



**Planning Commission  
May 12, 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  
James Shieh  
Jean Stevens  
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 April 28, 2015.

## C. PUBLIC HEARING

- 1. Plan Amendment: NPA-2014-0016.03 - Morotito's Plan; District 3**  
Location: 2901 East 5th Street, Colorado River Watershed, Govalle/Johnston Terrace Combined NPA  
Owner/Applicant: Michael A. Valdez  
Agent: Lourdes Godoy  
Request: Single Family to Mixed Use land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, (512) 974-2695, [Maureen.meredith@austintexas.gov](mailto:Maureen.meredith@austintexas.gov); Planning and Zoning Department
  
- 2. Rezoning: C14-2014-0194 - Morotito's Plan; District 3**  
Location: 2901 East 5th Street, Colorado River Watershed, Govalle/Johnston Terrace Combined NPA  
Owner/Applicant: Michael A. Valdez  
Agent: Lourdes Godoy  
Request: SF-3-NP to GR-MU-NP  
Staff Rec.: **Recommendation of LO-MU-NP**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Zoning Department
  
- 3. Plan Amendment: NPA-2015-0019.01 - 919 West 29<sup>th</sup>; District 9**  
Location: 919 West 29th Street, Shoal Creek Watershed, Central Austin Combined NPA  
Owner/Applicant: Clay C. Duckworth  
Agent: Land Use Solutions (Michele Haussmann)  
Request: Single Family to Mixed Use/Office land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, [Maureen.meredith@austintexas.gov](mailto:Maureen.meredith@austintexas.gov); Planning and Zoning Department
  
- 4. Rezoning: C14-2015-0024 - Duckworth Property Holdings, LLC; District 9**  
Location: 919 West 29th Street, Shoal Creek Watershed, Central Austin Combined NPA  
Owner/Applicant: Duckworth Property Holdings, LLC (Clay C. Duckworth)  
Agent: Land Use Solutions (Michele Haussmann)  
Request: SF-3-CO-NP to GO-MU-CO-NP  
Staff Rec.: **Recommended**  
Staff: Tori Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov); Planning and Zoning Department

5. **Rezoning:** **C14-2015-0044 – James; District 9**  
 Location: 1411 West 6th Street, Lady Bird Lake Watershed, Old West Austin NPA  
 Owner/Applicant: Jay. W. Barnes, III  
 Agent: Hunter Ellis  
 Request: LO-NP to LR-MU-CO-NP, as amended  
 Staff Rec.: **Recommendation of LR-MU-CO-NP**  
 Staff: Tori Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov);  
 Planning and Zoning Department
6. **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](mailto:heather.chaffin@austintexas.gov);  
 Planning and Zoning Department
7. **Rezoning:** **C14-2015-0039 - 4100 Banister; District 5**  
 Location: 4006 & 4100 Banister Lane, West Bouldin Creek Watershed, South Lamar Combined (South Lamar) NPA  
 Owner/Applicant: Gossett Jones Homes Inc. (Matt Jones)  
 Agent: Gossett Jones Homes Inc. (Peter Pevoto)  
 Request: SF-3 to MF-3  
 Staff Rec.: **Recommendation of MF-3-CO**  
 Staff: Tori Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov);  
 Planning and Zoning Department
8. **Rezoning:** **C14-2015-0015 - Sunset Trail Residences; District 5**  
 Location: 4704, 4706, 4800 and 4802 Sunset Trail, Williamson Creek Watershed, South Austin Combined (Westgate) NPA  
 Owner/Applicant: Sunset Ventures, LP (Michael Young)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: SF-2-NP to MF-2-NP  
 Staff Rec.: **Recommendation of SF-6-CO-NP**  
 Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
 Planning and Zoning Department

- 9. Rezoning: C14-2015-0019 - 5306 Samuel Huston; District 1**  
 Location: 5306 Samuel Huston Avenue, Fort Branch Watershed, East MLK Combined NPA  
 Owner/Applicant: Polis Properties, LLC (Chris Peterson)  
 Agent: Civiltude, LLC (Candace Craig)  
 Request: SF-3-NP to SF-6-NP  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Zoning Department
- 10. Rezoning: C14-2014-0172 - Cottages of Lantana; District 8**  
 Location: 5610 and 5804 Wier Hills Road, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA  
 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.: **Recommended, with conditions**  
 Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Zoning Department
- 11. Restrictive Covenant Amendment: C14-85-288.36(RCA) - Cottages of Lantana; District 8**  
 Location: 5804 Wier Hills Road, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA  
 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.: **Recommended, with conditions**  
 Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Zoning Department
- 12. Final Plat - Resubdivision: C8-2015-0031.1A - EM Franklin; District 1**  
 Location: 2001 EM Franklin Avenue, Tannehill Branch Watershed, MLK NPA  
 Owner/Applicant: EM Franklin LP (Ryan Diepenbrock)  
 Agent: PSW Real Estates (Casey Giles)  
 Request: Approval of the EM Franklin composed of 17 lots on 4.64 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 13. Final Plat:** **C8-2015-0082.0A - Walton Place; District 3**  
 Location: 1123 Walton Lane, Boggy Creek Watershed, Johnston Terrace NPA  
 Owner/Applicant: Lakeside Engineers (Chritopher Ruiz)  
 Agent: Lakeside Engineers (Chrisotpher Ruiz)  
 Request: Approval of Walton Place composed of 4 lots on 0.800 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 14. Final Plat - Previously Unplatted:** **C8-2015-0084.0A - Pecan Grove; District 3**  
 Location: 1147 Shady Lane, Boggy Creek Watershed, Johnston Terrace NPA  
 Owner/Applicant: Polis Properties, LLC (Chris Peterson)  
 Agent: Civiltude, LLC (Candace Craig)  
 Request: Approval of Pecan Grove composed of 2 lots on 0.356 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 15. Final Plat - Resubdivision:** **C8-2015-0078.0A - Glenwood Addition Subdivision; District 1**  
 Location: 1301 Cedar Avenue, Boggy Creek Watershed, Chestnut NPA  
 Owner/Applicant: Guardian Custom Builders (Jeff Grier)  
 Agent: Genesis 1 Engineering (George Gonzalez)  
 Request: Approval of the Glenwood Addition Subdivision composed of 4 lots on 0.28 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 16. Final Plat - Resubdivision:** **C8-2015-0086.0A - Allandale Oaks; Resubdivision of Lot 1 Block F; District 7**  
 Location: 6101 Cary Drive, Shoal Creek Watershed, Allandale NPA  
 Owner/Applicant: Highflex Development LLC (Darrell S. David)  
 Agent: Bleyl Interests, Inc. (Kenny Watkins)  
 Request: Approval of the Allandale Oaks; Resubdivision of Lot 1 Block F composed of 2 lots on 0.366 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 17. Final Plat:** **C8-2015-0080.0A - Walnut Acres; District 1**  
 Location: 6121 FM 969 Road, Boggy Creek Watershed, MLK-183 NPA  
 Owner/Applicant: Arami Masoud/Majid Kamalipour (Arami Mohammad)  
 Agent: Jacobs Engineering (Joel Bock)  
 Request: Approval of Walnut Acres composed of 1 lot on 6.1 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 18. Final Plat - Resubdivision:** **C8-2015-0079.0A - Shadowridge Crossing Section 9-B Resubdivision of Lot 2, Block B; District 8**  
 Location: 6520 Rotan Drive, Williamson Creek Watershed-Barton Springs Zone, West Oak Hill NPA  
 Owner/Applicant: Clark & Julianna Ross  
 Agent: KBGE (Armando Potillo)  
 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: Development Services Department
- 19. Final Plat - Amended Plat:** **C8-2015-0085.0A - Met Center II Section 3; Amended Plat of the Resubdivision of Lot 4, Block D; District 2**  
 Location: 7101 Metropolis Drive, Onion Creek Watershed, Southeast NPA  
 Owner/Applicant: Thrower Design (Ron Thrower)  
 Agent: Met Center NCTEX Phase II (Howard Yancy, Genral Partners)  
 Request: Approval of the Met Center II Section 3; Amended Plat of the Resubdivision of Lot 4, Block D composed of 5 lots on 50.212 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 20. Final Plat:** **C8-2013-0081.2A.SH - Colorado Crossing IV, Section Six-A; District 2**  
 Location: Autumn Bay, Onion Creek Watershed, Southeast NPA  
 Owner/Applicant: Lennar Buffington Colo Cross (Ryan Mattox)  
 Agent: Lakeside Engineers (Christopher M. Ruiz P.E.)  
 Request: Approval of Colorado Crossing IV, Section Six-A composed of 70 lots on 14.986 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 21. Site Plan Conditional Use Permit:** **SPC-2015-0075AT - Springdale Farms; District 3**  
 Location: 739 1/2 Mansell Avenue, Boggy Creek Watershed, Govalle/ Johnston Terrace NPA  
 Owner/Applicant: Paula Foore, Springdale Farm  
 Agent: Metcalfe, Wolfe, 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](mailto:lynda.courtney@austintexas.gov); Development Services Department

**22. Site Plan - Waiver Only: SP-2014-0311C - 2312 Enfield Road; District 9**  
Location: 2312 Enfield Road, Johnson Creek Watershed, Old West Austin NPA  
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](mailto:nikki.hoelter@austintexas.gov);  
Development Services Department

**23. Briefing, Discussion and possible action:**  
Request: Presentation of Austin Water (AW) Capital Improvement Projects (CIP) located in the Drinking Water Protection Zone (DWPZ) to boards and commissions for review and recommendation for approval to include in AWs 5-year capital spending plan as required by Austin Water.  
Staff: Kristi Fenton, 512-972-0178, [Kristi.Fenton@AustinTexas.gov](mailto:Kristi.Fenton@AustinTexas.gov);  
Austin Water Utility

#### **D. NEW BUSINESS**

**1. New Business:**  
Request: Discussion and possible action on a resolution regarding Planning Commission's responsibilities and areas of influence regarding Interrelationship of CIP to zoning, subdivision, and CUP cases; current and future small area plans; transportation planning and other staff or council directed planning issues.

**2. Discussion and Possible Action:**  
Request: Discussion and possible action on a letter to new Planning Commission.

## **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 & Zoning Department, at 512-974-2104, for additional information; TTY users route through Relay Texas at 711.