



**Planning Commission
November 10, 2015 @ 6:00P.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
William Burkhardt – Ex-Officio
Howard Lazarus – Ex-Officio
Dr. Jayme Mathias – 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 October 27, 2015.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2015-0002.02 - 901 Spence, District 3](#)
Location: 901 Spence Street, Lady Bird Lake Watershed, East Cesar Chavez NPA
Owner/Applicant: Margot Perez-Greene, Executor Estate of Ananias B. Perez
Agent: Gayle Rosenthal, Attorney/Broker
Request: Single Family land use to Mixed Use/Office land use
Staff Rec.: **Not recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department
- 2. Rezoning:** [C14-2015-0109 - 901 Spence; District 3](#)
Location: 901 Spence Street, Lady Bird Lake Watershed, East Cesar Chavez NPA
Owner/Applicant: Margot Perez-Greene, Executor Estate of Ananias B. Perez
Agent: Gayle Rosenthal, Attorney/Broker
Request: SF-3-NP to GO-MU-NP
Staff Rec.: **Not recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2015-0003.01 - New Hope Baptist Church, District 1](#)
Location: 2405 East 16th Street, Boggy Creek Watershed, Chestnut NPA
Owner/Applicant: New Hope Baptist Church
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: Civic land use to Office land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department
- 4. Rezoning:** [C14-2015-0107 - New Hope Baptist Church; District 1](#)
Location: 2405 East 16th Street, Boggy Creek Watershed, Chestnut NPA
Owner/Applicant: New Hope Baptist Church
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: P-NP to LO-CO-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
- 5. Plan Amendment:** [NPA-2015-0008.01 - Sol Wilson, District 1](#)
Location: 2612 Sol Wilson Avenue, Boggy Creek Watershed, Rosewood NPA
Owner/Applicant: Fox Investment Properties, LLC
Agent: Lenworth Consulting, LLC (Nash Gonzales, Jr.)
Request: Civic land use to Mixed Use land use
Staff Rec.: **Staff recommendation is for Neighborhood Mixed Use land use**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

6. **Rezoning:** [C14-2015-0102 - Sol Wilson; District 1](#)
 Location: 2612 Sol Wilson Avenue, Boggy Creek Watershed, Rosewood NPA
 Owner/Applicant: Fox Investment Properties, LLC
 Agent: Lenworth Consulting, LLC (Nash Gonzales, Jr.)
 Request: LR-MU-V-NP to CS-MU-CO-NP
 Staff Rec.: **Not recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department
7. **Plan Amendment:** [NPA-2015-0005.03 - Montopolis Zoning Change, District 3](#)
 Location: 2407-2409 Montopolis Drive, Country Club East and Carson Creek Watersheds, Montopolis NPA
 Owner/Applicant: Petree Rentals, Elizabeth and Larry Petree
 Agent: Permit Partners (David Cancialosi)
 Request: Commercial land use to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning and Zoning Department
8. **Rezoning:** [C14-2015-0099 - Montopolis Zoning Change; District 3](#)
 Location: 2407-2409 Montopolis Drive, Country Club Creek and Carson Creek Watersheds, Montopolis NPA
 Owner/Applicant: Petree Rentals, Elizabeth and Larry Petree
 Agent: Permit Partners (David Cancialosi)
 Request: CS-CO-NP to CS-MU-CO-NP
 Staff Rec.: **Recommended**
 Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
 Planning and Zoning Department
9. **Rezoning:** [C14-2015-0047 - 2303-2309 Thornton Road; District 5](#)
 Location: 2303-2309 Thornton Road, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: UT Land Company, Ltd. (Jimmy Nassour)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: CS to CS-MU-V
 Staff Rec.: **Recommendation of CS-MU-CO**
 Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
 Planning and Zoning Department
10. **Rezoning:** [C14-2015-0091 - 1900 Burton Drive; District 3](#)
 Location: 1900 Burton Drive & 1901 Mariposa Drive, Lady Bird Lake Watershed, East Riverside/Oltorf Combined (Riverside) NPA
 Owner/Applicant: Flats on Burton, LLC (Richard Bruggeman)
 Agent: Metcalfe, Wolfe, Stuart & Williams (Michele R. Lynch)
 Request: MF-2 & MF-3 to MF-4-CO
 Staff Rec.: **Recommendation of MF-4-CO**
 Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
 Planning and Zoning Department

- 11. Rezoning:** [C14-2015-0111 - Gilfillan House; District 9](#)
 Location: 603 West 8th Street, Shoal Creek Watershed, Downtown Austin Plan
 Owner/Applicant: 2015 Austin Gilfillan LP (Rene O. Campos)
 Agent: Drenner Group (John Donisi)
 Request: GO-H to DMU-H
 Staff Rec.: **Recommended**
 Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov
 Planning and Zoning Department
- 12. Rezoning:** [C14-2015-0114 - 5010 & 5102 Heflin Lane; District 1](#)
 Location: 5010 & 5102 Heflin Lane, Fort Branch Creek Watershed, MLK-183
 Combined NPA
 Owner/Applicant: Heflin Phase 1, LLC, (Lynn Yuan)
 Agent: Metcalfe Wolff, Stuart & Williams, LLP. (Michele R. Lynch)
 Request: SF-4A-NP to SF-6-NP
 Staff Rec.: **Indefinite Postponement request by Staff**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department
- 13. Rezoning:** [C14-2015-0121 - 1023 Springdale; District 3](#)
 Location: 1023 Springdale Road, Tannehill Branch and Boggy Creek Watersheds, East
 MLK Combined NPA
 Owner/Applicant: Daryl Kunik
 Agent: South Llano Strategies (Glen Coleman)
 Request: CS-CO-NP to CS-CO-NP, to change a condition of zoning
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department
- 14. Rezoning:** [C14-2015-0132 - Calvins Liquor; District 7](#)
 Location: 8820 Burnet Road, Ste. 505, Shoal Creek Watershed, Burnet Road,
 Anderson Lane and North Shoal Creek NPA
 Owner/Applicant: MWM Fund VII, Ltd. f/o Durhman & Bassett Realty Group, Inc.(Jay
 Kaplan)
 Agent: Lenworth Consulting, LLC (Nash Gonzales, Jr.)
 Request: CS to CS-1
 Staff Rec.: **Recommendation of CS-1-CO**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning and Zoning Department
- 15. Resubdivision:** [C8-2015-0137.0A - The Grange Commons, District 3](#)
 Location: 732 Springdale Road, Boggy Creek Watershed, Govalle NPA
 Owner/Applicant: Jesus Herrera, Tim Fielding
 Agent: Cormier Architecture (James Cormier)
 Request: Approve the resubdivision of part of one lot into 3 lots on 0.658 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
 Development Services Department

- 16. Final Plat - Resubdivision:** [C8-2014-0197.0A - Green Valley No. 1 Lot 1 Block 5; Resubdivision; District 1](#)
 Location: 1126 Lott Avenue, Fort Branch Creek Watershed, MLK-183 NPA
 Owner/Applicant: Leticia Smith
 Agent: Hector Avila
 Request: Approval of Green Valley No. 1 Lot 1 Block 5; Resubdivision composed of 4 lots on 0.904 acres. In addition, the applicant requests a variance from LDC Section 25-4-175(A)(2) to utilize a flag lot design for a residential resubdivision.
 Staff Rec.: **Recommendation pending; Staff requests a postponement to December 8, 2015**
 Staff: Don Perryman, 512-974-2786, Don.perryman@austintexas.gov
 Development Services Department
- 17. Final Plat - Resubdivision:** [C8-2014-0244.0A - Carrington Subdivision Resubdivision; District 9](#)
 Location: 1906 David Street, Shoal Creek Watershed, West University NPA
 Owner/Applicant: ALTERSTUDIO INC. (Ernesto Cragolino)
 Agent: Hector Avila
 Request: Approval of the Carrington Subdivision Resubdivision composed of 2 lots on 0.312 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, Don.perryman@austintexas.gov
 Development Services Department
- 18. Resubdivision:** [C8-2015-0023.0A - Resubdivision of Lot A Sellstrom-Spear Addition; District 10](#)
 Location: 2617 Pecos Street, Taylor Slough South Watershed, West Austin NPA
 Owner/Applicant: Ashley Amini
 Agent: Big Red Dog Engineering (Aaron Bourgeois)
 Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 1.06 acres
 Staff Rec.: **Recommendation pending**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department
- 19. Final Plat:** [C8-2015-0227.0A - 1023 Springdale Subdivision; District 3](#)
 Location: 1023 Springdale Road, Boggy Creek Watershed, East MLK Combined NPA
 Owner/Applicant: 1023 Holdings, LLC (Daryl Kunik)
 Agent: 1023 Holdings, LLC (Daryl Kunik)
 Request: Approval of the 1023 Springdale Subdivision composed of 1 lot on 9.99 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 20. Final Plat:** [C8-2015-0223.0A - Walton Terrace; District 3](#)
 Location: 1104 Walton Lane, Boggy Creek Watershed, Johnston Terrace NPA
 Owner/Applicant: Raymond Chow
 Agent: Genesis 1 Engineering (George Gonzalez)
 Request: Approval of Walton Terrace composed of 6 lots on 1.188 acres.
 Staff Rec.: **Disapproval**
 Staff: David Wahlgren, 512-974-6455, David.wahlgren@austintexas.gov
 Development Services Department
- 21. Final Plat:** [C8-2015-0225.0A - Crow's Subdivision; District 1](#)
 Location: 1709 Poquito Street, Boggy Creek Watershed, Chestnut NPA
 Owner/Applicant: Benjamin & Harvenetta Franklin
 Agent: South Engineers (Miguel Gonzales)
 Request: Approval of the Crow's Subdivision composed of 1 lot on 0.299 acres.
 Staff Rec.: **Disapproval**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
 Development Services Department
- 22. Final Plat - Resubdivision:** [C8-2015-0226.0A - Cherico Gardens; District 3](#)
 Location: 3403 Neal Street, Boggy Creek Watershed, Govalle NPA
 Owner/Applicant: Deleon Beatriz Castillo Life Estate
 Agent: Southwest Engineers (Miguel Gonzales)
 Request: Approval of the Cherico Gardens composed of 3 lots on 0.494 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 23. Final Plat with Replat:** [C8-2015-0224.0A - St. Stephen's Square Phase Four; District 1](#)
 Location: 5007 Pecan Springs Road, Fort Branch Creek Watershed, MLK NPA
 Owner/Applicant: GICE (Mike Wilson)
 Agent: Garrett-Ihnen Civil Engineers (Norma Divine)
 Request: Approval of St. Stephen's Square Phase Four composed of 3 lots on 0.38 acres.
 Staff Rec.: **Disapproval**
 Staff: Don Perryman, 512-974-2786, Don.perryman@austintexas.gov
 Development Services Department
- 24. Preliminary Plan:** [C8-04-0043.08.SH - Mueller - Section 2 Preliminary Plan Revision 8; District 9](#)
 Location: 3600 Manor Road, Boggy Creek and Tannehill Creek Watersheds, RMMA
 Owner/Applicant: City of Austin (Pam Hefner)
 Agent: Bury, Inc. (Jose Farias)
 Request: Approval of Mueller - Section 2 Preliminary Plan Revision 8 composed of 604 lots on 167.89 acres.
 Staff Rec.: **Disapproval**
 Staff: David Wahlgren, 512-974-6455, David.wahlgren@austintexas.gov
 Development Services Department

- 25. Site Plan and Waiver:** [SPC-2015-0143B - Block 188; District 9](#)
- Location: 202 Nueces St., Lady Bird Lake (Urban) Watershed, Downtown NPA
- Owner/Applicant: COA, Economic Development Department (Fred Evins)
- Agent: Jones & Carter (Jim Schissler, P.E.)
- Request: Request approval of a site plan located in the North Shore Central Waterfront Overlay Subdistrict. WAIVER: Request a waiver to allow a building to encroach in to a required building envelope which is delineated by 70 degree angle starting at a line 45 feet above the property boundary line nearest Shoal Creek, with the base of the angle being a horizontal plane extending from the line parallel to and away from the surface of Shoal Creek [LDC Section 25-2-738(E)].
- Staff Rec.: **Recommended**
- Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov
Development Services Department
- 26. Encroachment of Right-of-Way:** [F#9572-1509; District 9](#)
- Request: Aerial Encroachment of the West 2nd Street right-of-way and the Nueces Street right of way by cantilevered enclosed building space
- Staff Rec.: **Recommended**
- Staff: Andy Halm, 512-974-7185, andy.halm@austintexas.gov
Office of Real Estate Services
- 27. Heritage Tree Variance:** [504 East 8th Street Heritage Tree Variance; District 9](#)
- Location: 504-508 East 8th Street, Shoal Creek Watershed, Downtown Austin Plan
- Owner/Applicant: Barton Creek Capital LLC
- Request: The applicant is requesting to remove two Heritage Trees with stems greater than 30 inches as allowed under LDC 25-8-643
- Staff Rec.: **Recommended**
- Staff: Keith Mars, 512-974-2755, keith.mars@austintexas.gov
Development Services Department
- 28. Briefing, Discussion and Possible Action:** Briefing, discussion and possible action on data about families with children in Austin, including the type of dwelling units families live in and what areas of Austin they live.
- Staff: Ryan Robinson, 512-974-6443, Ryan.Robinson@AustinTexas.gov
Planning and Zoning Department

D. NEW BUSINESS

1. **New Business:** [Discussion and possible action regarding recommendations for the CodeNext: SoundCheck event on November 16, 2015.](#) (Commissioner Nuria Zaragoza ,Vice-Chair Fayezi Kazi)
2. **New Business:** Discussion and action on appointing a Commissioner to the Joint Sustainability Committee.
3. **New Business:** Discussion and action on approving the 2016 Planning Commission meeting schedule.

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 Jerry Rusthoven at Planning & Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.