



**Planning Commission
September 8, 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.
2. Approval of minutes from August 25, 2015.

C. PUBLIC HEARING

- 1. 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 Parandian
Agent: Jennifer Parandian
Request: Single Family to Neighborhood Mixed Use
Staff Rec.: **Recommendation of Mixed Use/Office. (Case withdrawn by applicant)**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov;
Planning and Zoning Department

- 2. 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: Jennifer Parandian
Request: SF-3-NP to LO-MU-NP
Staff Rec.: **Recommended (Case withdrawn by applicant)**
Staff: Tori Haase, 512-974-7691, Tori.Haase@austintexas.gov;
Planning and Zoning Department

- 3. Rezoning: C14H-2015-0010 - Yerwood-Simond House; District 1**
Location: 2005 Hamilton Avenue, Boggy Creek Watershed, Central East Austin NPA
Owner/Applicant: Harold B. Groendyke and Catherine Lucchesi, owners
Agent: Alyson McGee
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

- 4. Rezoning: C14-2015-0073 - 7200 E. Ben White; District 3**
Location: 7200 E. Ben White Boulevard, Carson Creek Watershed, Montopolis NPA
Owner/Applicant: KWH Properties
Agent: Thrower Designs (Ron Thrower)
Request: LI-NP & GR-MU-NP to SF-6
Staff Rec.: **Pending**
Staff: Andy Moore, 512-974-7604, andrew.moore@austintexas.gov;
Planning and Zoning Department

5. **Rezoning:** **C14-2015-0091 - 1900 Burton Drive & 1901 Mariposa Drive; District 3**
 Location: 1900 Burton Drive & 1901 Mariposa Drive, Lady Bird Lake Watershed, East Riverside NPA
 Owner/Applicant: Richard J. Bruggeman
 Agent: Metcalfe, Wolff, Stuart & Williams (Michele R. Lynch)
 Request: MF-2 & MF-3 to MF-4
 Staff Rec.: **MF-4-CO**
 Staff: Andy Moore, 512-974-7604, andrew.moore@austintexas.gov; Planning and Zoning Department
6. **Rezoning:** **C14-2015-0078 - 1411 West 5th Street and 403 Paul Street; District 9**
 Location: 1411 West 5th Street and 403 Paul Street, Lady Bird Lake Watershed, Old West Austin NPA
 Owner/Applicant: Matthews-Barnes Brothers Investments, LP (Duke, Danay, Rox Covert)
 Agent: Armbrust & Brown, L.L.P. (Richard Suttle)
 Request: LI-CO-NP to LI-PDA-NP
 Staff Rec.: **Recommended**
 Staff: Victoria Haase, 512-974-7691, Tori.Haase@austintexas.gov; Planning and Zoning Department
7. **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
8. **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
 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**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Zoning Department

- 9. Resubdivision: C8-2014-0183.0A - W.B. Anthony Subdivision; District 3**
 Location: 2704 East 2nd Street, Lady Bird Lake Watershed, Holly NPA
 Owner/Applicant: David Messier
 Agent: Plumb Architecture (C. Denise Shaw)
 Request: Approval of the resubdivision of four existing lots and portions of a vacated alley into a three lot subdivision on .6625 acres
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Development Services Department
- 10. Resubdivision: C8-2014-0241.0A - Resubdivision of a Portion of a Portion of Lots 8 and 9, Block 8, Ridgetop Annex; District 9**
 Location: 815 Keasbey Street, Boggy Creek Watershed, Hancock NPA
 Owner/Applicant: Truc M. Nguyen and Lan T. Nguyen
 Agent: Larry Rolon
 Request: Approval of the resubdivision of portions of existing lots into a one lot subdivision on .0527 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Development Services Department
- 11. Resubdivision: C8-2015-0048.0A - Resubdivision of Lot 12, Block D, Lakeshore Village; District 10**
 Location: 3600 Meredith Street, Lake Austin Watershed, West Austin NPA
 Owner/Applicant: Daniel Camspey & Mark Waugh
 Agent: Hector Avila
 Request: Approve the resubdivision of one lot into 2 lots on 0.285 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Development Services Department

- 12. Final Plat - Resubdivision:** **C8-2015-0038.0A - Rialto Park at Lantana, Resubdivision of Lot 9, Block A; District 8**
 Location: 6901 Southwest Parkway, Williamson Creek/Barton Creek Watersheds-Barton Springs Zone Watershed, East Oak Hill NPA
 Owner/Applicant: CH Realty VII-THC MF Austin Lantana Hills, L.P. (Kathy K. Binford)
 Agent: LJA Engineering, Inc. (Danny Miller)
 Request: Approval of the Rialto Park at Lantana, Resubdivision of Lot 9, Block A composed of 2 lots on 54.748 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov; Planning and Development Review Department
- 13. Final Plat:** **C8-2015-0173.0A - Blue Bonnet Garden; Amended plat of Lot 31 & 31A; District 2**
 Location: 4401 Norwood Lane, Cottonwood Creek Watershed, Southeast NPA
 Owner/Applicant: The Clifford W. Stark & Nayoma Stark Living Trust
 Agent: Hector Avila
 Request: Approval of Blue Bonnet Garden; Amended Plat of Lot 31 & 31A composed of 2 lots on 0.55 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat:** **C8-2015-0177.0A - 900 S. 1st Street; District 9**
 Location: 900 South 1st Street, East Bouldin Creek Watershed, Bouldin Creek NPA
 Owner/Applicant: 1st Street Highlands, LP (Ryan Diepenbrock)
 Agent: PSW Homes LLC (Jarred Corbell)
 Request: Approval of the resubdivision of 8 lots into 1 lot on 1.323 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat - Amended Plat:** **C8-2015-0175.0A - Abe Williams; District 9**
 Location: 900 South 2nd Street, East Bouldin Creek Watershed, Bouldin Creek NPA
 Owner/Applicant: 1st Street Highlands, LP (Ryan Diepenbrock)
 Agent: PSW Homes LLC (Jarred Corbell)
 Request: Approval of the Abe Williams final plat composed of 1 lot on 2.161 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

16. Site Plan Conditional Use Permit:
Location: 6705 W US Hwy 290, Williamson Creek Watershed-Barton Springs Zone Watershed, Oak Hill Combined NPA
Owner/Applicant: Detour Bar & Grill
Agent: Land Strategies, Inc. (Erin Welch)
Request: Approval of a Conditional Use Permit for a 1,974 sf expansion to an existing 1,483 sf cocktail lounge.
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
Development Services Department

17. Site Plan Conditional Use Permit:
Location: 121 Pickle Road, East Bouldin Creek Watershed, Dawson NPA
Owner/Applicant: 3423 Holdings, LLC (Peter Barlin)
Agent: Moya Khabele
Request: Approval of a conditional use permit to allow a 2,000 square foot wine tasting room on this site (a conditional use per LDC 25-2-865).
Staff Rec.: **Recommended**
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov;
Development Services Department

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

- 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.
 Staff: Maureen Meredith 512-974-2695, maureen.meredith@austintexas.gov; Planning and Zoning Department
- 3. New Business: Greater Mt. Zion Baptist Church; District 1**
 Location: 1809 Pennsylvania Avenue and 1170 Chicon Street, Lady Bird Lake Watershed, Central East Austin NPA
 Request: Discussion and possible initiation of rezoning for property located at 1809 Pennsylvania Avenue and 1170 Chicon Street. Request made by Staff.
 Staff: Heather Chaffin 512-974-2122, heather.chaffin@austintexas.gov; Planning and Zoning Department
- 4. New Business: Greater Mt. Zion Baptist Church; District 1**
 Location: 1809 Pennsylvania Avenue and 1170 Chicon Street, Lady Bird Lake Watershed, Central East Austin NPA
 Request: Discussion and possible initiation of a neighborhood plan amendment for property located at 1809 Pennsylvania Avenue and 1170 Chicon Street. Request made by Staff.
 Staff: Maureen Meredith 512-974-2695, maureen.meredith@austintexas.gov; Planning and Zoning Department
- 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.

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.