



**Planning Commission**

**November 8, 2016 @ 6:00 P.M.**

**City Hall – Council Chambers**

**301 W. 2<sup>nd</sup> Street**

**Austin, TX 78701**

Fayez Kazi – Vice-Chair

Karen McGraw

Tom Nuckols

Stephen Oliver – Chair

Angela PineyroDeHoyos

James Schissler – Parliamentarian

Patricia Seeger

James Shieh – Secretary

Jeffrey Thompson

Jose Vela III

Trinity White

Michael Wilson

Nuria Zaragoza

William Burkhardt – Ex-Officio

Robert Hinojosa – 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 October 25, 2016.

Facilitator: Clarissa Davis, 512-974-7208

City Attorney: Melissa Vidal, 512-974-1071

## C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2016-0005.01 - Thrasher Lane; District 3](#)  
Location: 2500, 2508 & 2514 Thrasher Lane, Carson Creek Watershed; Montopolis NP Area  
Owner/Applicant: Dalor, LTD  
Agent: Permit Partners (David Cancialosi)  
Request: Commercial to Mixed Use land use  
Staff Rec.: **Postponement Request by Staff to December 13, 2016**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
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, LP  
Agent: Permit Partners (David Cancialosi)  
Request: CS-NP to CS-MU-NP  
Staff Rec.: **Postponement Request by Staff to December 13, 2016**  
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov  
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2016-0005.02 - Montopolis-Ben White FLUM Amendment; District 3](#)  
Location: 6700 and 6800 E. Ben White Blvd., & 2601 Montopolis Drive, Country Club East Watershed; Montopolis NP Area  
Owner/Applicant: Ocampo Partners, Ltd.  
Agent: Coats Rose (John M. Joseph)  
Request: Industry to Mixed Use land use  
Staff Rec.: **Recommend Denial**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning and Zoning Department
- 4. Rezoning:** [C14-2016-0085 - Montopolis - Ben White Zoning Amendment; District 3](#)  
Location: 6700 and 6800 E. Ben White Blvd., & 2601 Montopolis Drive, Country Club East & Carson Creek Watersheds; Montopolis NP Area  
Owner/Applicant: Ocampo Partners, Ltd.  
Agent: Coats Rose (John M. Joseph)  
Request: LI-NP to CS-MU-NP  
Staff Rec.: **Recommend Denial**  
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov  
Planning and Zoning Department

Facilitator: Clarissa Davis, 512-974-7208

City Attorney: Melissa Vidal, 512-974-1071

5. **Restrictive Covenant Termination:** [C14-78-220\(RCT\) - Ocampo Restrictive Covenant Termination; District 3](#)  
Location: 6700 and 6800 E. Ben White Blvd., & 2601 Montopolis Drive, Country Club East & Carson Creek Watersheds; Montopolis NP Area  
Owner/Applicant: Ocampo Partners, Ltd.  
Agent: Coats Rose (John M. Joseph)  
Request: Terminate restrictive covenant as it relates to this property.  
Staff Rec.: **Postponement Request by Staff to December 13, 2016**  
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov  
Planning and Zoning Department
6. **Rezoning:** [C14-2016-0087 - Cedar Willow Creek; District 3](#)  
Location: 2431 E. Oltorf Street, Country Club West Watershed; East Riverside/Oltorf Combined NP Area  
Owner/Applicant: Attorney at Law (Jimmy Nassour)  
Agent: South Llano (Glen Coleman)  
Request: GR to MF-6-CO  
Staff Rec.: **Recommendation of MF-4**  
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov  
Planning and Zoning Department
7. **Rezoning:** [C14-2016-0093 - 510 W 15th Rezoning; District 9](#)  
Location: 510 West 15th Street, Shoal Creek Watershed; Downtown Austin Plan  
Owner/Applicant: 15th and Nueces, LLC  
Agent: Armbrust & Brown, PLLC (Amanda Morrow)  
Request: GO to DMU  
Staff Rec.: **Recommendation of DMU-CO**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department
8. **Rezoning:** [C14-2016-0097 - South Congress Residences; District 3](#)  
Location: 4714 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (West Congress) NP Area  
Owner/Applicant: Diamond Real Estate Investment, Inc. (Curt Sutherland) / Guefen Development Company (David Kulkarni)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: CS-MU-CO-NP to CS-MU-V-NP  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department

Facilitator: Clarissa Davis, 512-974-7208

City Attorney: Melissa Vidal, 512-974-1071

9. **Rezoning:** [C14-2016-0106 - 4411 SOCO; District 3](#)  
Location: 4411 South Congress Avenue and 4510 Lucksinger Lane, Williamson Creek Watershed; South Congress Combined (West Congress) NP Area  
Owner/Applicant: Olivia and Harry Wilke / LEMCO Holdings, LLC (David Cox)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: CS-MU-NP to CS-MU-V-NP  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department
10. **Rezoning:** [C14-2016-0110 - West House, LLC; District 9](#)  
Location: 1005 West Avenue, Shoal Creek Watershed; Downtown Austin Plan  
Owner/Applicant: West House, LLC (Adam Moore)  
Agent: Kareem Hajjar  
Request: MF-4 to GO-MU  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department
11. **Rezoning:** [C14-2016-0114 - Domain Entertainment District; District 7](#)  
Location: 3121 Palm Way, Walnut Creek Watershed; North Burnet/Gateway NP Area  
Owner/Applicant: Domain Retail Property Owner, LP c/o Endeavor Real Estate Group  
Agent: Jackson Walker, LLC (Katherine Loayza)  
Request: MI-PDA to MI-PDA, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department
12. **Rezoning:** [C14-2016-0050 - Plaza Saltillo Tract 1/2/3; District 3](#)  
Location: 901, 1011 and 1109 East 5th Street, Waller Creek Watershed; East Cesar Chavez NP Area  
Owner/Applicant: Capital Metro Transportation Authority (Shanea Davis)  
Agent: Land Use Solutions, LLC (Michele Haussmann)  
Request: TOD-NP to TOD-NP-CURE  
Staff Rec.: **Recommended with conditions**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Zoning Department

Facilitator: Clarissa Davis, 512-974-7208

City Attorney: Melissa Vidal, 512-974-1071

- 13. Rezoning:** [\*\*C14-2016-0049 - Plaza Saltillo Tract 4/5; District 3\*\*](#)  
Location: 1211 and 1301 East 5th Street, Waller Creek & Lady Bird Lake Watersheds;  
East Cesar Chavez NP Area  
Owner/Applicant: Capital Metro Transportation Authority (Shanea Davis)  
Agent: Land Use Solutions, LLC (Michele Haussmann)  
Request: TOD-NP to TOD-NP-CURE  
Staff Rec.: **Recommended with conditions**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Zoning Department
- 14. Rezoning:** [\*\*C14-2016-0051 - Plaza Saltillo Tract 6; District 3\*\*](#)  
Location: 413 Navasota Street, Lady Bird Lake Watershed; East Cesar Chavez NP  
Area  
Owner/Applicant: Capital Metro Transportation Authority (Shanea Davis)  
Agent: Land Use Solutions, LLC (Michele Haussmann)  
Request: TOD-NP to TOD-NP-CURE  
Staff Rec.: **Recommended with conditions**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Zoning Department
- 15. Restrictive  
Covenant  
Termination:** [\*\*C14-85-002\(RCT\) - Wesley Foundation of Austin, District 9\*\*](#)  
Location: 2202 Nueces Street, Shoal Creek Watershed; West University NP Area  
Owner/Applicant: Wesley Foundation of Austin (Reverend Rusty Teeter)  
Agent: Mike McHone Real Estate (Michael R. McHone)  
Request: To remove a public restrictive covenant  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department
- 16. Rezoning:** [\*\*C14H-2016-0099 - Dawson-Tinnin House; District 9\*\*](#)  
Location: 905 Dawson Road, Lady Bird Lake Watershed; Bouldin Creek NP Area  
Owner/Applicant: Veronica Allbright  
Request: SF-3-NP to SF-3-H-NP  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov  
Planning and Zoning Department

Facilitator: Clarissa Davis, 512-974-7208

City Attorney: Melissa Vidal, 512-974-1071

- 17. Rezoning:** [\*\*C14H-2016-0112 - Owings-Allen-Miller House; District 3\*\*](#)  
Location: 1405 E. Cesar Chavez Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area  
Owner/Applicant: Homa Kouvassi  
Request: CS-MU-CO-NP to CS-MU-CO-H-NP  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 512-974-6454, [steve.sadowsky@austintexas.gov](mailto:steve.sadowsky@austintexas.gov)  
Planning and Zoning Department
- 18. Appeal:** [\*\*HDP-2016-0648 - Appeal of granting of demolition permit by the Historic Landmark Commission \(HLC\); District 9\*\*](#)  
Location: 1207 and 1209 W. 22-1/2 Street, Shoal Creek Watershed; West University NP Area  
Owner/Applicant: Olivia Ruiz  
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, [steve.sadowsky@austintexas.gov](mailto:steve.sadowsky@austintexas.gov)  
Planning and Zoning Department
- 19. Code Amendment:** [\*\*C20-2016-012 - Historic Civic\*\*](#)  
Request: Consider an amendment to Title 25 of the City Code to require Historic Landmark Commission review of demolition applications for structures that are fifty years or older and dedicated to certain civic uses.  
Staff Rec.: **Recommended; Staff postponement request to December 13, 2016**  
Staff: Jerry Rusthoven, 512-974-3207, [Jerry.Rusthoven@austintexas.gov](mailto:Jerry.Rusthoven@austintexas.gov)  
Planning and Zoning Department
- 20. Conditional Use Permit:** [\*\*SPC-2015-0557C - Alcove Climate Control Storage; District 9\*\*](#)  
Location: 1000 E. 50th Street, Tannehill Branch Watershed; North Loop NP Area  
Owner/Applicant: Geraldine Timmermann  
Agent: Wuest Group (Scott Wuest)  
Request: To grant Conditional Use Permit approval for a convenience storage facility on property that has established convenience storage, by ordinance, as a conditional use.  
Staff Rec.: **Recommended**  
Staff: Michael Simmons-Smith, 512-974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov)  
Development Services Department

Facilitator: Clarissa Davis, 512-974-7208

City Attorney: Melissa Vidal, 512-974-1071

21. **Site Plan - Conditional Use Permit & Variance:** [SPC-2016-0160A - Tamale House Conditional Use Permit; District 3](#)  
Location: 1706 E. 5th Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area  
Owner/Applicant: Diane Valera & Juan Valera-Lena  
Agent: Thrower Design (Ron Thrower)  
Request: Approval of a conditional use permit to allow extended hours for cocktail lounge use within an existing restaurant and approval of a variance to allow a parking area for a cocktail lounge use with a late hours permit that is less than 200 ft from a single family use [LDC 25-5-146(B)].  
Staff Rec.: **Pending; Postponement Request by Staff to December 13, 2016**  
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov  
Development Services Department
22. **Site Plan - Compatibility Waiver:** [SP-2016-0008C - Lofts at 12th Street; District 1](#)  
Location: 2724 E. 12th Street, Boggy Creek Watershed; Chestnut NP Area  
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, rosemary.avila@austintexas.gov  
Development Services Department
23. **Final Plat:** [C8-2015-0217.0A - El Mirando Subdivision; District 3](#)  
Location: 6332 El Mirando Street, Country Club East Watershed; Montopolis NP Area  
Owner/Applicant: Morales Development LLC.  
Agent: PSCE Inc. (Mirza Baig)  
Request: Approval of the El Mirando Subdivision composed of 1 lot on 0.274 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department

Facilitator: Clarissa Davis, 512-974-7208

City Attorney: Melissa Vidal, 512-974-1071

- 24. Resubdivision:** [\*\*C8-2015-0278.0A - Resubdivision of Lot 1, Block A, of the Resubdivision of Lot 1, Block A, Airport Commerce, Section Two; 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: Approval of the resubdivision of an existing lot into a two lot subdivision on 16.188 acres.
- Staff Rec.: **Recommended**
- Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department
- 25. Resubdivision:** [\*\*C8-2014-0178.0A - Ava's Subdivision; District 5\*\*](#)
- Location: 4109 Valley View Road, West Bouldin Creek Watershed; South Lamar NP Area
- Owner/Applicant: Ben Menfi
- Agent: Tom McDill
- Request: Approval of a resubdivision of one lot into 4 lots for residential use.
- Staff Rec.: **Recommended**
- Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
Development Services Department
- 26. Resubdivision - Variance Only:** [\*\*C8-2015-0279.0A - Marcy Hill Resubdivision; District 5\*\*](#)
- Location: 1104 Marcy Street, West Bouldin Creek Watershed; South Manchaca NP Area
- Owner/Applicant: Jaomi Brasher
- Agent: Michael Friedman
- Request: The applicant requests a variance from LDC Section 25-4-175(A)(2) in order to resubdivide lots using a flag lot configuration.
- Staff Rec.: **Recommended**
- Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
Development Services Department
- 27. Resubdivision:** [\*\*C8-2016-0095.0A - Resubdivision of Lot 3F Austin Mall\*\*](#)
- Location: 6401 Airport Boulevard, Tannehill Branch Creek Watershed; Highland NP Area
- Owner/Applicant: Austin Community College District (Dr. Richard M. Rhodes)
- Agent: Bury Inc.
- Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 12.84 acres.
- Staff Rec.: **Recommended**
- Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov  
Development Services Department

Facilitator: Clarissa Davis, 512-974-7208

City Attorney: Melissa Vidal, 512-974-1071



- 28. Final Plat:** [C8-2016-0206.0A - Stuart Subdivision](#)  
Location: 8817 North Lamar Boulevard, Little Walnut Creek Watershed; Georgian Acres NP Area  
Owner/Applicant: Sally Stuart  
Agent: Cartex Engineering Services, Inc. (Gary Jones)  
Request: Approval of the Stuart Subdivision composed of 1 lot on 3.53 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 29. Final Plat - Amended Plat:** [C8-2016-0212.0A - Thornton Properties Subdivision](#)  
Location: 2112 Thornton Road, West Bouldin Creek Watershed; South Lamar NP Area  
Owner/Applicant: Thornton Road, LLC (Lucian Morehead)  
Agent: Cormier Achetecture (James Cormier)  
Request: Approval of the Thornton Properties Subdivision composed of 2 lots on 0.40 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 30. Final Plat - Amended Plat:** [C8-2016-0207.0A - Airport Gateway Lots 1, 3, 5 and 6 Amended Plat](#)  
Location: 3112 Caseybridge Court, Carson Creek Watershed; Southeast NP Area  
Owner/Applicant: Airport Gateway  
Agent: Jacobs Engineering (Robert Gertson)  
Request: Approval of the Airport Gateway Lots 1, 3, 5 and 6 Amended Plat composed of 4 lots on 9.07 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 31. Final Plat - Resubdivision:** [C8-2016-0203.0A - Resubdivision of Lot 17 and a Portion of Lot 16 Block 3 Carrington's Subdivision](#)  
Location: 1207 West 22nd Street, Shoal Creek Watershed; West University NP Area  
Owner/Applicant: Brian Copland & Bernard & Belinda G Reingold  
Agent: Mike McHone Real Estate (Mike McHone)  
Request: Approval of the Resubdivision of Lot 17 and a Portion of Lot 16 Block 3 Carrington's Subdivision composed of 3 lots on 0.33 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Facilitator: Clarissa Davis, 512-974-7208

City Attorney: Melissa Vidal, 512-974-1071

32. **Final Plat - Resubdivision:** [C8-2016-0209.0A - Hackberry Resubdivision](#)  
Location: 417 Hackberry Lane, Little Walnut Creek Watershed; Georgian Acres NP Area  
Owner/Applicant: John Choate  
Agent: Perales Engineering, LLC (Jerry Perales)  
Request: Approval of the Hackberry Resubdivision composed of 1 lot on 1.26 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
33. **Final Plat - Resubdivision:** [C8-2016-0208.0A - Resubdivision of Lots 1 and 2 Block 8 Green Valley No. 2](#)  
Location: 5207 Chico Street, Tannehill Branch Watershed; MLK-183 NP Area  
Owner/Applicant: MX3 Homes, LLC (Sal Martinez)  
Agent: Southwest Engineers (Matt Dringenberg)  
Request: Approval of Resubdivision of Lots 1 and 2 Block 8 Green Valley No. 2 composed of 3 lots on 0.39 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
34. **Final Plat - Resubdivision:** [C8-2016-0202.0A - Resubdivision of a Part of Lots 1, 2, Block 2, Cherico Subdivision No. 2](#)  
Location: 2910 Govalle Avenue, Boggy Creek Watershed; Govalle NP Area  
Owner/Applicant: 2910 Govalle, LLC  
Agent: Rivera Engineering (Michael Rivera)  
Request: Approval of the Resubdivision of a Part of Lots 1, 2, Block 2, Cherico Subdivision No. 2 composed of 2 lots on 0.27 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
35. **Final Plat - Resubdivision:** [C8-2016-0211.0A - Webberville Road Addition](#)  
Location: 1601 Webberville Road, Fort Branch Watershed; MLK-183 NP Area  
Owner/Applicant: Johnson AJ Real Estate  
Agent: Texas Design Interests, LLC (Jeff Shindler)  
Request: Approval of the Webberville Road Addition composed of 3 lots on 1.54 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Facilitator: Clarissa Davis, 512-974-7208

City Attorney: Melissa Vidal, 512-974-1071

## **D. NEW BUSINESS**

1. [Discussion and possible action to initiate a rezoning application for property located at 1139-1/2 Poquito Street, within the Central East Austin Neighborhood Planning Area.](#)

Staff: Wendy Rhoades, 512-974-7719

Planning and Zoning Department

2. Discussion and possible action regarding the Annual Internal Review of the Planning Commission.
3. Discussion and adoption of the Planning Commission meeting schedule for calendar year 2017.

## **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.

Facilitator: Clarissa Davis, 512-974-7208

City Attorney: Melissa Vidal, 512-974-1071