



Planning Commission
August 11, 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

1 Vacancy

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 28, 2015.

C. PUBLIC HEARING

- 1. Plan Amendment:** **NPA-2015-0017.01 - Korean United Presbyterian Church FLUM Amendment; District 10**
Location: 2000 Justin Lane, Shoal Creek Watershed, Crestview/Wooten Combined NPA
Owner/Applicant: Korean United Presbyterian Church (Roy. M. Kim)
Agent: Thrower Design (Ron Thrower)
Request: Civic to Multifamily
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Zoning Department

- 2. Rezoning:** **C14-2015-0025 - Korean United Presbyterian Church Re-Zoning; District 10**
Location: 2000 Justin Lane, Shoal Creek Watershed, Crestview/Wooten Combined NPA
Owner/Applicant: Korean United Presbyterian Church (Roy. M. Kim)
Agent: Thrower Design (Ron Thrower)
Request: SF-3-NP to MF-3-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.: **Pending**
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.: **Pending**
 Staff: Heather Chaffin, 512-974-2122, Heather.Chaffin@austintexas.gov; Planning and Zoning Department
5. **Plan Amendment:** **NPA-2015-0029.01 - Sunrise Pharmacy; District 4**
 Location: 7104, 7106, & 7108 Bennett Ave., Buttermilk Creek Watershed, St. John / Coronado Hills Combined NPA
 Owner/Applicant: 11800 Metric, Inc. (Abul Patel)
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: Single Family to Neighborhood Mixed Use
 Staff Rec.: **Not recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Zoning Department
6. **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**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Zoning Department
7. **Restrictive Covenant Termination:** **C14-79-171(RCT) - 501 E 53rd Street; District 9**
 Location: 501 East 53rd Street, Waller Creek Watershed, North Loop NPA
 Owner/Applicant: Janet & Edward Belz
 Agent: Land Use Solutions, LLC (Michele Haussmann)
 Request: To terminate a Restrictive Covenant
 Staff Rec.: **Recommended**
 Staff: Tori Haase, 512-974-7691, Tori.Haase@austintexas.gov; Planning and Zoning Department

- 8. Rezoning: C14-2015-0081 - Rezone 2513; District 1**
 Location: 2513 East 10th Street, Boggy Creek Watershed, Central East Austin NPA
 Owner/Applicant: Guido and Lito Porto
 Agent: Guido Porto
 Request: LI-CO-NP to NO-MU-CO-NP
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
 Planning and Zoning Department
- 9. Rezoning: C14-2015-0065 - New Central Library; District 9**
 Location: 710 W Cesar Chavez Street, Shoal Creek Watershed, Downtown Austin Plan NPA
 Owner/Applicant: City of Austin
 Agent: City of Austin (Mashell Smith - Real Estate Services)
 Request: P to CBD
 Staff Rec.: **Recommended**
 Staff: Tori Haase, 512-974-7692, Tori.Haase@austintexas.gov;
 Planning and Zoning Department
- 10. Resubdivision with variance: C8-2014-0190.0A - Pemberton Heights; District 9**
 Location: 2410 Pemberton Parkway, Shoal Creek Watershed, Windsor Road NPA
 Owner/Applicant: Hollow Creek LLC (Michel Issa)
 Agent: Nobel S&E Works (Ryan Irion)
 Request: Approval of a Resubdivision of Lot 8 Pemberton Heights, Section 12 and a portion of Lot 1, Block 18, of First Section of Pemberton Heights; and a variance to LDC 25-4-171(a).
 Staff Rec.: **Recommended**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov;
 Development Services Department
- 11. Resubdivision: C8-2014-0142.0A - Resubdivision of Lot 23A of the Resubdivision of Lot 23 Block 1, Pleasant Hill Addition; District 3**
 Location: 5501 Blue Bird Lane, Williamson Creek Watershed, West Congress NPA
 Owner/Applicant: Grayland LLC (Lisa Gray)
 Agent: Grayland LLC (Lisa Gray)
 Request: Approval of the Resubdivision of Lot 23A of the Resubdivision of Lot 23 Block 1, Pleasant Hill Addition composed of 3 lots on 0.400 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov;
 Development Services Department

- 12. Preliminary Plan:** **C8-2015-0155 - Grove at Shoal Creek; District 10**
 Location: 4205 Bull Creek Road, Shoal Creek Watershed, Rosedale NPA
 Owner/Applicant: Steve Walkup
 Agent: Brown & Gay Engineers (Brian Williams)
 Request: Approval of Grove at Shoal Creek Subdivision composed of 4 lots on 75.75 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat:** **C8-2015-0163.0A - Pecan Grove II; District 3**
 Location: 1147 Shady Ln, Boggy Creek Watershed, Johnston Terrace NPA
 Owner/Applicant: Polis Properties LLC (Chris Peterson)
 Agent: Fayezi Kazi
 Request: Approval of Pecan Grove II composed of 2 lots on 0.365 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat - Replat:** **C8-2015-0165.0A - 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 Moltz)
 Request: Approval of Highlands of University Hills Section 2; Replat composed of 50 lots on 10.85 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat - Resubdivision:** **C8-2015-0153.0A - Austin Mall Lot 4. Resubdivision; District 4**
 Location: 5901 Airport Boulevard, Tannehill Branch, Waller Creek Watershed, Highland NPA
 Owner/Applicant: Austin Community College District (Dr. Richard Rhodes)
 Agent: Bury, Inc. (Craig Chonko)
 Request: Approval of Austin Mall Lot 4, Resubdivision composed of 4 lots on 17.3 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 16. Final Plat - Resubdivision: C8-2015-0159.0A - Edgewood Section Three Lot 2 Block G; Resubdivison; District 7**
 Location: 2801 Twin Oaks Drive, Shoal Creek Watershed, Allandale NPA
 Owner/Applicant: Laura May Burns Estate Operating Acct. (Tom Burns)
 Agent: Laura May Burns Estate Operating Acct. (Tom Burns)
 Request: Approval of Edgewood Section Three Lot 2 Block G; Resubdivison composed of 2 lots on 1.025 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 17. Final Plat - Resubdivision: C8-2015-0164.0A - Diza Trucking Subdivision; Final Plat; District 1**
 Location: 5710 Hudson Street, Fort Branch Watershed, MLK-183 NPA
 Owner/Applicant: Jose F. Diaz
 Agent: FnF CAD Services (Alberto Alaniz)
 Request: Approval of Diza Trucking Subdivison; Final Plat composed of 1 lot on 2.827 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Zoning Department
- 18. Final Plat - Resubdivision: C8-2015-0154.0A - North Bluff; District 2**
 Location: 801 North Bluff Drive, Williamson Creek Watershed, South Congress Combined (Sweetbriar) NPA
 Owner/Applicant: Northbluff Land, LP (Ryan Diepenbrock)
 Agent: PSW Homes (Casey Giles)
 Request: Approval of North Bluff Subdivision composed of 1 lot on 6.204 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 19. Site Plan - Conditional Use Permit: SPC-2015-0162AS - The Catherine; District 9**
 Location: 214 Barton Springs Road, Lady Bird Lake Watershed, Downtown Austin Plan NPA
 Owner/Applicant: SLR Residential at Barton Springs LLC (Tom Bakewell)
 Agent: Land Use Solutions, LLC (Michele Haussmann)
 Request: The applicant is requesting a conditional use permit for a cocktail lounge.
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov;
 Development Services Department

**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;
Development Services Department

D. NEW BUSINESS

1. New Business:

Request: Discussion and possible action on addressing infill tools that were adopted during the neighborhood planning process.

2. New Business:

Request: Discussion and possible action on a moratorium on all permits for hotel/motel, cocktail lounges, breweries, sound amplification and late night permits for the East Cesar Chavez Corridor between IH-35 on the west and U.S Highway 183 on the east.

3. 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.

- 4. 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, and Committee on Neighborhood Planning.
- 5. New Business:**
Request: Discussion and possible action on appointing a Planning Commission member to Downtown Commission.
- 6. New Business:**
Request: Discussion and possible action on amending the Planning Commission bylaws.
- 7. New Business:**
Request: Discussion and possible action on amending the Planning Commission Rules and Procedures.

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

G. 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.