



Planning Commission
February 14, 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 24, 2017.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2016-0002.01 - 78 San Marcos St.; District 3](#)
Location: 78 San Marcos Street; Lady Bird Lake Watershed; East Cesar Chavez NP Area
Owner/Applicant: Carrie Altemus
Agent: McLean & Howard, LLP (Jeff Howard)
Request: Civic to Neighborhood Mixed Use land use
Staff Rec.: **Pending; Postponement request by the Applicant to March 28, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Plan Amendment:** [NPA-2016-0022.01 - 3920 South IH 35; District 3](#)
Location: 3920 S. IH-35 Southbound Access 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
- 3. Rezoning:** [C14-2016-0105 - 3920 South IH 35; District 3](#)
Location: 3920 S. IH-35 Southbound Access Road; Blunn Creek Watershed; 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-CO-NP
Staff Rec.: **Recommendation of CS-NP**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 4. Plan Amendment:** [NPA-2016-0005.03 - 2509 Montopolis Drive; District 3](#)
Location: 2507, 2509, & 2511 Montopolis Drive; Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: John Robert Stratton
Request: Commercial to Mixed Use land use
Staff Rec.: **Not recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

5. **Rezoning:** [**C14-2016-0113 - 2509 Montopolis Drive; District 3**](#)
Location: 2507, 2509, & 2511 Montopolis Drive; Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: John Robert Stratton
Agent: Graves, Dougherty, Hearon & Moody (Michael Whellan)
Request: CS-NP to CS-MU-CO-NP
Staff Rec.: **Not recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
6. **Rezoning:** [**C14-2016-0020 - Lantana IV; District 8**](#)
Location: 7717 Southwest Parkway; Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area
Owner/Applicant: JDI Holdings, LLC Douglas Ivey
Agent: Sprouse Shrader Smith, Terry Irion
Request: LR-NP to GR-MU-NP
Staff Rec.: **Pending; Postponement request by Staff to February 28, 2017**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
7. **Rezoning:** [**C14-2016-0132 - Property Adjacent to 1311 S. Lamar; District 5**](#)
Location: 1311 S. Lamar Blvd; 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.: **Recommendation of CS-V-CO**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
8. **Rezoning:** [**C14-2016-0137 - Grady .46; District 4**](#)
Location: 600 East Grady Drive; Walnut Creek Watershed; North Lamar Combined NP Area
Owner/Applicant: Saleem Memon
Agent: Bennett Consulting (Rodney K. Bennett)
Request: SF-2-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

- 9. Appeal:** [HDP-2016-0648 - 1207 and 1209 W. 22-1/2 Street - Appeal of granting of demolition permit by the Historic Landmark Commission; District 9](#)
- Location: 1207 and 1209 W. 22-1/2 Street; Shoal Creek Watershed; West University NP Area
- Appellant: Olivia Ruiz, appellant
- Request: Consider an appeal from the HLC's granting of a demolition permit for the fourplexes at 1207 and 1209 W. 22-1/2 Street.
- Staff Rec.: **Deny the appeal.**
- Staff: [Steve Sadowsky](#), 512-974-6454
Planning and Zoning Department
- 10. Code Amendment:** [C20-2016-004 - Zilker Park Restroom Facility](#)
- Request: Consider an ordinance granting site-specific amendments to City Code Section 25-8-514 (Save Our Springs Initiative, Pollution Prevention Required) to allow development of the Zilker Park restroom facility (SPC-2012-0104D) to exceed impervious cover limits, modify water quality requirements, and allow construction in the Critical Water Quality Zone.
- Staff Rec.: **Recommended**
- Staff: [Gary Gregson](#), 512-974-9475
Parks and Recreation Department
- 11. Site Plan - Compatibility Waiver:** [SP-2016-0008C - Lofts at 12th Street; District 1](#)
- Location: 2724 E. 12th Street; Chestnut NP Area; Boggy Creek Watershed
- Owner/Applicant: San Antonio Dream Homes, LLC. (Shravan Parsi)
- Agent: Big Red Dog (Mike Reyes)
- Request: Approval of a waiver to encroach into a 25' compatibility setback [LDC 25-2-1063] for site improvements for a multi-family residential development.
- Staff Rec.: **Recommended**
- Staff: [Rosemary Avila](#), 512-974-2784
Development Services Department

- 12. Final Plat out of Approved Preliminary Plan:** [C8J-2009-0142.02.2A - Estancia Hill Country Phase 4](#)
- Location: Estancia Parkway near Camino Vaquero Parkway; Onion Creek Watershed; Estancia Hill Country PUD
- Owner/Applicant: SLF III-Onion Creek (Ocie Vest)
- Agent: Stantec (Shervin Nooshin)
- Request: Approval of the Estancia Hill Country Subdivision Phase 4 Final Plat consisting of 1 lot on 13.275 acres. Water and Waste water provided by the City of Austin.
- Staff Rec.: **Recommended**
- Staff: [Sarah Sumner](#), 512-854-7687
Single Office
- 13. Resubdivision with variance:** [C8-2016-0004.0A - Resubdivision of Lots 2 &3, of the Resubdivision of Lots 1 & 2, J.D. Horne Addition; District 5](#)
- Location: 4016 Valley View Road; West Bouldin Creek Watershed; Zilker NP Area (Suspended)
- Owner/Applicant: Bodhi Group, LLC (Yusuf Johnson)
- Agent: Land Answers, Inc. (Jim Wittliff)
- Request: Approval of the resubdivision of two lots into a three lot subdivision on 0.616 acres, with a variance from 25-4-175 to allow a flag lot.
- Staff Rec.: **Pulled due to notice error. Item will be re-notified for the next available agenda.**
- Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 14. Final Plat:** [C8-2017-0018.0A - Resubdivision of Lot 25 Block C Northgate Addition; District 7](#)
- Location: 904 Taulbee Lane; Waller Creek Watershed; Crestview NP Area
- Owner/Applicant: Brady & Sarah Patterson
- Agent: Real Estate (Mike McHone)
- Request: Approval of the Resubdivision of Lot 25 Block C Northgate Addition composed of 2 lots on 0.5 acres.
- Staff Rec.: **Disapproval**
- Staff: Development Services Department
- 15. Final Plat - Amended Plat:** [C8-2017-0017.0A - 5901 Airport Boulevard Building 1; District 4](#)
- Location: 5901 Airport Boulevard Building 1; Tannehill Branch Watershed; Highland NP Area
- Owner/Applicant: GUGV Highland Austin Property Owning, LLC & HM RETAIL LLC
- Agent: Stantec Consulting Services, Inc. (Jonathan McKee)
- Request: Approval of 5901 Airport Boulevard Building 1 composed of 2 lots on 4.42 acres.
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

16. Final Plat with Replat:

C8-2017-0015.0A - 1801 East Sixth Subdivision; District 3

Location: 1801 East 6th Street; Town Lake Watershed; East Cesar Chavez NP Area
Owner/Applicant: RRZ East 6th, LP (Jeremy Smitheal)
Agent: Nsikanabasi Uko
Request: Approval of 1801 East Sixth Subdivision composed of 1 lot on 1.03 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. New Business:

Sidewalk Placement Code Amendment

Request: Initiation of an amendment to Title 25 of the City Code related to requirements for sidewalk placement.
Staff: [Joel Meyer](#), 512-974-1405
Austin Transportation 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	