



**Planning Commission
July 28, 2015 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

Fayez Kazi – Vice-Chair
Tom Nuckols
Stephen Oliver – Chair
James Schissler – Parliamentarian
Patricia Seeger
James Shieh
Jean Stevens – Secretary

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 July 14, 2015.

C. PUBLIC HEARING

- 1. Discussion and Possible Action to Rescind Action taken on a Restrictive Covenant Termination case:** **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: 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.

Staff: Heather Chaffin, 512-974-2122, Heather.Chaffin@austintexas.gov; Planning and Zoning Department

- 2. 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

- 3. 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: Sneed, Vine & Perry, P.C. (Robert Kleeman)

Request: Single Family to Neighborhood Mixed Use

Staff Rec.: **Recommendation of Mixed Use/Office; Postponement request to September 8, 2015 by applicant.**

Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Zoning Department

4. **Rezoning:** **C14-2015-0023 - Parandian Rezoning; District 10**
 Location: 1506 West 34th Street, Shoal Creek Watershed, Central West Austin Combined NPA
 Owner/Applicant: Farshid and Jennifer Paradian
 Agent: Sneed, Vine & Perry, P.C. (Robert Kleeman)
 Request: SF-3-NP to LO-MU-NP
 Staff Rec.: **Recommended; Postponement request to September 8, 2015 by applicant.**
 Staff: Tori Haase, 512-974-7691, Tori.Haase@austintexas.gov; Planning and Zoning Department
5. **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
6. **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
7. **Rezoning:** **C14H-2015-0053 - Harrell-Perkins House; District 9**
 Location: 113 W. 33rd Street, Waller Creek Watershed, North University NPA
 Owner/Applicant: Abby and Brandon Tucker
 Request: SF-3-NP to SF-3-H-NP
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov; Planning and Zoning Department

- 8. Restrictive Covenant Amendment:** **C14-04-0004.002(RCA) - Midtown Commons; District 7**
- Location: 7010-7020, 7200 Easy Wind Drive; 810 W St. Johns Avenue, Waller Creek Watershed, Crestview NPA
- Owner/Applicant: Midtown Commons Office Center, LLC, Midtown Commons I Apartment Community, LLC, Midtown Commons II Apartment Community (Greg Merage)
- Agent: Kane Russell Coleman & Logan PC (Raymond J. Kane)
- Request: To terminate a 2004 public restrictive covenant as it applies to this property.
- Staff Rec.: **Recommended**
- Staff: Tori Haase, 512-974-7691, Tori.Haase@austintexas.gov; Planning and Zoning Department
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- 9. 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 Watershed, Pilot Knob MUD No. 1-5 NPA
- 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 August 25, 2015**
- Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department
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- 10. 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; Postponement request by Neighborhood to August 25, 2015**
- Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Zoning Department

- 11. Rezoning: C14-2015-0050 - Sunrise Pharmacy; District 4**
 Location: 7104, 7106, and 7108 Bennett Avenue, Buttermilk Creek Watershed, St. John / Coronado Hills Combined NPA
 Owner/Applicant: 11800 Metric Inc. (Abdul Patel)
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: SF-3-NP to LR-CO-MU-NP
 Staff Rec.: **Not Recommended; Postponement request by Staff to August 11, 2015**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Zoning Department
- 12. Rezoning: C14-2015-0063 - Capella Storage; District 3**
 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
- 13. Site Plan - Waiver Only: SP-2014-0281C - 1713 Bluebonnet; District 5**
 Location: 1713 Bluebonnet Lane, West Bouldin Creek Watershed, Zilker NPA
 Owner/Applicant: 1713 BB, LLC (Dan Foster)
 Agent: KBGE (Chad Kimbell)
 Request: Request a waiver from a 15-foot, to an approximately 5-foot compatibility setback for a detention pond, Section 25-2-1062(B).
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 512-874-2788, christine.barton-holmes@austintexas.gov;
 Development Services Department

- 14. Total Plat Vacation:** **C8s-72-77(VAC) - Earl and Lena Podolnick Subdivision; District 5**
 Location: Elmont Drive and Pleasant Valley Road, Lady Bird Lake Watershed, East Riverside/Oltorf Combined NPA
 Owner/Applicant: 1500 SPV LLC
 Agent: Big Red Dog Engineering/Consulting
 Request: Approval of the total Vacation of the Earl and Lena Podolnick Subdivision containing one lot.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Development Services Department
- 15. Final Plat:** **C8-2015-0144.0A - East End Partners Subdivision**
 Location: 501 Cater Drive, Lady Bird Lake Watershed, Zilker NPA
 Owner/Applicant: Long Real Estate Holdings, LLC (Paul Long)
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: Approval of East End Partners Subdivision composed of 2 lots on 0.9785 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 16. Final Plat:** **C8-2015-0147.0A - Kuehne B; Outlot 7 Division C Survey**
 Location: 3304 Liberty Street, Waller Creek Watershed, North University NPA
 Owner/Applicant: Nigel A. Leifeste
 Agent: Perales Engineering (Jerry Perales)
 Request: Approval of the Kuehne B; Outlot 7 Division C Survey composed of 2 lots on 0.3152 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 17. Final Plat:** **C8-2015-0148.0A - Travis Heights; Resubdivision of Lot 1 Block 19; District 9**
 Location: 703 East Live Oak Street, Blunn Creek Watershed, South River City NPA
 Owner/Applicant: Dominic Lougi
 Agent: Hector Avila
 Request: Approval of the Travis Heights; Resubdivision of Lot 1 Block 19 composed of 2 lots on 0.355 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

18. Street Vacation: F#9514-1504
Request: Vacation of a portion of an unconstructed alley between East 4th Street and East 5th Street, immediately west of Rober T. Martinez Jr. Street.
Recommended
Staff: Eric Hammack, 512-974-7079, eric.hammack@austintexas.gov;
Office of Real Estate Services

19. Briefing and Possible Action:
Request: Briefing from City Legal on A.I.S.D representative serving on Planning Commission as an ex-officio member.

D. NEW BUSINESS

1. New Business: Greater Mt. Zion Baptist Church; District 1
Location: 1801 Pennsylvania Avenue, Lady Bird Lake Watershed, Central East Austin NPA
Request: Discussion and possible initiation of rezoning for property located at 1801 Pennsylvania Avenue. Request made by Commissioners Jean Stevens and Nuria Zaragosa.

2. New Business: Greater Mt. Zion Baptist Church; District 1
Location: 1801 Pennsylvania Avenue, Lady Bird Lake Watershed, Central East Austin NPA
Request: Discussion and possible initiation of a neighborhood plan amendment for property located at 1801 Pennsylvania Avenue. Request made by Staff.

3. New Business:
Request: Discussion and possible action on creating a working group to initiate corridor planning for Cameron Road and Rundberg Lane, between IH-35 and U.S Highway 183, as identified in Imagine Austin.

- 4. New Business:**
Request: Discussion and possible action on appointing Commissioners to the Economic and Capital Budget Joint Committee, the Small Area Planning Joint Committee, and the Joint Sustainability Committee.
- 5. New Business:**
Request: Discussion and possible action on appointing Commissioners to the following Committees of Planning Commission: Executive Committee, Committee on Comprehensive Planning, Committee on Capital Improvements Program, Committee on Codes and Ordinances, and Committee on Neighborhood Planning.
- 6. New Business:**
Request: Discussion and possible action on appointing a Planning Commission member to Downtown Commission.
- 7. New Business:**
Request: Discussion and possible action on amending the Planning Commission bylaws.
- 8. New Business:**
Request: Discussion and possible action on amending the Planning Commission Rules and Procedures.

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.