White)
 Agent: Cunningham Allen, Inc. (Jana Rice)
 Request: GR-MU-CO-NP to GR-MU-CO-NP, to change a condition of zoning
 Staff Rec.: **Recommended, with Conditions**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 10. Rezoning: C14-2014-0011B - Garza Ranch**
 Location: 3510 and 4003 Ben Garza Lane, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA
 Owner/Applicant: Rancho Garza, Ltd. (Ron White)
 Agent: Cunningham Allen, Inc. (Jana Rice)
 Request: GR-MU-CO-NP to GR-MU-CO-NP, to change a condition of zoning
 Staff Rec.: **Recommended, with Conditions**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 11. Rezoning: C14-2014-0150 - Whiddon .85**
 Location: 4102 & 4200 Manchaca Road, West Bouldin Creek Watershed, South Lamar Combined NPA (South Lamar)
 Owner/Applicant: Mitchell Whiddon
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: LO-MU & SF-3 to GR
 Staff Rec.: **Recommendation of LR-MU, with Conditions**
 Staff: Lee Heckman, 512-974-7607, lee.heckman@austintexas.gov; Planning and Development Review Department
- 12. Rezoning: C14-2014-0111 - 4500 Speedway**
 Location: 4500 Speedway, Waller Creek Watershed, North Hyde Park NCCD, Hyde Park NPA
 Owner/Applicant: Navid Hoomanrad
 Agent: Husch Blackwell, LLP (Alexandra Jashinsky)
 Request: SF-3-NCCD-NP to NO-NCCD-NP, with an Amendment to the North Hyde Park NCCD
 Staff Rec.: **Recommended with Conditions**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department

- 13. Rezoning: C14-2014-0159 - Penick Drive Rezoning**
 Location: 5600-5722 Penick Drive, Country Club East Watershed, East Riverside Corridor NPA
 Owner/Applicant: Bill Greif
 Agent: Thrower Design (Ron Thrower)
 Request: ERC; Designate ERC Regulating Plan Subdistrict of NMU
 Staff Rec.: **Recommended**
 Staff: Lee Heckman, 512-974-7607, lee.heckman@austintexas.gov; Planning and Development Review Department
- 14. Rezoning: C14-2014-0162 - Buratti .33**
 Location: 701 and 703 East 9th Street, Waller Creek Watershed, Downtown Master Plan
 Owner/Applicant: Ann Buratti-Parsons Real Estate Trust (Richard Burrati)
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: CS to CBD
 Staff Rec.: **Recommended**
 Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov; Planning and Development Review Department
- 15. Rezoning: C14-2014-0163 - Walker Brothers Venture**
 Location: 707 East 9th Street, Waller Creek Watershed, Downtown Master Plan
 Owner/Applicant: Walker Brothers Venture (Wayne Walker)
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: CS to CBD
 Staff Rec.: **Recommended**
 Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov; Planning and Development Review Department
- 16. Rezoning: C14-2014-0156 - MoPac Rezoning**
 Location: 8611-1/2 and 8627 North Mopac Expressway, Shoal Creek Watershed, Burnet Road, Anderson Lane, and the North Shoal Creek NPA
 Owner/Applicant: 8611 MoPac Investors, LP and U.S. REIF Eurus Austin, LLC
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: LO to GR
 Staff Rec.: **Recommendation of GR-CO**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department

- 17. Restrictive Covenant Amendment:** **C14-2009-0151(RCA) - Shoal Creek Walk**
 Location: 835 West 6th Street, Shoal Creek Watershed, Downtown Master Plan
 Owner/Applicant: Schlosser Development (Bradley Schlosser)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: Amendment of Public Restrictive Covenant
 Staff Rec.: **Pending**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Development Review Department
- 18. Final Plat - Resubdivision:** **C8-2014-0106.0A - Resubdivision Lot 1 Block A Airport Commerce Section 2**
 Location: 1501 Airport Commerce Drive, Carson Creek Watershed, Montopolis NPA
 Owner/Applicant: SFSV Hill Airport Commerce II LLC
 Agent: Thrower Design (Ron Thrower)
 Request: Approval of the Resubdivision of Lot 1 Block A Airport Commerce Section 2 composed of 2 lots on 19.52 acres
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov;
 Planning and Development Review Department
- 19. Final Plat with Preliminary:** **C8-2013-0118.1A - Lightsey 2**
 Location: 1805 Lightsey Road, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: AJF Partners (Annie Foss)
 Agent: PSW Real Estate (Casey Giles)
 Request: Approval of the Lightsey 2 composed of 17 lots on 4.02 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 20. Final Plat - Amended Plat:** **C8-2014-0206.0A - Penick Place Resubdivision of Lots 9-14; Amended Plat**
 Location: Penick Drive, Country Club East Watershed, Pleasant Valley NPA
 Owner/Applicant: Greif Yount Partnership (Bill Greif)
 Agent: Thrower Design (Ron Thrower)
 Request: Approval of the Penick Place Resubdivision of Lots 9-14; Amended Plat composed of 6 lots on 4.815 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 21. Final Plat - Resubdivision: C8-2014-0209.0A - IBM Subdivision**
 Location: 11400 Burnet Road, Country Club East Watershed, North Burnet NPA
 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.: **Disapproval**
 Staff: Planning and Development Review Department
- 22. Final Plat - Previously Unplatted: C8-2014-0204.0A - Hanover South Lamar Subdivision**
 Location: 809 South Lamar Boulevard, West Bouldin Creek Watershed, Zilker NPA
 Owner/Applicant: Kathy K. Binford
 Agent: Kelly Fowler
 Request: Approval of the Hanover South Lamar Subdivision composed of 1 lot on 3.616 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 23. Final Plat with Preliminary: C8-2014-0189.SH.1A - Colony Park Street Dedication**
 Location: Loyola Lane, Walnut Creek Watershed, University Hills NPA
 Owner/Applicant: City of Austin - Neighborhood Housing & Community Development/Austin Housing Finance Corp. (Sandra Harkins)
 Agent: Urban Design Group (Laura Toups)
 Request: Approval of the Colony Park Street Dedication composed of 0 lots on 8.56 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 24. Final Plat with Preliminary: C8-04-0043.07.2A.SH - Mueller Section 2C-2 Final Plat**
 Location: 3600 Manor Road, Tannehill Branch Watershed, RMMA
 Owner/Applicant: City of Austin - Economic Development Department (Pam Hefner)
 Agent: Bury & Partners, INC. (Joe Farias)
 Request: Approval of the Mueller Section 2C-2 Final Plat composed of 5 lots on 23.685 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 25. Final Plat - C8-2014-0211.0A - C.L. Angell Addition**
Resubdivision:
 Location: 6114 Langham, Country Club East Watershed, Montopolis NPA
 Owner/Applicant: Shaun Ryan
 Agent: Tom Groll Engineering (Tom Groll)
 Request: Approval of the C.L. Angell Addition composed of 3 lots on 0.23 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 26. Final Plat - C8-2014-0213.0A - Lightsey 2**
Resubdivision:
 Location: 1805 Lightsey Road, Williamson Creek Watershed, South Lamar NPA
 Owner/Applicant: Lightsey Two, L.P.
 Agent: PSW Real Estate (Casey Giles)
 Request: Approval of Lightsey 2 composed of 31 lots on a 4.02 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 27. Final Plat: C8-2014-0214.0A - Peschka Subdivision; Resubdivision of Lot 1 of the**
Resubdivision of Lots 1-4
 Location: 1405 Rabb Road, Lady Bird Lake Watershed, Zilker NPA
 Owner/Applicant: Sara Neal Eskew (Justin Poses)
 Agent: Moncada Consulting (Phil Moncada)
 Request: Approval of the Peschka Subdivision; Resubdivision of Lot 1 of the Resubdivision of Lots 1-4 composed of 3 lots on 0.567 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 28. Site Plan - SPC-2014-0345AS - Tatsu-ya Commissary Kitchen Conditional Use**
Conditional Use Permit
Permit:
 Location: 1030 Norwood Park Blvd, Bldg 3, Unit 300, Buttermilk Branch Watershed, Heritage Hills NPA
 Owner/Applicant: Ramen Tatsu-ya (Tatsu Aikawa)
 Agent: McCray & Co. (Katy Sielen)
 Request: Approval of a Conditional Use Permit to allow food preparation use in GR-CO-NP zoning.
 Staff Rec.: **Recommended**
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov; Planning and Development Review Department

29. Street Vacation: F#9245-1308
Request: Vacation of a 3,347 square foot portion of East Avenue, adjacent to 803 Lambie Street.
Recommended
Staff: Eric Hammack, 512-974-7079, Eric.Hammack@AustinTexas.gov;
Office of Real Estate Services

30. Street Vacation: F#9243-1308
Request: Vacation of a 6,722 square foot portion of East Avenue, adjacent to 805 Lambie Street.
Recommended
Staff: Eric Hammack, 512-974-7079, Eric.Hammack@AustinTexas.gov;
Office of Real Estate Services

D. NEW BUSINESS

1. New Business:
Request: Discussion and action on approving the 2015 Planning Commission schedule.

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 512-974-2104, for additional information; TTY users route through Relay Texas at 711.