



Planning Commission

January 12, 2016 @ 6:00 P.M.

City Hall – Council Chambers

301 W. 2nd Street

Austin, TX 78701

Fayez Kazi – Vice-Chair

Tom Nuckols

Stephen Oliver – Chair

Angela Pineyro De Hoyos

James Schissler – Parliamentarian

Patricia Seeger

James Shieh

Jean Stevens – Secretary

Jeffrey Thompson

Jose Vela III

Trinity White

Michael Wilson

Nuria Zaragoza

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 December 8, 2015.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2015-0013.01 - 1615 & 1617 S. 2nd St; District 9](#)
Location: 1615 & 1617 S. 2nd St, East Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: Richard Kooris
Agent: Land Use Solutions LLC (Michele Haussmann)
Request: Single Family to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department
- 2. Rezoning:** [C14-2015-0145 - 1615 & 1617 S. 2nd St; District 9](#)
Location: 1615 & 1617 S. 2nd St, East Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: Richard Kooris
Agent: Land Use Solutions LLC (Michele Haussmann)
Request: SF-3-NP to SF-5-NP
Staff Rec.: **Recommended**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2015-0014.01 - 4501 E St. Elmo; District 2](#)
Location: 4501 East St. Elmo Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Emilia Linares
Agent: Moncada Consulting (Phil Moncada)
Request: Industry and Multifamily to Mixed Use/Office land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department
- 4. Rezoning:** [C14-2015-0142 - 4501 E St. Elmo Rd - Zoning Change; District 2](#)
Location: 4501 East St. Elmo Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Emilia Linares
Agent: Moncada Consulting (Phil Moncada)
Request: LO-NP to LO-MU-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

5. **Plan Amendment:** [NPA-2015-0015.03 - 5010 & 5012 Helfin Lane, District 1](#)
Location: 5010 & 5102 Helfin Lane, Tannehill Branch Creek Watershed; East MLK Combined NP Area
Owner/Applicant: Heflin Phase 1, LLC (Lynn Yuan) and Shirley Davis
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: Amend the future land use map (FLUM) from Single-Family to High Density Single-Family land use
Staff Rec.: **Recommended. Applicant requests indefinite postponement**
Staff: Kathleen Fox, 512-974-7877, kathleen.fox@austintexas.gov
Planning and Zoning Department
6. **Plan Amendment:** [NPA-2015-0005.04 - Lenox Oaks; District 3](#)
Location: 6705, 6707, 6709 Ponca Street; 434 Bastrop Hwy SB; 444, 446, 448, 450, 452, 454 & 456 Bastrop Hwy SB; 500 Bastrop Hwy SB, Colorado River and Carson Creek Watersheds; Montopolis NP Area
Owner/Applicant: 422 Bastrop Hwy, Ltd.; 500 Bastrop Hwy, Ltd.; and Chase Equities, Inc.
Agent: Alice Glasco Consulting (Alice Glasco) & Smith, Robertson, Elliott & Douglas, LLP (David Hartman)
Request: Single Family, Commercial and Office to Mixed Use land use
Staff Rec.: **Staff recommends Mixed Use, Commercial, Mixed Use/Office and Multifamily land uses**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department
7. **Rezoning:** [C14-2015-0104 - Lenox Oaks; District 3](#)
Location: 6705, 6707, 6709 Ponca Street; 434 Bastrop Hwy SB; 444, 446, 448, 450, 452, 454 & 456 Bastrop Hwy SB; 500 Bastrop Hwy SB, Colorado River and Carson Creek Watersheds; Montopolis NP Area
Owner/Applicant: 422 Bastrop Hwy, Ltd.; 500 Bastrop Hwy, Ltd.; and Chase Equities (Jimmy Nassour)
Agent: Alice Glasco Consulting (Alice Glasco) & Smith Robertson, Elliott& Douglas (David Hartman)
Request: CS-NP, SF-3-NP , Go-NP, SF-2-NP to CS-MU-NP
Staff Rec.: **Recommend CS-CO-NP, CS-MU-CO-NP, LR-MU-CO-NP, GO-MU-CO-NP, MF-2-CO-NP**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department
8. **Rezoning:** **C14-2015-0135 - South Six; District 2**
Location: 4212 Smith School Road, Williamson Creek and Onion Creek Watersheds; Southeast Combined (McKinney) NP Area
Owner/Applicant: 143 Smith School, Ltd. (Ronald Yokubaitis)
Agent: Sneed, Vine & Perry, PC (Robert Kleeman)
Request: DR-NP to LI-PDA-NP
Staff Rec.: **Recommended, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

- 9. Rezoning:** **C14-2015-0141 - Allwood Condo Project; District 5**
Location: 2106 Allwood Drive and 2103 Bluebonnet Lane, West Bouldin Creek Watershed; Zilker NP Area
Owner/Applicant: River City Homes, LLC (Peter Kehle)
Agent: Hector Avila
Request: SF-3 to SF-6
Staff Rec.: **Recommend SF-6-CO**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department
- 10. Rezoning:** **C14-2015-0047 - Thornton Road; District 5**
Location: 2303-2311 Thornton Road, West Bouldin Creek Watershed; South Lamar NP Area
Owner/Applicant: UT Land Company, Ltd. (Jimmy Nassour)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: CS to CS-MU-V
Staff Rec.: **Recommend CS-MU-CO**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department
- 11. Zoning:** **C814-2012-0163 - Sun Chase PUD; District 2**
Location: 15201, 15810 and 16070 Pearce Lane; 7910 Wolf Lane, Dry Creek East Watershed; Southeast Travis County MUD No. 1 through 4
Owner/Applicant: Qualico CR LP (Vera Massaro)
Agent: Armbrust & Brown, L.L.P. (Richard Suttle)
Request: I-SF-2; I-SF-4A to PUD
Staff Rec.: **Recommended, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
- 12. Restrictive Covenant Amendment:** **C14-91-0038(RCA) - Dabney-Horne House; District 9**
Location: 507 West 23rd Street, Shoal Creek Watershed; West University NP Area
Owner/Applicant: Austin City Realty, LLC (David Kanne)
Agent: Mike McHone Real Estate (Mike McHone)
Request: To amend a restrictive covenant by changing the address that the restrictive covenant applies to.
Staff Rec.: **Recommended**
Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov
Planning and Zoning Department

- 13. Code Amendment:** [C20-2015-014 - Planned Unit Development Zoning](#)
Request: Consider an amendment to Title 25 of the City Code related to approval requirements for planned unit development zoning cases.
Staff Rec.: **Recommended**
Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov
Planning and Zoning Department
- 14. Code Amendment:** [C20-2015-013 - Neighborhood Plan Contact Teams](#)
Request: Consider an amendment to Title 25 of the City Code related to requirements for neighborhood plan contact teams.
Staff Rec.: **Recommended**
Staff: Stevie Greathouse, 512-974-7226, stevie.greathouse@austintexas.gov
Planning and Zoning Department
- 15. Resubdivision:** [C8-2015-0001.0A - Resubdivision of Lot 1 of the Resubdivision of Lots 1 thru 4 inclusive of Peschka Subdivision; District 5](#)
Location: 1405 Rabb Rd., Lady Bird Lake Watershed; Zilker NP Area
Owner/Applicant: JP Custom Homes, LLC (Justin Poses)
Agent: Moncada Consulting (Phil Moncada)
Request: Approval of the resubdivision of an existing lot and a portion of unplatted land into a three lot subdivision on 0.567 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
- 16. Site Plan - Conditional Use Permit:** [SPC-2015-0036A - Austin Eastciders Tap Room; District 3](#)
Location: 979 Springdale Road, Boggy Creek Watershed; Govalle/Johnston Terrace NP Area
Owner/Applicant: Ed Gibson
Agent: Moya Khabele
Request: Approval of a conditional use permit for on-site consumption for a brewery use.
Staff Rec.: **Recommended**
Staff: Donna Galati, 512-974-2733, donna.galati@ausitntexas.gov
Development Services Department

- 17. Site Plan - Hill Country Roadway:** [SPC-2014-0442C - Sunset Ridge; District 8](#)
Location: 8401 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Los Indios Ventures Inc.
Agent: LJA Engineering, Inc. (Reese Hurley)
Request: Approval of a Hill Country Roadway site plan.
Staff Rec.: **Recommended**
Staff: Donna Galati, 512-974-2733, donna.galati@ausitntexas.gov
Development Services Department
- 18. Plat Vacation:** [C8s-87-118\(VAC\) - J. T. Reed Addition Total Plat Vacation; District 1](#)
Location: 5007 Pecan Springs Road, Fort Branch Watershed; East MLK Combined NP Area
Owner/Applicant: NP-14-01, LLC
Agent: Garret-Ihnen Civil Engineers
Request: Approval of the total vacation of the J.T. Reed Addition consisting of one lot on approximately 0.38 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Development Services Department
- 19. Final Plat - Resubdivision:** [C8-2015-0101.0A - Flatiron District; District 7](#)
Location: 11400 Burnet Road, Walnut Creek Watershed; North Burnet TOD
Owner/Applicant: SL Domain LP
Agent: Big Red Dog Engineering (Aaron Bourgeois)
Request: Approval of the Flatiron District, a resubdivision of 3 lots into 4 lots on 33.139 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Development Services Department
- 20. Final Plat - Amended Plat:** [C8-2015-0276.0A - Amending Plat of Lots A & B, Amending Plat of Lots 1, 4, & 5 Block 13; District 9](#)
Location: 900 Rosedale Terrace, Blunn Creek Watershed; Greater South River City Combined NP Area
Owner/Applicant: Catherine S. Macdermott
Agent: Land Answers (Jim Wittliff)
Request: Approval of the Amending Plat of Lots A & B, Amending Plat of Lots 1, 4, & 5 Block 13 composed of 2 lots on 0.38 acres
Staff Rec.: **Disapproval**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

21. **Final Plat - Resubdivision:** [C8-2015-0279.0A - Marcy Hill; District 5](#)
Location: 1104 Marcy Street, West Bouldin Creek Watershed; South Manchaca NP Area
Owner/Applicant: Jaomi Brasher
Agent: Prossner and Associates, Inc. (Kurt Prossner)
Request: Approval of Marcy Hill composed of 4 lots on 0.851 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
22. **Final Plat - Resubdivision:** [C8-2015-0278.0A - Airport Commerce Section 2; Resubdivision of Lot 1, Block A of the Resubdivision of Lot 1, Block A; District 3](#)
Location: 1501 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: W2 Hill ACP II LP; c/o Simmons Vedder Partner
Agent: Thrower Design (Ron Thrower)
Request: Approval of Airport Commerce Section 2; Resubdivision of Lot 1, Block A of the Resubdivision of Lot 1, Block A composed of 2 lots on 16.19 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
23. **Final Plat - Resubdivision:** [C8-2015-0275.0A - Resubdivision of Lot 25, Block C, Northgate Addition; District 7](#)
Location: 904 Taulbee Lane, Waller Creek Watershed; Crestview NP Area
Owner/Applicant: Brady & Sarah Patterson
Agent: Real Estate (Mike McHone)
Request: Approval of the Resubdivision of Lot 25, Block C, Northgate Addition composed of 3 lots on 0.5031 acres
Staff Rec.: **Disapproval**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department
24. **Rezoning:** [C14H-2015-0013 - Sparks House; District 9](#)
Location: 1510 West Avenue, Shoal Creek Watershed; Old Endfield NP Area
Owner/Applicant: Terry and Suzanne Burgess
Agent: Phoebe Allen
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
Planning and Zoning Department

25. Staff Briefing: [Briefing and discussion regarding new subdivisions that are further resubdivided from duplex/ duplex lots to single-family attached and the allowed zoning districts.](#)

Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Development Services Department

D. NEW BUSINESS

1. New Business: [Consider directing staff to initiate rezoning a portion of 2110 South Lamar Boulevard from CS to CS-1. \(District 5\)](#)

Staff: Andrew Moore, 512-974-7604, andrew.moore@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 Jerry Rusthoven at Planning & Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.