



**Planning Commission  
March 10, 2015 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> 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  
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 February 24, 2015.

## C. PUBLIC HEARING

### 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).

### 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

### 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

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](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department
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](mailto:steve.hopkins@austintexas.gov) Planning and Development Review Department
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](mailto:don.perryman@austintexas.gov) Planning and Development Review Department

- 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
- 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

#### **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.

#### **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.