



Planning Commission
February 23, 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 – 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
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 February 9, 2016.

Facilitator: [Christine Barton-Holmes](#), 512-974-2788

City Attorney: [Alecia D. Mayberry Mosadomi](#), 512-974-2370

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 NP Area
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
Planning and Zoning Department
- 2. Rezoning:** [C14-2015-0109 - 901 Spence; District 3](#)
Location: 901 Spence, Lady Bird Lake Watershed, East Cesar Chavez NP Area
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
Planning and Zoning Department
- 3. Rezoning:** [C14-2015-0119 - Neal Mixed Use Zoning; District 9](#)
Location: 1507, 1509, 1511, 1601, and 1603 Shoal Creek Boulevard, 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
Planning and Zoning Department
- 4. 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
Planning and Zoning Department

Facilitator: [Christine Barton-Holmes](#), 512-974-2788

City Attorney: [Alecia D. Mayberry Mosadomi](#), 512-974-2370

5. **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
Planning and Zoning Department
6. **Rezoning:** [**C14-2015-0157 - North Bluff; District 2**](#)
Location: 813 North Bluff Drive, 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,
Planning and Zoning Department
7. **Rezoning:** [**C14-2015-0165 - South Congress at Little Texas Lane Commercial; District 3**](#)
Location: 5711 South Congress Avenue, Williamson Creek Watershed, South
Congress Combined (Sweetbriar) NP Area
Owner/Applicant: 5711 S. Congress, LLC (Jimmy Nassour)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GR-MU-CO-NP to CS-MU-NP
Staff Rec.: **Recommendation of CS-MU-CO-NP**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
8. **Appeal:** [**SP-2015-0195C - 2015 Manor Road; District 1**](#)
Location: 2015 Manor Road, 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
Development Services Department

Facilitator: [Christine Barton-Holmes](#), 512-974-2788

City Attorney: [Alecia D. Mayberry Mosadomi](#), 512-974-2370

9. **Site Plan - Conditional Use Permit:** [SPC-2014-0216CT - Griffin School; District 9](#)
- Location: 5000 Martin Avenue, Waller Creek Watershed, Hyde Park NP Area
Owner/Applicant: Griffin School (Adam Wilson)
Agent: Civilitude (Fayez Kazi)
Request: Amend a previous conditional use permit to increase the maximum allowable student enrollment in an existing Private Secondary Education facility from 68 students to 125 students.
- Staff Rec.: **Recommended**
Staff: [Michael Simmons-Smith](#), 512-974-1225,
Development Services Department
10. **Site Plan - Conditional Use Permit:** [SPC-2015-0190A - Griffin School 2; District 9](#)
- Location: 5001 Evans Avenue, Waller Creek Watershed, Hyde Park NP Area
Owner/Applicant: Griffin School (Adam Wilson)
Agent: Civilitude (Fayez Kazi)
Request: Amend a previous conditional use permit to increase the maximum allowable student enrollment in an existing Private Secondary Education facility from 68 students to 125 students.
- Staff Rec.: **Recommended**
Staff: [Michael Simmons-Smith](#), 512-974-1225
Development Services Department
11. **Site Plan - Late Hours Permit:** [SPC-2015-0334W - Pacific Rim Sushi & Yakatori Late Hours & Parking Variance; District 9](#)
- Location: 9070 Research Boulevard, Unit 305, Shoal Creek Watershed, North Shoal Creek NP Area
Owner/Applicant: MWM Fund VII, Ltd. (Randy Bassett)
Agent: GGS Multiplex (Rolando J. Osorio)
Request: Approve a late-hours permit and a separation waiver for a restaurant with existing parking less than 200 feet from property zoned SF-6 or more restrictive.
- Staff Rec.: **Recommended**
Staff: [Michael Simmons-Smith](#), 512-974-1225
Development Services Department

Facilitator: [Christine Barton-Holmes](#), 512-974-2788

City Attorney: [Alecia D. Mayberry Mosadomi](#), 512-974-2370

- 12. Site Plan - Conditional Use Permit:** [SPC-2015-0452C - STOR IH 35; District 4](#)
- Location: 5656 North IH 35 Southbound Service Road, Tannehill Branch Creek Watershed, North Loop NP Area
- Owner/Applicant: Hixon Properties Inc (Clint Wynn)
- Agent: 360 Professional Services (Scott Foster, PE)
- Request: Construct two convenience storage buildings with associated improvements, which is a Conditional Use per Ordinance 020523-31.
- Staff Rec.: **Recommended with conditions**
- Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department
- 13. Final Plat with Preliminary:** [C8-2014-0083.1A - Ponca Street Subdivision; District 3](#)
- Location: 6317 Ponca Street, Country Club East Watershed, Montopolis NP Area
- Owner/Applicant: Jesus Sandoval
- Agent: Stafford Development (Joe Stafford)
- Request: Approval of the final plat of the Ponca Street Subdivision, comprised of 16 lots on 4.79 acres.
- Staff Rec.: **Recommended**
- Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 14. Final Plat with Preliminary:** [C8-2014-0115.1A - Richardson Lane Subdivision; District 3](#)
- Location: Montopolis Drive at Richardson Lane, Country Club East Watershed, Montopolis NP Area
- Owner/Applicant: Suchan Investments LLC (Sudhit Kolli)
- Agent: Powers Engineering (Forrest Powers)
- Request: Approve a final plat out of an approved preliminary plan consisting of 12 lots on 1.203 acres.
- Staff Rec.: **Recommended**
- Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
- 15. Resubdivision:** [C8-2015-0068.0A - Resubdivision of Lot 2-B, Block D, Met Center II Section 1; District 2](#)
- Location: 7701 Metropolis Drive, Onion Creek Watershed, Montopolis NP Area
- Owner/Applicant: Met Center II, Nyctex, Phase II, Ltd. (Howard Yancy)
- Agent: Thrower Design (Ron Thrower)
- Request: Approve a resubdivision of one lot into 2 lots on 33.277 acres.
- Staff Rec.: **Recommended**
- Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Facilitator: [Christine Barton-Holmes](#), 512-974-2788

City Attorney: [Alecia D. Mayberry Mosadomi](#), 512-974-2370

- 16. Code Amendment:** [C20-2014-016 - Review Times](#)
Request: Consider amendments to Chapter 25 and Title 30 of the Land Development Code to remove staff review time for development applications (Site Development, Subdivision, and Building Permits) from the Land Development Code and define them by administrative rule, modify the life of a site plan or subdivision application from 180 days with an available 180 day extension to one year with no extension provision, establish a stop-clock provision for development application life for related applications that require a public hearing, establish a clear process for the review and approval of subdivision vacation applications, and establishes an expiration for subdivision construction plan applications consistent with other development permit applications.
Staff Rec.: **Recommended**
Staff: [Donna Galati](#), 512-974-2733
Development Services Department
- 17. Final Plat - Amended Plat:** [C8-2016-0030.0A - 600 E Riverside Dr; Amended Plat; District 9](#)
Location: 600 East Riverside Drive, Lady Bird Lake Watershed, South River City NP Area
Owner/Applicant: River Crab, Ltd. (Andy Pastor)
Agent: Big Red Dog (Bradley Lingvai)
Request: Approval of the 600 E Riverside Dr; Amended Plat composed of 1 lot on 1.88 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 18. Preliminary Plan:** [C8-2016-0017 - Grant A Subdivision; District 1](#)
Location: 3601 Grant Street, Tannehill Branch Creek Watershed, MLK NP Area
Owner/Applicant: Scott Way
Agent: Big Red Dog Engineering
Request: Approval of Grant A Subdivision composed of 13 lots on 1.89 acres.
Staff Rec.: **Disapproval**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 19. Final Plat with Preliminary:** [C8-2016-0017.1A - Grant A Subdivision; Final Plat; District 1](#)
Location: 3601 Grant Street, Tannehill Branch Creek Watershed, MLK NP Area
Owner/Applicant: Scott Way
Agent: Big Red Dog (Jerret Daw)
Request: Approval of the Grant A Subdivision; Final Plat composed of 13 lots on 1.89 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: [Christine Barton-Holmes](#), 512-974-2788

City Attorney: [Alecia D. Mayberry Mosadomi](#), 512-974-2370

20. **Final Plat with preliminary:** [C8-2016-0017.2A - Grant B Subdivision; District 1](#)
Location: 3601 Grant Street, Tannehill Branch Creek Watershed, MLK NP Area
Owner/Applicant: Scott Way
Agent: Big Red Dog (Jerret Daw)
Request: Approval of the Grant B Subdivision composed of 13 lots on 1.89 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Preliminary Plan:** [C8-2016-0016 - Pennsylvania Subdivision A; District 1](#)
Location: 3412 Pennsylvania Avenue, Tannehill Branch Creek Watershed, MLK NP Area
Owner/Applicant: Scott Way
Agent: Big Red Dog Engineering (Jerret Daw)
Request: Approval of Pennsylvania Subdivision A composed of 31 lots on 3.31 acres.
Staff Rec.: **Disapproval**
Staff: [Don Grigsby](#), 512-854-7560,
Development Services Department
22. **Final Plat with Preliminary:** [C8-2016-0016.1A - Pennsylvania Subdivision A; District 1](#)
Location: 3412 Pennsylvania Avenue, Tannehill Branch Creek Watershed, MLK NP Area
Owner/Applicant: Scott Way
Agent: Big Red Dog (Jerret Daw)
Request: Approval of Pennsylvania Subdivision A composed of 16 lots on 3.31 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
23. **Final Plat with Preliminary:** [C8-2016-0016.2A - Pennsylvania Subdivision B; District 1](#)
Location: 3412 Pennsylvania Avenue, Tannehill Branch Creek Watershed, MLK NP Area
Owner/Applicant: Scott Way
Agent: Big Red Dog (Jerret Daw)
Request: Approval of the Pennsylvania Subdivision B composed of 15 lots on 1.21 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: [Christine Barton-Holmes](#), 512-974-2788

City Attorney: [Alecia D. Mayberry Mosadomi](#), 512-974-2370

24. **Final Plat without Preliminary:** [C8-2016-0018.0A - Resubdivision of Lots 15 & 16, Block 1 Post Road Addition; District 3](#)
Location: 232 Lessin Lane, Williamson Creek Watershed, Dawson NP Area
Owner/Applicant: Thomas Esparza
Agent: Land Answers (Jim Wittliff)
Request: Approval of the Resubdivision of Lots 15 & 16, Block 1 Post Road Addition composed of 3 lots on 0.81 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
25. **Preliminary Plan:** [C8-2016-0026 - Quintientos Subdivision; District 3](#)
Location: 500 Montopolis Drive, Country Club East Watershed, Montopolis NP Area
Owner/Applicant: Keep Investment Group (Austin Stowell)
Agent: Texas Design Interests (Jeff Shindler)
Request: Approval of the Quintientos Subdivision composed of 17 lots on 1.76 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
26. **Final Plat - Resubdivision:** [C8-2016-0031.0A - Pharis Subdivision; District 3](#)
Location: 2701 South Congress Avenue, East Bouldin Creek Watershed, St. Edwards NP Area
Owner/Applicant: Jimmy L. Spillar
Agent: Consort, Inc. (Enrique Serna)
Request: Approval of the Pharis Subdivision composed of 2 lots on 1.847 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
27. **Final Plat:** [C8-2016-0028.0A - NEC Davis Street and Red River Street, Amended Plat; District 9](#)
Location: 91 Red River Street, Waller Creek Watershed, Downtown Austin Plan
Owner/Applicant: Endeavor Real Estate Group; SP Meadows West, Ltd. (David Roche)
Agent: Big Red Dog Engineering
Request: Approval of NEC Davis Street and Red River Street; Amended Plat composed of 1 lot on 0.73 acres.
Staff Rec.: **Disapproval**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department

Facilitator: [Christine Barton-Holmes](#), 512-974-2788

City Attorney: [Alecia D. Mayberry Mosadomi](#), 512-974-2370

- 28. Final Plat:** [C8-2016-0029.0A - NWC East Dean Keeton and Red River Street; District 9](#)
Location: 924 East Dean Keeton Street, Waller Creek Watershed, Downtown Austin Plan, Waller Creek Watershed
Owner/Applicant: 924 Dean Keeton Investors, Ltd. C/O Endeavor Real Estate Group, Ltd.
Agent: Big Red Dog Engineering (Brad Lingvai)
Request: Approval of NWC East Dean Keeton and Red River Street composed of 1 lot on 0.98 acres.
Staff Rec.: **Disapproval**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department
- 29. Final Plat:** [C8-2016-0024.0A - Aspen Heights Subdivision; District 2](#)
Location: 3733-1/2 Drossett Drive, Waller Creek Watershed, Waller Creek Watershed
Owner/Applicant: KBGE (Armando Porillo)
Agent: KBGE (Armando Porillo)
Request: Approval of the Aspen Heights Subdivision composed 1 lot on 3.40 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

- 1. 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.

Facilitator: [Christine Barton-Holmes](#), 512-974-2788

City Attorney: [Alecia D. Mayberry Mosadomi](#), 512-974-2370