



Planning Commission
June 23, 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 June 9, 2015.

C. PUBLIC HEARING

- 1. Plan Amendment: NPA-2015-0027.01 - Parandian NPA; District 10**
Location: 1506 West 34th Street, Shoal Creek Watershed, Central West Austin
Combined NPA
Owner/Applicant: Farshid and Jennifer Paradian
Agent: Jennifer Paradian
Request: Single Family to Neighborhood Mixed Use
Staff Rec.: **Recommendation of Mixed Use/Office**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov;
Planning and Zoning Department
- 2. Rezoning: C14-2015-0023 - Parandian Rezoning; District 10**
Location: 1506 West 34th Street, Shoal Creek Watershed, Central West Austin
Combined NPA
Owner/Applicant: Jennifer Paradian
Agent: Jennifer Paradian
Request: SF-3-NP to LO-MU-NP
Staff Rec.: **Recommended**
Staff: Tori Haase, 512-974-7691, Tori.Haase@austintexas.gov;
Planning and Zoning Department
- 3. Plan Amendment: NPA-2015-0016.01 - Shady Lane Mixed Use; District 3**
Location: 500 Shady Lane, Boggy Creek Watershed, Govalle/Johnston Terrace
Combined NPA
Owner/Applicant: 600 Shady Lane, Ltd. (Jimmy J. Nassour)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Industry to Mixed Use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov;
Planning and Zoning Department
- 4. Rezoning: C14-2015-0043 - Shady Lane Mixed Use; District 3**
Location: 500 Shady Lane, Boggy Creek Watershed, Govalle/Johnston Terrace
Combined NPA
Owner/Applicant: 600 Shady Lane, Ltd. (Jimmy J. Nassour)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: LI-CO-NP to CS-MU-V-NP
Staff Rec.: **Recommendation of CS-MU-V-CO-NP**
Staff: Heather Chaffin, 512-974-2122, Heather.Chaffin@austintexas.gov;
Planning and Zoning Department

5. **Code Amendment:** **C20-2014-028 - Parkland Dedication**
 Request: Consider an amendment to Title 25 of the City Code related to parkland dedication fees and requirements.
Recommended
 Staff: Ricardo Soliz, 512-974-9452, ricardo.soliz@austintexas.gov;
 Parks and Recreation 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;
 Planning and Zoning Department
7. **Rezoning:** **C14H-2015-0006 - Lightsey-Russell House; District 5**
 Location: 1805 Lightsey Road, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: Historic Landmark Commission - applicant; Lightsey Two, LP, owner
 Request: SF-3 to SF-3-H
 Staff Rec.: **No Recommendation**
 Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov;
 Planning and Zoning Department
8. **Rezoning:** **C14-2015-0001 - Marlo Heights Rezoning; District 1**
 Location: 4905, 5001, and 5003 Pecan Springs Road, Fort Branch Creek Watershed, East MLK Combined NPA
 Owner/Applicant: Christopher Chollet and Carianne Shulte, Luke and Peni Ellis, Stephen Reynolds
 Agent: Garrett-Ihnen Civil Engineers (Steve Ihnen)
 Request: SF-3-NP to MF-2-NP
 Staff Rec.: **Staff recommendation for Tract 1: MF-2-CO-NP and Tract 2: SF-6-CO-NP**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@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; Planning and Zoning Department
- 10. Rezoning: C14-2015-0054 - 901 East; District 3**
 Location: 901 and 917 East 6th Street, Waller Creek Watershed, East Cesar Chavez NPA
 Owner/Applicant: Osten Hall, LLC (Richard Kooris)
 Agent: Land Use Solutions (Michele Haussmann)
 Request: TOD-NP to TOD-CURE-NP
 Staff Rec.: **Recommendation of TOD-CURE-CO-NP**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Zoning Department
- 11. Rezoning: C14H-2015-0007 - Clyde and Henrietta Littlefield House; District 9**
 Location: 903 Shoal Cliff Court, Waller Creek Watershed, Central Austin Combined (West University) NPA
 Owner/Applicant: Historic Landmark Commission - applicant; 903 Shoal Cliff Court, LLC, Presidium Group, owners
 Request: MF-4-CO-NP to MF-4-H-CO-NP
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov; Planning and Zoning Department
- 12. Zoning: C814-2012-0152 - Pilot Knob Planned Unit Development; District 2**
 Location: East and southeast of the intersection of William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highway 183 and FM 1625, Cottonmouth Creek, North Fork Dry Creek, South Fork Dry Creek Watersheds, Pilot Knob MUD No. 1-5
 Owner/Applicant: Carma Easton, Inc. (Logan Kimble)
 Agent: Armbrust & Brown, L.L.P. (Lynn Ann Carley)
 Request: I-RR; I-SF-4A to PUD
 Staff Rec.: **Pending; Postponement request by the Staff to July 28, 2015**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department

- 13. Preliminary Plan: C8-2014-0115 - Richardson Lane Subdivision; District 3**
 Location: 749 Montopolis Road, Country Club East Watershed, Montopolis NPA
 Owner/Applicant: Stafford Development LLC (Joe Stafford)
 Agent: Powers Engineering Group, Inc. (Forrest Powers)
 Request: Approve a preliminary subdivision plan of 12 lots on 1.204 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
 Development Services Department
- 14. Resubdivision: C8-2014-0181.0A - Medlock Resubdivision; District 3**
 Location: 813 South Center Street, West Bouldin Creek Watershed, Galindo NPA
 Owner/Applicant: Ken Blaker
 Agent: Texas Engineering Solutions (James Hagen)
 Request: Approve a resubdivision of 1 lot into 2 lots for residential use on 0.449 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov;
 Development Services Department
- 15. Resubdivision: C8-2014-0211.0A - Langham Place, Resubdivision of Lot 48, Block C, C.L Angell Addition; District 3**
 Location: 6114 Langham Street, Country Club East Watershed, Montopolis NPA
 Owner/Applicant: Cantegra Investments LLC (Shaun Ryan)
 Agent: Tom Groll Engineering (Tom Groll)
 Request: Approval of the Langham Place, Resubdivision of Lot 48, Block C, C.L. Angell Addition composed of three lots on 0.23 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov;
 Development Services Department
- 16. Final Plat with Replat: C8-2015-0127 - Kennelwood Subdivision; District 10**
 Location: 3805 Kennelwood Road, Lake Austin Watershed, West Austin Neighborhood Group NPA
 Owner/Applicant: Graves Dougherty Hearon & Moody (Peter J. Cesaro)
 Agent: Bury, Inc. (Travis Flake)
 Request: Approval of the Kennelwood Subdivision composed of 2 lots on 0.870 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 17. Final Plat - Previously Unplatted:** **C8-2015-0131.0A - St. Stephen's Square Phase Two; District 1**
 Location: 4905 Pecan Springs Road, Little Walnut Creek Watershed, MLK NPA
 Owner/Applicant: Carianne Shulte; Christopher R. Chollet; Luke & Peni Ellis
 Agent: Garrett-Ihnen Civil Engineers (Norma Divine)
 Request: Approval of St. Stephen's Square Phase Two composed of 1 lot on 3.43 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 18. Final Plat - Resubdivision:** **C8-2015-0116.0A - Ragsdale Resubdivision; District 10**
 Location: 1407 West 40th Street, Shoal Creek Watershed, Rosedale NPA
 Owner/Applicant: Mac Ragsdale
 Agent: Land Answers Inc (Jim Wittliff)
 Request: Approval of the Ragsdale Resubdivision composed of 2 lots on 0.2516 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 19. Final Plat with Replat:** **C8-2015-0120.0A - Highlands of University Hills Section 2; Replat; District 1**
 Location: Friendswood Drive, Little Walnut Creek Watershed, Windsor Park NPA
 Owner/Applicant: Trimel Opportunities (Mark Rose)
 Agent: Catalyst Engineering Group (Timothy J. Moltz, P.E.)
 Request: Approval of the Highlands of University Hills Section 2; Replat composed of 50 lots on 10.85 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 20. Final Plat - Resubdivision:** **C8-2015-0123.0A - Hargrave Place (Withdraw/Resubmittal of C8-2014-0104.0A); District 1**
 Location: Hargrave Street, Boggy Creek Watershed, Rosewood NPA
 Owner/Applicant: 12th & Hargrave Interests, LLC
 Agent: Texas Engineering Solutions (James Hagen)
 Request: Approval of Hargrave Place (Withdraw/Resubmittal of C8-2014-0104.0A) composed of 1 lot on 5.36 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 21. Site Plan Conditional Use Permit:** **SPC-2014-0220A – Megabus; District 1**
 Location: 1500 San Jacinto Boulevard, Waller Creek Watershed, Downtown NPA
 Owner/Applicant: Megabus Southwest (Rich Funke)
 Agent: Land Use Solutions (Michele Hausmann)
 Request: Approval of a conditional use permit for a Transportation Terminal use
 Staff Rec.: **Not Recommended**
 Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov;
 Development Services Department
- 22. Site Plan - Waivers:** **SPC-2015-0112A - Block 188; District 1**
 Location: 202 Nueces Street, Lady Bird Lake Watershed, Downtown NPA
 Owner/Applicant: City of Austin, Economic Development Department (Fred Evins)
 Agent: Jones & Carter (Jim Schissler P.E.)
 Request: 1. Request a waiver to allow a building to exceed the maximum permitted setback of 10 feet within the CBD and DMU districts [LDC Sec. 25-2-594].
 2. Request a waiver to allow a building to encroach into a required building envelope which is delineated by a 70 degree angle starting at a line 45 feet above the property boundary line nearest Shoal Creek, with the base of the angle being a horizontal plane extending from the line parallel to and away from the surface of Shoal Creek [LDC Sec. 25-2-738(E)].
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov;
 Development Services Department
- 23. Site Plan Conditional Use Permit:** **SPC-2014-0395C - Austin Concrete; District 8**
 Location: 8649 Old Bee Caves Road, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA (West Oak Hill)
 Owner/Applicant: Position & Hold Investments, LLC (Mark Whaling)
 Agent: Thompson Land Engineering (Odalys Johnson)
 Request: Approval of a conditional use permit for construction sales and service in W/LO zoning.
 Staff Rec.: **Recommended**
 Staff: Donna Galati, 512-974-2733, donnal.galati@austintexas.gov;
 Development Services Department

24. Site Plan Extension: **SP-2011-0185C(XT2) - Promiseland Church; District 8**

Location: 8901 West State Highway 71, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined NPA (West Oak Hill)

Owner/Applicant: Promiseland West Church

Agent: Metcalfe Wolff, Stuart & Williams, LLP (Michele Rogerson Lynch)

Request: Approval of a five-year extension request for a previously-approved site plan.

Staff Rec.: **Recommended**

Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
Development Services Department

25. Briefing, Discussion and Possible Action:

Request: Briefing, discussion and possible action on a recommendation to City Council on the Cemetery Master Plan.

Staff: Kim McKnight, 512-974-9478, Kim.McKnight@AustinTexas.gov;
Parks and Recreation Department

D. NEW BUSINESS

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.