



Planning Commission
January 24, 2017 @ 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 De Hoyos Hart
James Schissler – Parliamentarian
Patricia Seeger
James Shieh – Secretary

Jeffrey Thompson
Jose Vela III
Trinity White
Michael Wilson
Nuria Zaragoza
William Burkhardt – Ex-Officio
Richard Mendoza – 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 10, 2017.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2016-0005.01 - Thrasher Lane Lots; District 3](#)
Location: 2500, 2508 & 2514 Thrasher Lane, Country Club East & Carson Creek Watersheds; Montopolis NP Area
Owner/Applicant: Dalor, LTD
Agent: Permit Partners (David Cancialosi)
Request: Commercial to Mixed Use land use
Staff Rec.: **Mixed Use and Commercial land use**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Rezoning:** [C14-2016-0070 - Thrasher Lane Lots; District 3](#)
Location: 2500, 2508 & 2514 Thrasher Lane, Country Club East & Carson Creek Watersheds; Montopolis NP Area
Owner/Applicant: Dalor, LTD
Agent: Permit Partners (David Cancialosi)
Request: CS-NP to CS-MU-NP
Staff Rec.: **Recommend CS-NP and CS-MU-CO-NP**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2016-0016.01 - 3212 E. Cesar Chavez; District 3](#)
Location: 3212 East Cesar Chavez Street, Colorado River Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Painter Enterprises, Inc. a Texas Corporation
Agent: Husch Blackwell (Nikelle Meade)
Request: Commerical and Industry to Mixed Use land use
Staff Rec.: **Pending; Postponement request by Staff to February 28, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 4. Rezoning:** [C14-2016-0079 - 3212 E. Cesar Chavez; District 3](#)
Location: 3212 East Cesar Chavez Street, Colorado River Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Painter Enterprises, Inc. a Texas Corporation
Agent: Husch Blackwell (Nikelle Meade)
Request: CS-CO-NP and LI-CO-NP to CS-MU-V-CO-NP
Staff Rec.: **Pending; Postponement request by Staff to February 28, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

5. **Plan Amendment:** [**NPA-2016-0022.01 - 3920 South IH 35; District 3**](#)
Location: 3920 S. IH-35 Southbound Service Road, Blunn Creek Watershed; Greater South River City Combined NP Area
Owner/Applicant: 3920 IH-35 Holdings Ltd. (Jimmy Nassour)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Office to Mixed Use land use
Staff Rec.: **Commerical land use**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
6. **Rezoning:** [**C14-2016-0105 - 3920 South IH 35; District 3**](#)
Location: 3920 S. IH-35 Southbound Service Road, Blunn Creek Watershed; Greater South River City Combined NP Area
Owner/Applicant: 3920 IH-35 Holdings Ltd. (Jimmy Nassour)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GO-NP to CS-MU-V-NP
Staff Rec.: **Recommend CS-NP**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
7. **Rezoning:** [**C14-2016-0115 - 2222 Town Lake; District 3**](#)
Location: 2222 & 2400 Town Lake Circle and 2217 & 2225 Elmont Drive, Lady Bird Lake Watershed; East Riverside Corridor
Owner/Applicant: Town Lake Holdings, LLC (David Cox)
Agent: Graves Dougherty Moody Hearn (Michael Whellan)
Request: NMU to CMU
Staff Rec.: **Recommend CMU**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
8. **Rezoning:** [**C14-2016-0065 - Pioneer Bank, SSB; District 9**](#)
Location: 623 West 38th Street, Waller Creek Watershed; Central Austin Combined (West University) NP Area
Owner/Applicant: Pioneer Bank (Brian May)
Agent: Doucet & Associates (Ted McConaghy)
Request: GR-CO-NP to GR-CO-NP, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

9. **Rezoning:** [**C14-2016-0116 - 1616 E. Oltorf; District 9**](#)
Location: 1616 E. Oltorf Street, Harper Branch Creek Watershed; East Riverside/Oltorf Combined NP Area
Owner/Applicant: 1616 West Sixth St. Ltd. (Will Marsh)
Agent: Armbrust & Brown (Richard Suttle)
Request: GR-CO to CS
Staff Rec.: **Recommend CS-CO**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
10. **Rezoning:** [**C14-2016-132 - Property Adjacent to 1311 S. Lamar; District 5**](#)
Location: 1311 S. Lamar Blvd, Bldg B, West Bouldin Creek Watershed; Zilker NP Area (Suspended)
Owner/Applicant: Seamless GCW LTD (Bernard Barrett)
Agent: Drenner Group (Leah Bojo)
Request: CS-CO to CS-V
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
11. **Rezoning:** [**C14H-2016-0053 - Aldridge Place Historic District; District 9**](#)
Location: Roughly bounded by Speedway on the east, Guadalupe Street on the west, 34th Street on the north and 30th Street on the south, and including Hemphill Park., Waller Creek Watershed; North University NP Area
Owner/Applicant: Aldridge Place Historic District Nominating Team
Agent: Roger Binkley, Janet Beinke, and Rick Iverson
Request: Add HD to all existing base zonings
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 512-974-6454
Planning and Zoning Department
12. **MUD Amendment:** [**C12M-2016-0006 - Moore's Crossing MUD; District 2**](#)
Location: East of FM 973 at the intersection of FM 973 and Elroy Road, Dry Creek East and Onion Creek Watersheds
Owner/Applicant: SR Development, Inc. and MC Joint Venture (William G. Gurasich)
Agent: Coats Rose (John M. Joseph)
Request: Consider an amendment to certain provisions of the Moore's Crossing MUD Consent Agreement relating to (1) the amount of reimbursements to the Developer for internal water, wastewater, drainage, and water quality facilities; and (2) the Developer's obligations for right-of-way dedication and roadway improvements.
Staff Rec.: **Staff recommends amendments to the consent agreement regarding the developer's obligations for transportation improvements and does not recommend other requested amendments.**
Staff: [Virginia Collier](#), 512-974-2022
Planning and Zoning Department

- 13. Final Plat - Resubdivision:** [C8-2015-0135.0A - Resubdivision Plat of Lot 3, Blk A, Redeemer Presbyterian Subd.](#)
Location: 2111 Alexander Avenue, Boggy Creek Watershed; Rosewood NP Area
Owner/Applicant: Cityline LLC
Agent: Frank Gordon
Request: Approval of the resubdivision of 1 lot into 6 lots
Staff Rec.: **Recommended**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Development Services Department
- 14. Resubdivision:** [C8-2016-0124.0A - Galanter-Kimbell Subdivision; District 9](#)
Location: 611 & 707 Elizabeth St., East Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: Chad & Ashley Kimbell / Dan Galanter
Agent: KBGE (Chad Kimbell)
Request: Approval of the resubdivision of two existing lots and portions of existing lots into a two lot subdivision on 0.425 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
- 15. Site Plan - Conditional Use Permit:** [SPC-2016-0119A - Pershing House; District 3](#)
Location: 2415 E. 5th St., Lady Bird Lake Watershed; Holly NP Area
Owner/Applicant: Pershing East, LLC (Kip McClanahan)
Agent: Armbrust & Brown (Richard Suttle)
Request: Approval of a conditional use permit for a Club or Lodge use in LI-NP zoning.
Staff Rec.: **Recommended**
Staff: Donna Galati, 512-974-2733, donna.galati@austintexas.gov
Development Services Department
- 16. Final Plat - Amended Plat:** [C8-2016-0253.0A - Replat of South Extension of Bouldin Creek](#)
Location: 2209 S. 1st Street, East Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: WC 2209 South First St. LLC
Agent: JAB Engineering, LLC (Joshua A. Baran)
Request: Approval of replat of South Extension of Bouldin Creek final plat composed of 2 lots on 1.81 acres.
Staff Rec.: **Disapproval**
Staff: Ramon Rezvanipour, 512-974-3124
Development Services Department

- 17. Final Plat - Amended Plat:** [**C8-2016-0251.0A - Annex to River View Addition; District 3**](#)
Location: 2601 Canterbury Street, Town Lake Watershed; Holly NP Area
Owner/Applicant: Four San Saba (Michael Casias)
Agent: LandDev Consulting, LLC (Russell Kotara)
Request: Approval of Annex to River View Addition final plat composed of 2 lots on 0.57 acres.
Staff Rec.: **Disapproval**
Staff: Ramon Rezvanipour, 512-974-3124
Development Services Department
- 18. Resubdivision:** [**C8-2016-0256.0A - Resubdivision of Lot 15 Parkinson Place No. 1; District 9**](#)
Location: 1503 Betty Jo Drive, Harper's Branch Creek Watershed; South River City NP Area
Owner/Applicant: LZA Real Properties East (Jerry Johnson)
Agent: ADD Design (Marc Dickey)
Request: Approval of the Resubdivision of Lot 15 Parkinson Place No. 1 to resubdivide one lot into two lots.
Staff Rec.: **Disapproval**
Staff: Jeremy Siltala, 512-974-2945, jeremy.siltala@austintexas.gov
Development Services Department
- 19. Final Plat:** [**C8-2017-0003.0A - Springdale Grove; District 1**](#)
Location: 4120 East 12th Street, Tannehill Branch Creek Watershed; East MLK NP Area
Owner/Applicant: JJ & B Investment, LLC
Agent: Southwest Engineers, Inc. (Travis Flake)
Request: Approval of Springdale Grove composed of 9 lots on 3.44 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 20. Amended Plat:** [**C8-2016-0254.0A - Replat of Block 5, Pleasant Hill Addition; District 3**](#)
Location: 5402 South Congress Avenue, Williamson Creek Watershed; South Congress Combined NP Area
Owner/Applicant: WC 5402 South Congress LLC
Agent: JAB Engineering, LLC (Joshua A. Baran)
Request: Approval of the Replat of Block 5, Pleasant Hill Addition to combine 10 lots into one lot.
Staff Rec.: **Disapproval**
Staff: Jeremy Siltala, 512-974-2945, jeremy.siltala@austintexas.gov
Development Services Department

D. NEW BUSINESS

1. Current Code Amendment Cases

Discussion of how current code amendment cases will be handled in relation to CodeNEXT and the new draft code.

Staff: [Jerry Rusthoven](#), 512-974-3207

Acting Assistant Director, Planning and Zoning Department

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

Codes and Ordinances Joint Committee

Comprehensive Plan Joint Committee

Land Development Code Advisory Group

Small Area Planning Joint Committee

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 Andrew Rivera at Planning & Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Speaker Testimony Time Allocation

PUBLIC HEARING

Speaker	Number	Time Allocated
Applicant / Agent	1	5 min (Additional 3 minute rebuttal)
Speakers For	Up to 3	3 min.
Speakers For	Up to 16	1 min.
Primary Speaker	1	5 min.
Speakers Against	Up to 3	3 min.
Speakers Against	Up to 16	1 min.

Speakers are limited to 10 minutes maximum.

POSTPONEMENT

Speaker	Number	Time Allocated
Primary Speaker Favoring Postponement	1	3 min.
Secondary Speaker Favoring Postponement	1	2 min.
Primary Speaker Opposing Postponement	1	3 min.
Secondary Speaker Opposing Postponement	1	2 min.

2017 PLANNING COMMISSION MEETING SCHEDULE

January 10, 2017	July 11, 2017
January 24, 2017	July 25, 2017
February 14, 2017	August 8, 2017
February 28, 2017	August 22, 2017
March 14, 2017	September 12, 2017
March 28, 2017	September 26, 2017
April 11, 2017	October 10, 2017
April 25, 2017	October 24, 2017
May 9, 2017	November 14, 2017
May 23, 2017	November 28, 2017
June 13, 2017	December 12, 2017
June 27, 2017	