



**Planning Commission
July 14, 2015 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

Fayez Kazi
Tom Nuckols
Stephen Oliver
James Schissler
Patricia Seeger
James Shieh
Jean Stevens

Jeffrey Thompson
Jose Vela III
Trinity White
Michael Wilson
Nuria Zaragoza
Howard Lazarus – Ex-Officio

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 23, 2015.

C. PUBLIC HEARING

- 1. Plan Amendment:** **NPA-2015-0005.01 - Montopolis Alcalá Family; District 3**
Location: 1318 Montopolis Drive, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: Johnny Hyde
Agent: Michael Jo Newman
Request: Commercial to Single Family
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov;
Planning and Zoning Department

- 2. Rezoning:** **C14-2015-0058 - Montopolis Alcalá Family; District 3**
Location: 1318 Montopolis Drive; 1306 Vargas Road, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: Johnny Hyde
Agent: Michael Jo Newman
Request: CS-NP; GR-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Zoning Department

- 3. Plan Amendment:** **NPA-2015-0007.01 - 8130 North Lamar; District 4**
Location: 8130 North Lamar Boulevard, Little Walnut Creek Watershed, North Austin Civic Association NPA
Owner/Applicant: 8130 North Lamar, LLC (Paul Terrill)
Agent: Holt Planners (David Holt)
Request: Commercial to Mixed Use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov;
Planning and Zoning Department

- 4. Rezoning:** **C14-2015-0059 - 8130 North Lamar; District 4**
Location: 8130 North Lamar Boulevard, Little Walnut Creek Watershed, North Austin Civic Association NPA
Owner/Applicant: 8130 North Lamar, LLC (Paul Terrill)
Agent: Holt Planners (David Holt)
Request: CS-NP to CS-MU-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
Planning and Zoning Department

5. **Plan Amendment:** **NPA-2015-0026.01 - Georgian Retail; District 4**
 Location: 9310 Georgian Drive, Little Walnut Creek Watershed, North Lamar NPA
 Owner/Applicant: Amir Hossein Batoeinng
 Agent: Lenworth Consulting, LLC (Nash Gonzales)
 Request: Neighborhood Mixed Use to Mixed Use
 Staff Rec.: **Not recommended. Withdrawn by applicant on July 1, 2015.**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov;
 Planning and Zoning Department
6. **Rezoning:** **C14-2015-0022 - Georgian Retail; District 4**
 Location: 9310 Georgian Drive, Little Walnut Creek Watershed, North Lamar NPA
 Owner/Applicant: Amir Hossein Batoeinng
 Agent: Lenworth Consulting, LLC (Nash Gonzales)
 Request: LR-MU-CO-NP to GR-MU-NP
 Staff Rec.: **Not recommended. Withdrawn by applicant on July 1, 2015.**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
 Planning and Zoning Department
7. **Rezoning:** **C14-2015-0070 - 8504 W US 290 HWY; District 8**
 Location: 8504 West US 290 Highway, Williamson Creek Watershed-Barton Springs
 Zone, Oak Hill Combined (West Oak Hill) NPA
 Owner/Applicant: Gerald Powell
 Agent: Gerald Powell
 Request: RR-NP to LR-MU-NP
 Staff Rec.: **Recommended**
 Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov;
 Planning and Zoning Department
8. **Rezoning:** **C14-2015-0063 - Capella Storage; District 2**
 Location: 2525 South IH-35 Service Road Northbound, Country Club Watershed, East
 Riverside/Oltorf Combined (Parker Lane) NPA
 Owner/Applicant: Mohan Patel/Super Success
 Agent: Don Pool
 Request: GR-NP to CS-NP
 Staff Rec.: **Recommendation of CS-CO-NP**
 Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov;
 Planning and Zoning Department

- 9. Final Plat - Resubdivision: C8-2015-0018.0A - Lincoln Place; District 3**
 Location: 2308 Coronado Street, Boggy Creek Watershed, Central East Austin NPA
 Owner/Applicant: Caledonia Properties (Seonaid & Jeff MacDonald)
 Agent: Austin Civil Engineering, Inc. (Shauna Martinich)
 Request: Approval of Lincoln Place composed of 1 lot on 0.28 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov;
 Development Services Department
- 10. Final Plat - Resubdivision: C8-2015-0045.0A - RREEF Domain Lot E Subdivision; District 7**
 Location: 2900 Palm Way, Walnut Creek Watershed, North Burnet TOD
 Owner/Applicant: RREEF Domain, LP (Chad Marsh)
 Agent: Bury-Aus, Inc. (Allison Lehman)
 Request: Approval of the RREEF Domain Lot E Subdivision composed of 2 lots on 70.982 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov;
 Development Services Department
- 11. Preliminary Plan: C8-2014-0115 - Richardson Lane Subdivision; District 3**
 Location: 737 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
- 12. Final Plat - Amended Plat: C8-2015-0140.0A - Amended Plat of Lot 38A-1 & Lot 39A-1A Enfield D; Amended Plat; District 9**
 Location: 1501 Rainbow Bend, Shoal Creek Watershed, Old Enfield NPA
 Owner/Applicant: Martin Dies
 Agent: Hector Avila
 Request: Approval of the Amended Plat of Lot 38A-1 & Lot 39A-1A Enfield D; Amended Plat composed of 1 lot on 0.659 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 13. Final Plat - Resubdivision: C8-2015-0137.0A - Grange Commons; District 3**
 Location: 732 Springdale Road, Boggy Creek Watershed, Govalle NPA
 Owner/Applicant: Jesse Herrera
 Agent: Cormier Architecture (James Cormier)
 Request: Approval of Grange Commons composed of 3 lots on 0.659 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat - Amended Plat: C8-2015-0136.0A - Park Place at Riverside; District 3**
 Location: East Riverside Drive, Carson Creek Watershed, East Riverside Corridor NPA
 Owner/Applicant: Standard Pacific Homes of Texas, Inc & Vargas Properties I, Ltd (Marvin Chernosky)
 Agent: Big Red Dog Engineering (Marisa Lucero)
 Request: Approval of Park Place at Riverside composed of 123 lots on 29.81 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat - Resubdivision: C8-2015-0135.0A - Redeemer Presbyterian Subdivision; Resubdivision of Lot 3; District 1**
 Location: 2111 Alexander Avenue, Boggy Creek Watershed, Rosewood NPA
 Owner/Applicant: Redeemer Presbyterian Church (George Dupere)
 Agent: Cityline Companies (Frank Gordon)
 Request: Approval of the Redeemer Presbyterian Subdivision; Resubdivision of Lot 3 composed of 6 lots on 7.3720 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 16. Final Plat - Resubdivision: C8-2015-0138.0A - Ecks Heights Subdivision Plot 1 Block C Amended Plat; Resubdivision; District 10**
 Location: 710 Augusta Avenue, Lady Bird Lake Watershed, Old West Austin NPA
 Owner/Applicant: Land Answers, Inc. (Jim Wiffliff)
 Agent: Christopher Roberts
 Request: Approval of the Ecks Heights Subdivision Plot 1 Block C Amended Plat; Resubdivision composed of 2 lots on 0.1981 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 17. Final Plat - Resubdivision: C8-2015-0145.0A - Freeport Tech South Replat; District 2**
 Location: 6001-1/2 Burluson Road, Carson Creek/Onion Creek Watersheds, McKinney NPA
 Owner/Applicant: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Agent: Burluson RD-HP LP (Richard Anderson)
 Request: Approval of the Freeport Tech South Replat composed of 7 lots on 33.354 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 18. Final Plat - Amended Plat: C8-2015-0142.0A - Bello Vista, Amended Plat of Lots 36 and 37 Block A; District 10**
 Location: 2521 El Greco Cove, Taylor Slough South Watershed, West Austin Neighborhood Group NPA
 Owner/Applicant: James Armstron
 Agent: Armbrust & Brown, L.L.P. (Amanda Morrow)
 Request: Approval of Bello Vista, Amended Plat of Lots 36 and 37 Block A composed of 2 lots on 0.782 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 19. Site Plan - Environmental Variances only: SP-2014-0459C.SH - Live Oak Trails (SMART Housing); District 8**
 Location: 8500 West SH 71, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA
 Owner/Applicant: FC SW Housing LC (Walter Moreau)
 Agent: Doucet & Assoc. (Ted McConaghy)
 Request: To approve Environmental Variances to exceed cut and fill, LDC 25-8-341 and 25-8-342
 Staff Rec.: **Recommended**
 Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov;
 Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov;
 Development Services Department

20. Site Plan Conditional Use Permit:
Location: 6301 Woodrow Avenue, Shoal Creek Watershed, Brentwood/Highland Combined NPA
Owner/Applicant: Austin Classical School
Agent: James Shackelford
Request: Approval of a Conditional Use Permit for a private primary school with 99 students
Staff Rec.: **Meets all administrative code requirements**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
Development Services Department

21. Right-of-Way Encroachment:
Request: Aerial Encroachment of the East 7th Street right-of-way and the San Marcos Street right-of-way by balconies and roof overhangs.
Staff Rec.: **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 electing Planning Commission Officers.

2. New Business:
Request: **District 1**
Discussion and possible action to rescind action taken on June 23, 2015, regarding case # C14-86-103(RCT) – Greater Mount Zion Baptist Church, located at 1801 Pennsylvania Avenue. Request made by Commissioners Stephen Oliver and Nuria Zaragoza to place on next agenda to rescind and reconsider action taken on this case.

3. New Business: District 1
Request: Discussion and possible initiation of rezoning for properties located at 1800 and 1801 Pennsylvania Avenue. Request made by Commissioners Jean Stevens and Nuria Zaragosa.

4. New Business: District 1
Request: Discussion and possible initiation of a neighborhood plan amendment for properties located at 1800 and 1801 Pennsylvania Avenue; Request made by Staff.

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.