



Planning Commission

March 8, 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 23, 2016.

Facilitator: [Sylvia Limon](#), 512-974-2767

City Attorney: [Melissa Vidal](#), 512-974-1071

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2015-0133A - 1204 San Antonio & 1205 Nueces Rezoning; District 9](#)

Location: 1204 San Antonio, 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
- 2. Rezoning:** [C14-2015-0133B - 1204 San Antonio & 1205 Nueces Rezoning; District 9](#)

Location: 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
- 3. 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, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 4. Rezoning:** [C14-2016-0008 - Old Bee Cave Road Subdivision; District 8](#)

Location: 7809 Old Bee Cave Road, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Ron McGuire Construction (Ron McGuire)
Agent: Southwest Engineers (Matt Dringenberg)
Request: RR-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Facilitator: [Sylvia Limon](#), 512-974-2767

City Attorney: [Melissa Vidal](#), 512-974-1071

5. **Restrictive Covenant Amendment:** [C14-85-027\(RCA\) - 2102 Rio Grande Street; District 9](#)
Location: 2102 Rio Grande Street, Shoal Creek Watershed, West University NP Area
Owner/Applicant: McElroy Ralph Company Inc. (Ryan McElroy)
Agent: Drenner Group (Amanda Swor)
Request: To amend a Restrictive Covenant
Staff Rec.: **Recommended**
Staff: [Victoria Haase](#), 512-974-7691
Planning and Zoning Department
6. **Final Plat - Resubdivision:** [C8-2015-0216.0A - 8611 Centre; District 7](#)
Location: 8611 North Mopac Service Road Northbound, Shoal Creek Watershed, North Shoal Creek NP Area
Owner/Applicant: Gerald Kucera
Agent: Thrower Design (Ron Thrower)
Request: Approval of the resubdivision of Lot 1A of the Atrium Amended Plat, comprised of one lot on 2.316 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
7. **Final Plat - Resubdivision:** [C8-2015-0192.0A - Austin Mall; Resubdivision of Lot 3E; District 4](#)
Location: 5901 Airport Boulevard, Tannehill Branch Watershed, Highland NP Area
Owner/Applicant: Austin Community College District (Richard Rhodes)
Agent: Bury Inc. (Craig Chonko)
Request: Approval of the Austin Mall; Resubdivision of Lot 3E into 4 lots on 27.98 acres.
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department
8. **Resubdivision:** [C8-2015-0019.0A - Resubdivision of Portion of Lot 32, Theodore Low Heights Subdivision; District 5](#)
Location: 3202 Clawson Road, West Bouldin Creek Watershed, South Lamar Combined NP Area
Owner/Applicant: Little City Lending, LLC (Jerad Kolarik)
Agent: Permit Partners, LLC (David Cancialosi)
Request: Variance from 25-4-175 (LDC) to allow a flag lot, and then approve a resubdivision of part of one lot into 4 lots on 0.988 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Facilitator: [Sylvia Limon](#), 512-974-2767

City Attorney: [Melissa Vidal](#), 512-974-1071

9. **Preliminary Plan:** [C8-2015-0031 - E M Franklin Preliminary Plan; District 1](#)
Location: 2001 E M Franklin Avenue, Tannehill Branch Watershed, MLK NP Area
Owner/Applicant: E M Franklin GP, LLC (Ryan Diepenbrock)
Agent: PSW Homes, LLC (Casey Giles)
Request: Approval of the preliminary plan composed of 14 residential lots, a greenbelt lot, and a drainage pond lot on 4.64 acres.
Staff Rec.: **Item pulled and will be renotified. No action required.**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
10. **Final Plat with Preliminary:** [C8-04-0043.08.2A.SH - Mueller Section 1B-1; District 9](#)
Location: 3600 Manor Road, Tannehill Branch Watershed, RMMA
Owner/Applicant: City of Austin-Economic Development Department (Pam Hefner)
Agent: Bury Inc. (Joes M. Farias, P.E.)
Request: Approval of Mueller Section 1B-1 composed of 4 lots on 7.50 acres.
Staff Rec.: **Disapproval**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
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: [Sylvia Limon](#), 512-974-2767

City Attorney: [Melissa Vidal](#), 512-974-1071