



**Planning Commission
May 26, 2015 @ 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
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.
2. Approval of minutes from May 12, 2015.

C. PUBLIC HEARING

1. Briefing:

Request: Briefing on the functions of the newly created Development Services Department and Planning and Zoning Department.
Staff: Greg Guernsey, 512-974-2387; Greg.Guernsey@AustinTexas.gov; Planning and Zoning Department
Rodney Gonzales, 512-974-2313; Rodney.Gonzales@AustinTexas.gov; Development Services Department

2. Briefing:

Request: Briefing on Fiscal Year 2015-2016 Financial Forecast for Planning and Zoning Department and Development Services Department
Staff: Greg Guernsey, 512-974-2387, Greg.Guernsey@AustinTexas.gov; Planning and Zoning Department
Rodney Gonzales, 512-974-2313, Rodney.Gonzales@AustinTexas.gov; Development Services Department

3. Code Amendment (Public hearing closed): **C20-2014-012 - Accessory Dwelling Units**

Request: Consider an amendment to Title 25 of the City Code related to accessory dwelling units.
Staff: Ming Chu, 512-974-6413, ming-ru.chu@austintexas.gov; Planning and Zoning Department

4. Plan Amendment: **NPA-2015-0002.01 - Rebekah Baines Johnson (RBJ) Center; District 3**

Location: 21 Waller Street, Lady Bird Lake Watershed, East Cesar Chavez NPA
Owner/Applicant: Austin Geriatric Center, Inc. (Clarke Hendrick)
Agent: City of Austin, Planning & Zoning Department (Maureen Meredith)
Request: Multifamily to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Zoning Department

5. **Rezoning:** **C14-2015-0055 - Rebekah Baines Johnson (RBJ) Center; District 3**
 Location: 21 Waller Street, Lady Bird Lake Watershed, East Cesar Chavez NPA
 Owner/Applicant: Austin Geriatric Center, Inc. (Clarke Hendrick)
 Agent: Capital Property Management (Dave Stauch)
 Request: CS-MU-CO-NP to CS-MU-V-CO-NP
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Zoning Department
6. **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 GR-MU-CO-NP
 Staff Rec.: **Recommendation of LR-MU-CO-NP**
 Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov;
 Planning and Zoning Department
7. **Zoning:** **C814-2014-0083 - Sunfield PUD; District 2**
 Location: 1901 Turnersville Road; Southwest corner of Turnersville Road and South Turnersville Road, Rinard Creek, Plum Creek, Onion Creek Watersheds, Sunfield MUD #2
 Owner/Applicant: A & M Option 541, LLC and 2428 Partners, LLC (Richard Mildner)
 Agent: Coats Rose (Pamela Madere)
 Request: I-RR to PUD
 Staff Rec.: **Recommended, with conditions**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
 Planning and Zoning Department
8. **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;
 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.: **Recommendation of SF-6-CO-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Zoning Department

10. Restrictive Covenant Amendment: C14-73-144(RCA) - HDJS Partners South First; District 2
Location: 6311 South 1st Street, Williamson Creek Watershed, South Congress Combined (Sweetbriar) NPA
Owner/Applicant: HDJS Partners LP (Haythem Dawlett)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: To terminate a 1973 public restrictive covenant as it applies to this property.
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Zoning Department

11. Rezoning: C14H-2014-0014 - Bluebonnet Hills Historic District; District 9
Location: Roughly bounded by Annie Street on the north, East Side Drive on the east, Leland Street on the south, and Brackenridge Street on the west, Blunn Creek Watershed, South River City NPA
Owner/Applicant: Michele Webre - Bluebonnet Hills Historic District Committee
Request: SF-3-NP and SF-3-H-NP to SF-3-HD-NP and SF-3-H-HD-NP
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov;
Planning and Zoning Department

- 12. Final Plat - Resubdivision:** **C8-2015-0101.0A - Flatiron District**
 Location: 11400 Burnet Road, Walnut Creek Watershed, North Burnet TOD
 Owner/Applicant: SL Domain LP
 Agent: Big Red Dog Engineering (Aaron Bourgeois)
 Request: Approval of the Flatiron District composed of 4 lots on 33.139 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat - Amended Plat:** **C8-2015-0099.0A - Austin Mall Amending Plat; Resubdivision of Lot 2**
 Location: 5901 Airport Blvd., Tannehill Branch Watershed, Highland NPA
 Owner/Applicant: Austin Community College District (Richard M. Rhodes)
 Agent: Bury Inc. (Craig Chonko)
 Request: Approval of the Austin Mall Amending Plat; Resubdivision of Lot 2 composed of 4 lots on 18.383 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat:** **C8-2015-0090.0A - McGuire's Subdivision No. 1; Resubdivision of Lots 6 & 7 and a Portion of Lot 5 Block 4**
 Location: Shoal Creek Watershed, Rosedale NPA
 Owner/Applicant: Robert & Olga Levin
 Agent: Hector Avila
 Request: Approval of the McGuire's Subdivision No. 1; Resubdivision of Lots 6 & 7 and a portion of Lot 5 Block 4 composed of 1 lot on 0.373 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Site Plan Conditional Use Permit:** **SPC-2014-0387C - East Side Hotel; District 3**
 Location: 1207 E Cesar Chavez Street, Lady Bird Lake, Waller Creek Watersheds, 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, 512-974-2785, rosemary.avila@austintexas.gov;
 Development Services Department

- 16. Site Plan Conditional Use Permit:** **SPC-2014-0528A - Twin Liquors Conditional Use Permit; District 3**
 Location: 1717 S Pleasant Valley Rd Unit 260, Country Club West Watershed, Pleasant Valley NPA
 Owner/Applicant: Parke Green Investments, LLC (Meyer Marcos)
 Agent: Thrower Design (Ron Thrower)
 Request: Approve a conditional use permit for liquor store expansion.
 Staff Rec.: **Recommended**
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov; Development Services Department
- 17. Site Plan Extension:** **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
- 18. Site Plan Conditional Use Permit:** **SPC-2014-0303C - Banger's Sausage House & Beer Garden; District 9**
 Location: 81 & 79 Rainey Street, Lady Bird Lake Watershed, Downtown NPA
 Owner/Applicant: Palacios Lilli T (Ben Siegel)
 Agent: Perales Engineering, LLC (Jerry Perales, P.E.)
 Request: Approve a Conditional Use Permit for a Cocktail Lounge.
 Staff Rec.: **Recommended**
 Staff: Donna Galati, 512-974-2733, donna.galati@austintexas.gov; Development Services Department

19. 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.: **Pulled, no action required**
Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov;
Development Services Department

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

D. NEW BUSINESS

1. New Business: **Code Amendment - Initiate a Code Amendment - East Riverside Corridor Drive-Through**
Request: Initiate an amendment to Title 25 of the City Code to amend the East Riverside Corridor Regulating Plan to add an address to the list of existing drive-throughs.
Recommended
Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov;
Planning and Zoning Department

2. 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.

3. New Business:
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.