



Planning Commission
April 12, 2016 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701

Fayez Kazi – Vice-Chair
Karen McGraw
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

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 March 22, 2016.

Facilitator: [Don Perryman](#), 512-974-2786

City Attorney: [David Sorola](#), 512-974-2175

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2015-0162 - Airport Commerce; District 3](#)
Location: 1501 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: W2 Hill ACP II LP
Agent: Thrower Design (Ron Thrower)
Request: CS-CO-NP to CS-CO-NP to remove FAR restriction
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 2. Rezoning:** [C14-2015-0062 - US 183 & McCall Lane Rezoning; District 2](#)
Location: 2900, 3000, 3024 US 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.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. Rezoning:** [C14-03.0116.03 - 3101 Metlink Drive Rezoning; District 2](#)
Location: 3101 Metlink Drive, Carson Creek and Onion Creek Watersheds; Southeast Combined (Southeast) NP Area
Owner/Applicant: Met Center NYCTEX, Ltd. (Howard Yancy)
Agent: Thrower Design (Ron Thrower)
Request: LI-PDA-NP to LI-PDA-NP, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Facilitator: [Don Perryman](#), 512-974-2786

City Attorney: [David Sorola](#), 512-974-2175

4. **Rezoning:** [**C14-2016-0027 - WhichCraft Beer Store; District 5**](#)
Location: 2110 S. Lamar, Suite F, West Bouldin Creek Watershed; Zilker
Neighborhood NP Area (Suspended)
Owner/Applicant: City of Austin - Charlie Tames
Agent: Drenner Group (Dave Anderson)
Request: CS to CS-1
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
5. **Rezoning:** [**C14H-2016-0005 - William F. and Eleanor Warren House; District 9**](#)
Location: 1502 Hardouin Avenue, Shoal Creek Watershed
Owner/Applicant: Richard G. and Laura Key, owners
Request: SF-3-NP to SF-3-H-NP
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 512-974-6454,
Planning and Zoning Department
6. **Rezoning:** [**C14H-2015-0164 - T.H. Shelby House; District 9**](#)
Location: 503 W. 33rd Street, Waller Creek; North University NP Area
Owner/Applicant: Andrew K. and Lindsey L. Heddleston Smith, owners
Agent: Emily Payne, Hardey, Heck and Moore
Request: SF-3-NCCD-NP to SF-3-H-NCCD-NP
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 512-974-6454,
Planning and Zoning Department
7. **Rezoning:** [**C14H-2015-0147 - Peter and Esther Allidi House; District 9**](#)
Location: 1315 Kenwood Avenue, Lady Bird Lake; South River City NP Area
Owner/Applicant: Bruce Curtis and Fred Daniel, owners
Agent: Annie Laurie Grabiell, Clayton + Little, Architects
Request: SF-3-NCCD to SF-3-H-NCCD
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 512-974-6454,
Planning and Zoning Department

Facilitator: [Don Perryman](#), 512-974-2786

City Attorney: [David Sorola](#), 512-974-2175

8. **Rezoning:** [C14-2015-0134 - Lantana Block P, Lots 3 and 5; District 8](#)
Location: 7415 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area
Owner/Applicant: Stratus Properties Operating Co., LP (Erin Perkins)
Agent: LJA Engineering (Paul Viktorin)
Request: GR-NP to GR-MU-NP
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
9. **Restrictive Covenant Amendment:** [C14-85-288 \(RCA\) - Lantana Block P, Lots 3 and 5; District 8](#)
Location: 7415 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area
Owner/Applicant: Stratus Properties Operating Co., LP (Erin Perkins)
Agent: LJA Engineering (Paul Viktorin)
Request: Remove restriction on multi-family units
Staff Rec.: **Denial**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
10. **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
11. **Preliminary Plan:** [C8-2015-0042 - St. Andrew's School; District 8](#)
Location: 5613 Patton Ranch Road, Barton Creek Watershed-Barton Springs Zone; East Oak Hill NP Area
Owner/Applicant: St. Andrew's Episcopal School (Jeff Howard)
Agent: Bury, Inc. (Troy Moore)
Request: Approval of a Preliminary Plan containing 5 lots on 93.34 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Facilitator: [Don Perryman](#), 512-974-2786

City Attorney: [David Sorola](#), 512-974-2175

- 12. Site Plan-Compatibility Waiver:** [SP-2015-0303C - Mount Zion Baptist Church Family Life Center; District 1](#)
- Location: 2938 E 13th St, Boggy Creek Watershed; Rosewood NP Area
Owner/Applicant: Mount Zion Baptist Church (Luke Mercer)
Agent: Chan & Partners Engineering, LLC (Zhipeng Xing)
Request: The applicant is requesting a waiver to encroach into a 25' compatibility setback to construct a retaining wall. [LDC 25-2-1063]
Staff Rec.: **Recommended**
Staff: [Rosemary Avila](#), 512-974-2784
Development Services Department
- 13. Site Plan-Conditional Use Permit:** [SPC-2015-0107CT - San Juan Diego Catholic High School; District 3](#)
- Location: 2512 S 1st St, East Bouldin Creek Watershed; Galindo NP Area
Owner/Applicant: Roman Catholic Diocese of Austin Texas (Patrick Baker)
Agent: Urban Design Group PC (Don Sansom)
Request: The applicant is requesting a conditional use permit to construct a private secondary educational facility with other associated improvements.
Staff Rec.: **Recommended**
Staff: [Rosemary Avila](#), 512-974-2784
Development Services Department
- 14. Final Plat:** [C8-2015-0194.0A - Domain Blocks L, M and N; District 7](#)
- Location: 11501 Domain Drive, Walnut Creek; North Burnet TOD
Owner/Applicant: Domain LMN Investors, LP (Robert Shaw)
Agent: Bury-Aus, Inc. (Allison Lehman)
Request: Approval of Domain Blocks L, M and N composed of 4 lots on 67.193 acres.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Facilitator: [Don Perryman](#), 512-974-2786

City Attorney: [David Sorola](#), 512-974-2175

**15. Final Plat-
VARIANCE
ONLY:**

C8-2015-0227.0A - 1023 Springdale Subdivision; District 3

Location: 1023 Springdale Road, Boggy Creek Watershed; MLK NPA
Owner/Applicant: 1023 Holdings, LLC (Daryl Kunik)
Agent: 1023 Holdings, LLC (Daryl Kunik)
Request: The applicant requests a variance from LDC Section 25-4- 151 which requires that streets of a new subdivision shall be aligned with and connect to streets on adjoining property. The applicant proposes to not connect Don Ann street into the subdivision.

Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

D. BRIEFINGS

1. Informative briefing regarding the current state of the South Waterfront Master Plan

Staff: [Alan Holt](#), 512-974-2716; [Elizabeth Smith](#) 974-2856
Planning and Zoning Department

E. NEW BUSINESS

1. Discussion and possible initiation of rezoning for properties located at 1120 E. 12th Street; 1322, 1324, 1326, 1328, 1330, 1332, 1334, and 1336 E. 12th Street. (Butler Family Property); District 1

Staff: [Jerry Rusthoven](#), 512-974-3207; [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

2. Discussion on Planning Commission review of future CodeNEXT work products and CodeNEXT updates to Planning Commission. (Chair Stephen Oliver, Commisisoner Nuria Zaragosa)

3. Discussion and possible action on amending the Planning Commission Bylaws and forward to Audit and Finance for approval.

Facilitator: [Don Perryman](#), 512-974-2786

City Attorney: [David Sorola](#), 512-974-2175

4. **Discussion and possible action on amending the Planning Commission Rules of Procedure.**
5. **Nomination and election of Chair, Vice – Chair, Secretary and Parliamentarian of the Planning Commission.**

F. ITEMS FROM COMMISSION

G. COMMITTEE REPORTS

Committee on Codes and Ordinances

Committee on the Comprehensive Plan

Land Development Code Advisory Group

Small Area Planning Joint Committee

H. 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 2 days (48 hours) 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: [Don Perryman](#), 512-974-2786

City Attorney: [David Sorola](#), 512-974-2175