



**REGULAR MEETING  
MINUTES**

**PLANNING COMMISSION  
July 14, 2015**

**The Planning Commission convened in a regular meeting on July 14, 2015 @ 301 W.2<sup>nd</sup> Street, Austin, TX 78701**

**City Staff, Wendy Rhoades called the Commission Meeting to order at 6:00 p.m.**

**Commission Members in Attendance:**

**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: GENERAL**

No Speakers.

## **B. APPROVAL OF MINUTES**

1. Approval of minutes from June 23, 2015.

The motion to approve the minutes from June 23, 2015 was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Schissler seconded the motion on a vote of 11-0-1; Commissioner Michael Wilson abstained.

## **C. PUBLIC HEARINGS**

- 1. Plan Amendment: NPA-2015-0005.01 - Montopolis Alcala 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](mailto:maureen.meredith@austintexas.gov);  
Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation for single family was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Schissler seconded the motion on a vote of 12-0.

- 2. Rezoning: C14-2015-0058 - Montopolis Alcala 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](mailto:wendy.rhoades@austintexas.gov);  
Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation for SF-3-NP district zoning was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Schissler seconded the motion on a vote of 12-0.

- 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](mailto:maureen.meredith@austintexas.gov); Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation for mixed use was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Schissler seconded the motion on a vote of 12-0.

- 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](mailto:sherri.sirwaitis@austintexas.gov); Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation for CS-MU-NP district zoning was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Schissler seconded the motion on a vote of 12-0.

- 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](mailto:maureen.meredith@austintexas.gov); Planning and Zoning Department

This item was withdrawn by the applicant, no action was required.

- 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](mailto:sherri.sirwaitis@austintexas.gov); Planning and Zoning Department

This item was withdrawn by the applicant, no action was required.

- 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](mailto:andrew.moore@austintexas.gov); Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation for LR-MU-NP district zoning was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Schissler seconded the motion on a vote of 12-0.

- 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](mailto:andrew.moore@austintexas.gov); Planning and Zoning Department

The motion to postpone to July 28, 2015 by request of staff was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Schissler seconded the motion on a vote of 12-0.

- 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](mailto:don.perryman@austintexas.gov); Development Services Department

Public hearing closed.  
 The motion to approve staff’s recommendation for approval of Lincoln Place was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Schissler seconded the motion on a vote of 12-0.

- 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](mailto:don.perryman@austintexas.gov); Development Services Department

Public hearing closed.  
 The motion to approve staff’s recommendation for approval of RREEF Domain Lot E Subdivision was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Schissler seconded the motion on a vote of 12-0.

- 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](mailto:sylvia.limon@austintexas.gov); Development Services Department

Public hearing closed.  
 The motion to approve staff’s recommendation for approval of Richardson Lane Subdivision was approved by Commissioner Fayez Kazi, Commissioner James Schissler seconded the motion on a vote of 12-0.

- 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 Burleson Road, Carson Creek/Onion Creek Watersheds, McKinney NPA  
 Owner/Applicant: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
 Agent: Burleson 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 Armstrong  
 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

Items #12-18;

Public hearing closed.

The motion to disapprove Items #12-18 was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Schissler seconded the motion on a vote of 12-0.

**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](mailto:lynda.courtney@austintexas.gov);  
Mike McDougal, 512-974-6380, [mike.mcdougal@austintexas.gov](mailto:mike.mcdougal@austintexas.gov);  
Development Services Department

Public hearing closed.

The motion to approve staff's recommendation to approve Live Oak Trails (SMART Housing) was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Schissler seconded the motion on a vote of 11-0-1; Commissioner Fayez Kazi recused from this item.

**20. Site Plan Conditional Use Permit: SPC-2015-0111A - Austin Classical School; District 7**

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](mailto:christine.barton-holmes@austintexas.gov);  
Development Services Department

The motion to postpone to August 11, 2015 by request of the Planning Commission was approved by Commissioner Jean Stevens, Commissioner Nuria Zaragoza seconded the motion on a vote of 12-0.



- 21. Right-of-Way Encroachment:** **F#9478-1501; District 1**  
Request: Aerial Encroachment of the East 7<sup>th</sup> 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](mailto:Eric.Hammack@AustinTexas.gov);  
Office of Real Estate Services

Public hearing closed.

The motion to approve staff's recommendation for right-of-way encroachment at East 7<sup>th</sup> Street and San Marcos Street was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Schissler seconded the motion on a vote of 12-0.

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

- 1. New Business:**  
Request: Discussion and Action on electing Planning Commission Officers.

Chair – Stephen Oliver (12-0)  
Vice – Chair Faye Kazi (12-0)  
Secretary – Jean Stevens (12-0)  
Parliamentarian – James Schissler (12-0)

- 2. New Business:** **District 1**  
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. Request made by Commissioners Stephen Oliver and Nuria Zaragoza to place on next agenda to rescind and reconsider action taken on this case.

Public hearing closed.

The motion to place on next agenda to rescind and reconsider action taken on this case was approved on the consent agenda by Commissioner Jean Stevens, Commissioner James Schissler seconded the motion on a vote of 12-0.

- 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.

Request made by applicant to postpone to July 28, 2015.

Motion 1: Motion made to discuss this item this evening was made by Commissioner Nuria Zaragoza, Commissioner Fayez Kazi seconded the motion on a vote of 9-2-1; Commissioners Jose Vela and Michael Wilson voted against the motion;

Motion 2: Motion made to initiate rezoning was made by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion. Motion was withdrawn.

Motion 3: Motion made to postpone to July 28, 2015 and post for 1801 Pennsylvania Avenue only was made by Commissioner Tom Nuckols, Commissioner Nuria Zaragoza seconded the motion on a vote of 12-0.

- 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.

Request made by applicant to postpone to July 28, 2015.

Motion 1: Motion made to discuss this item this evening was made by Commissioner Nuria Zaragoza, Commissioner Fayez Kazi seconded the motion on a vote of 9-2-1; Commissioners Jose Vela and Michael Wilson voted against the motion;

Motion 2: Motion made to initiate rezoning was made by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion. Motion was withdrawn.

Motion 3: Motion made to postpone to July 28, 2015 and post for 1801 Pennsylvania Avenue only was made by Commissioner Tom Nuckols, Commissioner Nuria Zaragoza seconded the motion on a vote of 12-0.

## **E. SUBCOMMITTEE REPORTS**

Committee will be discussed on next agenda

Post briefing from legal on AISD Representative

Post on next agenda – 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.

APA Workshop – July 29, 2015

## **F. ADJOURN**

**Chair Stephen Oliver adjourned the meeting without objection at 8:30 P.M.**