



Planning Commission
August 25, 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 August 11, 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.: **Not 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.: **Not recommended**
 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. **Code Amendment:** **C20-2014-026 - Construction and Demolition Material Diversion**
 Request: Consider an amendment to Title 25 of the City Code to require recycling of construction materials from construction and demolition sites.
Recommended
 Staff: Woody Raine, 512-974-3460, woody.raine@austintexas.gov; Austin Resource Recovery Department

- 8. Rezoning: C14-2015-0078 - 1407 W 5th Street & 403 Paul Street; District 9**
 Location: 1407 W 5th Street & 403 Paul Street, Lady Bird Lake Watershed, Old West Austin NPA
 Owner/Applicant: Matthews-Barnes Brothers Investments (Andra)
 Agent: Armbrust & Brown, LLP (Richard Suttle)
 Request: LI-CO-NP to LI-PDA-NP
 Staff Rec.: **Pending**
 Staff: Tori Haase, 512-974-7691, Tori.Haase@austintexas.gov;
 Planning and Zoning Department
- 9. 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
- 10. 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, 512-974-7691, Tori.Haase@austintexas.gov;
 Planning and Zoning Department
- 11. Rezoning: C14-2015-0091 - 1900 Burton Drive**
 Location: 1900 Burton Drive and 1901 Mariposa, Lady Bird Lake Watershed, East Riverside/Oltorf Combined (Riverside) NPA
 Owner/Applicant: Richard J. Bruggeman
 Agent: Metcalfe, Wolff, Stuart & Williams (Michele Rogerson Lynch)
 Request: MF-2; MF-3 to MF-4-CO
 Staff Rec.: **Recommended**
 Staff: Andy Moore, 512-974-7604, Andrew.Moore@austintexas.gov;
 Planning and Zoning Department

- 12. Final Plat with Preliminary:** **C8-04-0043.07.3A.SH - Mueller Section 7E Subdivision; District 9**
 Location: 36010 Manor Road, Colorado River Watershed, RMMA
 Owner/Applicant: COA-Redevelopment Services Office (Pam Hefner)
 Agent: Bury-Aus, Inc. (Joe Farias, P.E.)
 Request: Approval of the Mueller Section 7E Subdivision composed of 17 lots on 0.8785 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Development Services Department
- 13. Final Plat:** **C8-2015-0090.0A - McGuire's Subdivision No. 1; Resubdivision of Lots 6 & 7 and a Portion of Lot 5 Block 4; District 10**
 Location: 4009 Sinclair Avenue, Shoal Creek Watershed, Rosedale NPA
 Owner/Applicant: Robert & Olga Levin
 Agent: Hector Avila
 Request: Approval of the McGuire's Subdivision No. 1; Resubdivision of Lots 6 & 7 and a portion of Lot 5 Block 4 composed of 1 lot on 0.373 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Development Services Department
- 14. Final Plat:** **C8-2015-0168.0A - Lot 1 and Block 6 Outlot 3, Resubdivision; District 1**
 Location: 1700 East 13th Street, Boggy Creek Watershed, Central East Austin NPA
 Owner/Applicant: Rex Bowers
 Agent: Perales Engineering (Jerry Perales)
 Request: Approval of Lot 1 and Block 6 Outlot 3, Resubdivision composed of 3 lots on 0.4291 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat:** **C8-2015-0170.0A - Gunter St. Subdivision**
 Location: 1126 Gunter Street, Boggy Creek, Govalle NPA
 Owner/Applicant: Pendleton Plus (Bruce Beaty)
 Agent: Servant Engineering (Mauricio Quintero)
 Request: Approval of the Gunter St. Subdivision composed of 2 lots on 0.313 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 16. Final Plat:** **C8-2015-0172.0A - Lot 3 Resubdivision; Amended Plat**
 Location: 1807 Webberville Road, Fort Branch Watershed, MLK-183 NPA
 Owner/Applicant: Nancy Van Praag
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: Approval of the Lot 3 Resubdivision; Amended Plat composed of 3 lots on 1.3 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 17. Final Plat - Amended Plat:** **C8-2015-0171.0A - Double Creek Village Resubdivision of Lot 1A1-1 Resubdivision of Lot 1A1 Resubdivision of Lot 1 Block B**
 Location: 11206 South IH 35 Service Road Southbound, Onion Creek Watershed, North Lamar NPA
 Owner/Applicant: Haviland Lake Partners, LP (Jeff Drinkard)
 Agent: 360 Professional Services, Inc. (Scott Foster)
 Request: Approval of the Double Creek Village Resubdivision of Lot 1A1-1 Resubdivision of Lot 1A1 Resubdivision of Lot 1 Block B composed of 3 lots on 7.50 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 18. Site Plan - Variance:** **SP-2014-0281C - 1713 Bluebonnet; District 5**
 Location: 1713 Bluebonnet Lane, West Bouldin Creek Watershed, Zilker NPA
 Owner/Applicant: Adobe Homes (DBA 1713BB LLC)
 Agent: Kimball Breuehl Garcia Estes (Chad Kimbell)
 Request: To reduce a compatibility setback from 15 feet to 5 feet for a detention pond, proposed as an accessory to condominiums.
 Staff Rec.: **Recommended**
 Staff: Scott Grantham, 512-974-2942, scott.grantham@austintexas.gov; Development Services Department

19. Site Plan - Variance: **SP-2015-0202DS - Caven Boat Dock; District 10**
 Location: 2806 Scenic Drive, Taylor North Slough Watershed, West Austin Neighborhood Group NPA
 Owner/Applicant: Caven Hubbard Scott Jr. Trust
 Agent: Moncada Consulting (Phil Moncada)
 Request: To allow the construction of a boat dock within a 150-foot Critical Environmental Feature buffer (Canyon Rimrock), 25-8-281
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov; Development Services Department

20. Briefing, discussion and possible action: **2015 Imagine Austin Annual Report and amendments**
 Owner/Applicant: Planning and Zoning Department
 Request: Forward the 2015 Imagine Austin amendments to City Council
 Staff Rec.: **Recommended**
 Staff: Matt Dugan, 512-974-7665, matthew.dugan@austintexas.gov; Planning and Zoning Department

D. NEW BUSINESS

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

2. 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.

3. **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.
4. **New Business:**
Request: Discussion and possible action on appointing a Planning Commission member to Downtown Commission.
5. **New Business:**
Request: Discussion and possible action on amending the Planning Commission bylaws.
6. **New Business:**
Request: Discussion and possible action on amending the Planning Commission Rules and Procedures.
7. **New Business:** **Code Amendment - Initiate a Code Amendment - Garage Facades**
Request: Initiate an amendment to Title 25 of the City Code related to neighborhood plan design tool garage placement standards.
Recommended
Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov
Planning and Zoning Department
8. **New Business:** **Code Amendment - Initiate a Code Amendment - Educational Facilities Development Standards**
Request: Initiate an amendment to Title 25 of the City Code regarding regulations for development of educational facilities.
Recommended
Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov;
Planning and Zoning Department

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.