



**Planning Commission**

**January 26, 2016 @ 6:00 P.M.**

**City Hall – Council Chambers**

**301 W. 2<sup>nd</sup> 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 January 12, 2016.

## C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2015-0023.01 - Boys and Girls - Legacy Club of Austin; District 1](#)  
Location: 4717 Turner Lane, Walnut Creek and Little Walnut Creek Watersheds; University Hills/Windsor Hills NP Area  
Owner/Applicant: Boys and Girls Club of America (Chuck Carroll)  
Agent: Drenner Group. P.C. (Stephen Rye)  
Request: Higher Density Single Family, Transportation, and Commercial to Civic land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
Planning and Zoning Department
- 2. Rezoning:** [C14-2015-0086 - Boys and Girls - Legacy Club of Austin; District 1](#)  
Location: 4717 Turner Lane, Walnut Creek and Little Walnut Creek Watersheds; University Hills/Windsor Hills NP Area  
Owner/Applicant: Boys and Girls Club of America (Chuck Carroll)  
Agent: Drenner Group. P.C. (Stephen Rye)  
Request: SF-3-NP, SF-6-NP, and LR-CO-NP to GR-CO-NP  
Staff Rec.: **Recommended with conditions**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)  
Planning and Zoning Department
- 3. 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, Montopolis NP Area  
Owner/Applicant: 422 Bastrop Hwy, Ltd.; 500 Bastrop Hwy, Ltd.; and Chase Equities, Inc.  
Agent: Smith, Robertson, Elliott & Douglas, LLP (David Hartman)  
Request: Single Family, Commercial and Office to Mixed Use land use  
Staff Rec.: **Recommendation of Mixed Use, Commercial, Mixed Use/Office and Multifamily land uses**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
Planning and Zoning Department

4. **Rezoning:** **C14-2015-0104 - Lenox Oaks; District 3**  
Location: 434 Bastrop Hwy SB, 444-456 Bastrop Hwy SB, 500 Bastrop Hwy SB, 6705-6709 Ponca Street, Colorado River and Carson Creek Watersheds; Montopolis NP Area  
Owner/Applicant: Chase Equities (Jimmy Nassour), 422 Bastrop Hwy, Ltd. (Jimmy Nassour), 500 Bastrop Hwy, Ltd. (Jimmy Nassour)  
Agent: Smith, Robertson, Elliott & Douglas, LLP (David Hartman)  
Request: CS-NP, SF-3-NP, GO-NP & SF-2-NP to CS-MU-NP  
Staff Rec.: **Recommendation of 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](mailto:andrew.moore@austintexas.gov)  
Planning and Zoning Department
5. **Rezoning:** **C14-2015-0062 - US 183 & McCall Lane Rezoning; District 2**  
Location: 2900, 3000, 3024 U.S. 183 Highway South and 3120 McCall Lane, Carson Creek and Onion Creek Watersheds; Southeast Combined (Southeast) NP Area  
Owner/Applicant: Met Center NYCTEX Phase II, Ltd. (Howard Yancy)  
Agent: Thrower Design (Ron Thrower)  
Request: LI-NP; LI-CO-NP to LI-PDA-NP  
Staff Rec.: **Pending; Postponement request by the Staff to March 22, 2016**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Planning and Zoning Department
6. A. **Rezoning:** **C14-2015-0133 A - 1204 San Antonio & 1205 Nueces Rezoning; District 9**  
Location: 1204 San Antonio & 1205 Nueces Street, Shoal Creek Watershed; Downtown Austin Plan  
Owner/Applicant: Texas Association of Counties (Gene Terry)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: GO to DMU  
Staff Rec.: **Recommendation of DMU-CO**  
Staff: Victoria Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov)  
Planning and Zoning Department
6. B. **Rezoning:** **C14-2015-0133 B - 1204 San Antonio & 1205 Nueces Rezoning; District 9**  
Location: 1204 San Antonio & 1205 Nueces Street, Shoal Creek Watershed; Downtown Austin Plan  
Owner/Applicant: Texas Association of Counties (Gene Terry)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: GO to DMU  
Staff Rec.: **Recommendation of DMU-CO**  
Staff: Victoria Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov)  
Planning and Zoning Department

7. **Rezoning:** [C14-2015-0153 - Iglesia Filadelfia; District 4](#)  
Location: 9015 Capitol Drive, Little Walnut Creek Watershed; North Lamar Combined NP Area  
Owner/Applicant: Leonel Rangel  
Request: SF-3-NP to GR-NP  
Staff Rec.: **Recommendation of GO-CO-NP**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Planning and Zoning Department
8. **Final Plat - Resubdivision:** [C8-2014-0175.0A - Resubdivision of Lot A, The Louis Herrera Subdivision, District 1](#)  
Location: 2810 Oak Springs Drive, Boggy Creek Watershed; Rosewood NP Area  
Owner/Applicant: Cesar Fuentes  
Agent: Perales Engineering (Jerry Perales)  
Request: Approval of the Resubdivision of Lot A, The Louis Herrera Subdivision.  
Staff Rec.: **Recommended**  
Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)  
Development Services Department
9. **Final Plat - Resubdivision with flag lot variance:** [C8-2015-0079.0A - Shadowridge Crossing, District 8](#)  
Location: 9520 Rotan Drive, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area  
Owner/Applicant: Clark & Julianna Ross  
Agent: KBGE Engineering (Armando Portillo/Brian Estes)  
Request: Approval of the Resubdivision of Lot 2, Block B Shadowridge Crossing Section 9-B, and a flag lot variance  
Staff Rec.: **Recommended**  
Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)  
Development Services Department
10. **Final Plat:** [C8-2016-0003.0A - Georgian Acres Resubdivision; District 4](#)  
Location: 9000 Georgian Drive, Little Walnut Creek Watershed; Georgian Acres NP Area  
Owner/Applicant: Susan Ponder  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: Approval of the Georgian Acres Resubdivision composed of 3 lots on 0.80 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 11. Final Plat - Resubdivision:** [\*\*C8-2016-0004.0A - Resubdivision of Lot 1, of the Resubdivision of Lots 1 & 2, JD Horn Addition; District 5\*\*](#)  
Location: 4016 Valley View Road, West Bouldin Creek Watershed; South Lamar NP Area  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: Approval of the Resubdivision of Lot 1, of the Resubdivision of Lots 1 & 2, JD Horn Addition composed of 3 lots on 0.62 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 12. Final Plat:** [\*\*C8-2015-0285.0A - Warren-Holmans Subdivision; Resubdivision; District 7\*\*](#)  
Location: 10615 Burnet Road, Little Walnut Creek Watershed; North Burnet TOD  
Owner/Applicant: Kerry Yom  
Agent: Vickrey & Associates, Inc. (Andrew Dodson)  
Request: Approval of Warren-Holmans Subdivision; Resubdivision composed of 2 lots on 2.9 acres.  
Staff Rec.: **Disapproval**  
Staff: David Wahlgren, 512-974-6455, [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov)  
Development Services Department
- 13. Final Plat:** [\*\*C8-2015-0283.0A - Uptown Business Park, Section 1; Resubdivision of Lot 1; District 1\*\*](#)  
Location: 5112 Manor Road, Tannehill Branch Watershed; Windsor Park NP Area  
Owner/Applicant: North American Islamic Trust (Mothafar Mahmoud)  
Agent: AJ Ghaddar, P.E. & Associates (AJ Ghaddar)  
Request: Approval of Uptown Business Park, Section 1; Resubdivision of Lot 1 composed of 6 lots on 6.75 acres.  
Staff Rec.: **Disapproval**  
Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)  
Development Services Department
- 14. Final Plat - Amended Plat:** [\*\*C8-2015-0284.0A - Bouldin Stand Two; District 8\*\*](#)  
Location: 5508 West US 290 Highway Westbound, West Bouldin Creek Watershed; East Oak Hill NP Area  
Owner/Applicant: Legacy DCS, LLC (Cass Brewer)  
Agent: LandDev Consulting (Darren Webber)  
Request: Approval of the Bouldin Stand Two composed of 2 lots on 0.46 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 15. Street Vacation:** [F#9243-1308; F#9244-1308; F# 9245-1308; F#9246-1308; District 9](#)  
Request: Vacation of a 6,722 square foot portion of East Avenue; a 5,052 square foot portion of East Avenue; a 3,347 square foot portion of East Avenue, and; a 4,617 square foot portion of East Avenue. Said portions of Right-of-Way collectively abutting 801 Lambie Street. 803 Lambie Street, 805 Lambie Street, and 48 East Avenue.  
Staff Rec.: **Recommended**  
Staff: Eric Hammack, 512-974-7079, [Eric.Hammack@AustinTexas.gov](mailto:Eric.Hammack@AustinTexas.gov)  
Office of Real Estate Services
- 16. Street Vacation:** [F#9575-1509; District 3](#)  
Request: Vacation of a portion of right-of-way located between southbound U.S. Highway 183 and Ponca Street, immediately south of Vargas Road.  
Staff Rec.: **Recommended**  
Staff: Eric Hammack, 512-974-7079, [Eric.Hammack@AustinTexas.gov](mailto:Eric.Hammack@AustinTexas.gov)  
Office of Real Estate Services

#### **D. NEW BUSINESS**

- 1. New Business:** [East 12th Street NCCD Partial Rezoning; District 1](#)  
Location: 1501 E 12th St, 1511 E 12th St, 1517 E 12th St, 1521 E 12th St, 1601 E 12th St, 1603 E 12th St, 1611 E 12th St, 1615 E 12th St, 1701 E 12th St, 1709 E 12th St, 1717 E 12th St, 1721 E 12th St, 1713 E 12th St, 1803 E 12th St, 1805 E 12th St, 1809 E 12th St., Boggy Creek Watershed  
Request: Discussion and possible initiation of rezoning for properties located on the south side of East 12th Street between Comal Street and Chicon Street in the East 12th Street Neighborhood Conservation Combining District.  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)  
Planning and Zoning Department;  
Sandra Harkins, 512-974-3128, [sandra.harkins@austintexas.gov](mailto:sandra.harkins@austintexas.gov),  
Neighborhood Housing and Community Development Department
- 2. New Business:** [Discussion and possible action relating to a resolution from the Small Area Planning Joint Committee to the Planning Commission regarding the development and application of interim development regulations along the East Cesar Chavez Street Corridor from I-35 to U.S. Highway 183. \(District 3\)](#)  
Staff: Mark Walters, 512-974-7695, [mark.walters@austintexas.gov](mailto:mark.walters@austintexas.gov)  
Planning and Zoning Department

- 3. New Business:** [Initiate an amendment to Title 25 of the City Code to clarify portions of the code related to Lake Austin development and remove conflicts and unintended consequences resulting from the 2014 Lake Austin code amendments.](#)
- Staff: Liz Johnston, 512-974-2619, [liz.johnston@austintexas.gov](mailto:liz.johnston@austintexas.gov)  
Watershed Protection Department
- 4. New Business:** [Initiate an amendment to Title 25 of the City Code to extend the period for which the Board of Adjustment may grant special exceptions and associated fee waivers.](#)
- Staff: Greg Dutton, 512-974-3509, [greg.dutton@austintexas.gov](mailto:greg.dutton@austintexas.gov)  
Planning and Zoning Department
- 5. New Business:** [Initiate an amendment to Title 25 of the City Code to clarify that dwellings allowed under “Article 5. – Accessory Uses” are different and distinct from Two-Family Residential and Secondary Apartment use \(both commonly called accessory dwelling units\).](#)
- Staff: Greg Dutton, 512-974-3509, [greg.dutton@austintexas.gov](mailto: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 Jerry Rusthoven at Planning & Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.