



Planning Commission

February 9, 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

Jeffrey Thompson

Jose Vela III

Trinity White

Michael Wilson

Nuria Zaragoza

William Burkhardt – Ex-Officio

Howard Lazarus – Ex-Officio

Dr. Jayme Mathias – Ex -Officio

1- Vacancy

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 26, 2016.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** **NPA-2015-0014.01 - 4501 East St. Elmo Road; District 2**
Location: 4501 East St. Elmo Road; District 2, 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
- 2. Rezoning:** **C14-2015-0142 - 4501 E St. Elmo Rd - Zoning Change; District 2**
Location: 4501 East St. Elmo Road; District 2, 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
- 3. Rezoning:** **C14-2014-0198 - One Two East; District 1**
Location: 1105, 1107, and 1109 N. IH 35 Service Road Northbound; District 1, Waller Creek Watershed. Central East Austin NP Area
Owner/Applicant: JH West 12th Street Partners, Ltd. (Haythem Dawlett)
Agent: Drenner Group, P.C. (Stephen Rye)
Request: Tract 1: from CS-NCCD-NP to CS-NCCD-NP, to change a condition of zoning; Tract 2: from CS-1-NCCD-NP to CS-1-NCCD-NP, to change a condition of zoning
Staff Rec.: **Recommended, with conditions**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
- 4. Rezoning:** **C14-2015-0119 - Neal Mixed Use Zoning; District 9**
Location: 1507, 1509, 1511, 1601, and 1603 Shoal Creek Boulevard; District 9, Shoal Creek Watershed. Downtown Austin Plan
Owner/Applicant: F. Scott Holdings LLC (John S. Neal), Neal Family Chalet LP, Caroline Neal, Francis CC Neal Trust
Agent: Site Specifics (John Hussey)
Request: SF-3, LO, GO to GO-MU
Staff Rec.: **Recommendation of GO-CO**
Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov
Planning and Zoning Department

5. **Rezoning:** [C14-2015-0154 - LMLM Investments, LLC; District 2](#)
Location: 7050 Elroy Road; District 2, Dry Creek East Watershed. Moore's Crossing MUD
Owner/Applicant: LMLM Investments, LLC (Tomas Gunz)
Agent: Bury, Inc. (Derek Villemez)
Request: LR to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
6. **Rezoning:** [C14-2015-0157 - North Bluff; District 2](#)
Location: 813 North Bluff Drive; District 2, Williamson Creek Watershed. South Congress Combined (Sweetbriar) NP Area
Owner/Applicant: Northbluff Land LP (PSW Homes LLC, Rachel Hartzler)
Agent: South Llano Strategies (Glen Coleman)
Request: GR-MU-CO-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
7. **Rezoning:** [C14-2015-0166 - Cherry Creek Commercial; District 5](#)
Location: 2716 West William Cannon Drive; District 5, Williamson Creek Watershed. South Austin Combined (Garrison Park) NP Area
Owner/Applicant: Anchor Equities, Ltd. (Jimmy J. Nassour)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GR-NP to CS-1-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
8. **Conditional Use Permit:** [SPC-2015-0424A - Enterprise; District 9](#)
Location: 816 Colorado Street; District 9, Lady Bird Lake Watershed. Downtown Austin Plan
Owner/Applicant: 900 Congress I Ltd Investment Property Management
Agent: Site Specifics (John Hussey)
Request: Change of use for the ground floor only, from Financial Services (drive-thru bank) to Automotive Rental
Staff Rec.: **Recommended**
Staff: Scott Grantham, 512-974-2942, scott.grantham@austintexas.gov
Development Services Department

- 9. Resubdivision:** **C8-2015-050.0A - Catalpa Place, Portion of Lot 19, Outlot 55, Division B, George L. Robertson Subdivision; District 1**
Location: 904 Catalpa Street; District 1, Waller Creek Watershed. Central East Austin NP Area
Owner/Applicant: Milestone Community Builders LLC (Garrett Martin)
Agent: Thrower Design (Ron Thrower)
Request: Approve the resubdivision of part of one lot into one lot, comprised of 0.240 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department
- 10. Appeal:** **SP-2015-0195C - 2015 Manor Road; District 1**
Location: 2015 Manor Road; District 1, Boggy Creek Watershed. Upper Boggy Creek NP Area
Owner/Applicant: 2015 Manor Road Development LLC (David Kanne)
Agent: Wuest Group (Scott M. Wuest)
Request: Conduct a public hearing and consider action on an appeal on an administrative decision to grant an extension to the update deadline. [LDC Sec. 25-1-88] Appellant: Bo McCarver
Staff Rec.: **Not Recommended**
Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov
Development Services Department
- 11. Site Plan Conditional Use Permit:** **SPC-2015-0163D - Ponciana Neighborhood Park Development; District 2**
Location: 5201 Freidrich Lane; District 2, Williamson Creek Watershed. Southeast Combined (Franklin Park) NP Area
Owner/Applicant: City of Austin – Parks and Recreation Department (Charles Mabry)
Agent: Pape-Dawson Engineers, Inc. (Kevin Osborne, P.E.)
Request: Request approval of a conditional use site plan because the development is zoned P, Public and over 1 acre. [LDC Sec. 25-2-625(D)(2)]
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov
Development Services Department
- 12. Final Plat:** **C8-2016-0014.0A - SouthPark Industrial; District 2**
Location: 2501 East St. Elmo Road; District 2, Williamson Creek Watershed. Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Barkley Family Farm Partnership Ltd. (Janet Barkley-Booher)
Agent: KBGE (Armando Portillo)
Request: Approval of SouthPark Industrial composed of 3 lots on 37.57 acres.
Staff Rec.: **Disapproval**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Development Services Department

- 13. Final Plat:** [C8-2016-0013.0A - ThinkEAST Subdivision; District 3](#)
Location: 1142 Shady Lane; District 3, Boggy Creek Watershed. Johnston Terrace NP Area
Owner/Applicant: APC thinkEAST Development, LLC (Austin Affordable Housing Corp)
Agent: Bury, Inc. (Donald Cecil)
Request: Approval of the ThinkEAST Subdivision composed of 1 lot on 6.308 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 14. Final Plat:** [C8-2016-0011.0A - Harp Grove Two; District 3](#)
Location: 202 Montopolis Drive; District 3, Colorado River Watershed. Montopolis NP Area
Owner/Applicant: Seth Harp; Cynthia & Isaiah Harp
Agent: Hector Avila
Request: Approval of Harp Grove Two composed of 3 lots on 0.72 acres.
Staff Rec.: **Disapproval**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

D. NEW BUSINESS

- 1. New Business:** **Nomination and election of a Planning Commission Secretary**
Request: Discussion and possible action to nominate and elect a member of the Planning Commission as Secretary of the commission.
- 2. New Business:** **Nomination and appointment of a member of the Planning Commission to the Small Area Planning Joint Committee**
Request: Discussion and possible action to nominate and appoint a member of the Planning Commission to the Small Area Planning Joint Committee.

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.