



**Planning Commission
September 22, 2015 @ 6:00P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

Fayez Kazi – Vice-Chair

Tom Nuckols

Stephen Oliver – Chair

James Schissler – Parliamentarian

Patricia Seeger

James Shieh

Jean Stevens – Secretary

Jeffrey Thompson

Jose Vela III

Trinity White

Michael Wilson

Nuria Zaragoza

1 Vacancy

Howard Lazarus – 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 August 25, 2015.
2. Approval of minutes from September 8, 2015.

C. PUBLIC HEARING

- 1. Zoning:** **C814-2012-0152 - Pilot Knob Planned Unit Development; District 2**
Location: East and southeast of the intersection of William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highway 183 and FM 1625, Cottonmouth Creek, North Fork Dry Creek, South Fork Dry Creek Watershed, Pilot Knob MUD No. 1-5
Owner/Applicant: Carma Easton, Inc. (Logan Kimble)
Agent: Armbrust & Brown, L.L.P. (Lynn Ann Carley)
Request: I-RR; I-SF-4A to PUD
Staff Rec.: **Recommended, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Zoning Department
- 2. Plan Amendment:** **NPA-2015-0005.02 - 7200 E. Ben White FLUM Amendment; District 3**
Location: 7200 East Ben White Blvd., Carson Creek Watershed, Montopolis NPA
Owner/Applicant: KWH Properties
Agent: Thrower Design (A. Ron Thrower)
Request: Industry and Mixed Use land use to Higher Density Single Family
Staff Rec.: To recommend Higher Density Single Family on the portion of the property currently with Mixed Use land use and Mixed Use on the portion of the property currently with Industry land use.
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov;
Planning and Zoning Department
- 3. Rezoning:** **C14-2015-0073 - 7200 E. Ben White; District 3**
Location: 7200 East Ben White Blvd., Carson Creek Watershed, Montopolis NPA
Owner/Applicant: KWH Properties
Agent: Thrower Design (A. Ron Thrower)
Request: LI-NP & GR-MU-NP to SF-6-NP
Staff Rec.: **LI-NP to GR-MU-CO-NP & GR-MU-NP to SF-6-NP**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov;
Planning and Zoning Department
- 4. Code Amendment:** **C20-2014-026 - Construction and Demolition Material Diversion**
Request: Consider an amendment to Title 25 of the City Code to require recycling of construction materials from construction and demolition sites.
Recommended
Staff: Woody Raine, 512-974-3460, woody.raine@austintexas.gov;
Austin Resource Recovery

5. **Code Amendment:** **C20-2014-019 - Planned Unit Development Density Bonus**
 Request: Consider an amendment to Title 25 of the City Code related to Planned Unit Development Density Bonuses.
Recommended
 Staff: Jessi Koch, 512-974-3184, jessi.koch@austintexas.gov;
 Neighborhood Housing and Community Development Department
6. **Code Amendment:** **C20-2014-029 - St. Catherine of Siena Church Improvements; District 8**
 Location: 4800 Convict Hill Road, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA
 Owner/Applicant: Urban Design Group, James Wilsford, P.E.
 Request: Consider an ordinance granting a site-specific amendment to LDC Section 25-8-514 (Save Our Springs Initiative, Pollution Prevention Required) to allow redevelopment of St. Catherine of Siena Church (SP-2014-0476C) to exceed impervious cover limits, modify water quality requirements, and allow construction of water quality controls in the Critical Water Quality Zone.
 Staff Rec.: **Recommended**
 Staff: Chuck Lesniak, Environmental Officer, 512-974-2699,
Chuck.Lesniak@AustinTexas.gov;
 Watershed Protection Department
7. **Code Amendment:** **C20-2015-005 - East Riverside Corridor Drive-Through**
 Request: Consider an amendment to Title 25 of the City Code to amend the East Riverside Corridor Regulating Plan to add an address to the list of existing drive-throughs.
Recommended
 Staff: Tonya Swartzendruber, 512-974-3462,
tonya.swartzendruber@austintexas.gov;
 Planning and Zoning Department
8. **Code Amendment:** **C20-2014-021 - East Riverside Corridor Amendment Process**
 Request: Consider an amendment to Title 25 of the City Code to amend the East Riverside Corridor Regulating Plan to add a meeting requirement for plan amendments.
Recommended
 Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov;
 Planning and Zoning Department

- 9. Code Amendment: C20-2015-002 - Subchapter F: Carport and Garage Exemptions; ERC and TOD Zoning**
 Request: Consider an amendment to Title 25 of the City Code to change regulations related to Subchapter F gross floor area exemptions for garages and carports, and to clarify that Subchapter F does not apply to property zoned ERC or TOD.
Recommended
 Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov; Planning and Zoning Department
- 10. Rezoning: C14-2015-0093 - Philip Raney, Nueces Street Partners, LLC; District 9**
 Location: 1507 Nueces Street, Shoal Creek Watershed, Downtown Austin Plan
 Owner/Applicant: Philip Raney, Nueces Street Partners, LLC (Philip Raney)
 Agent: Bury, Inc. (Derek Villemez)
 Request: GO to DMU
 Staff Rec.: **Recommended**
 Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov; Planning and Zoning Department
- 11. Rezoning: C14-2015-0094 - Philip Raney, Nueces Street Partners, LLC; District 9**
 Location: 507 West 16th Street, Shoal Creek Watershed, Downtown Austin Plan
 Owner/Applicant: Philip Raney, Nueces Street Partners, LLC (Philip Raney)
 Agent: Bury, Inc. (Derek Villemez)
 Request: GO to DMU
 Staff Rec.: **Recommended**
 Staff: Victoria Haase, 512-974-7692, tori.haase@austintexas.gov; Planning and Zoning Department
- 12. Rezoning: C14H-2015-0010 - Yerwood-Simond House; District 1**
 Location: 2005 Hamilton Avenue, Boggy Creek Watershed, Central East Austin NPA
 Owner/Applicant: Harold B. Groendyke and Catherine Lucchesi, owners
 Agent: Alyson McGee
 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

- 13. Rezoning: C14-2014-0198 - One Two East; District 1**
 Location: 1105, 1107, and 1109 N. IH 35 Service Road Northbound, Waller Creek Watershed, Central East Austin NPA
 Owner/Applicant: JH West 12th Street Partners, Ltd. (Haythem Dawlett)
 Agent: Drenner Group. P.C. (Stephen Rye)
 Request: Tract 1: from CS-NCCD-NP to CS-NCCD-NP, to change a condition of zoning; Tract 2: from CS-1-NCCD-NP to CS-1-NCCD-NP, to change a condition of zoning
 Staff Rec.: **Postponement to October 13, 2015 requested by Staff**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Zoning Department
- 14. Resubdivision: C8-2015-0048.0A - Resubdivision of Lot 12, Block D, Lakeshore Village; District 10**
 Location: 3600 Meredith Street, Lake Austin Watershed, West Austin NPA
 Owner/Applicant: Daniel Camspey & Mark Waugh
 Agent: Hector Avila
 Request: Approve the resubdivision of one lot into 2 lots on 0.285 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Development Services Department
- 15. Resubdivision: C8-2015-0001.0A - Resubdivision of Lot 1 of the Resubdivision of Lots 1 thru 4 inclusive of Peschka Subdivision; District 5**
 Location: 1405 Rabb Rd., Lady Bird Lake Watershed, Zilker NPA
 Owner/Applicant: JP Custom Homes, LLC (Justin Poses)
 Agent: Moncada Consulting (Phil Moncada)
 Request: Approval of the resubdivision of an existing lot and a portion of unplatted land into a three lot subdivision on 0.567 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov; Development Services Department

- 16. Final Plat - Resubdivision:** **C8-2013-0081.2A.SH - Colorado Crossing IV, Section 6-A (Being a Resubdivision of Lot 5A, Resubdivision of Lot 1, Lockheed Addition); District 2**
- Location: Aspen Glen Blvd. at Alpine Autumn Dr. (Razors Edge Dr.), Onion Creek Watershed, Southeast Combined (Southeast) NPA
- Owner/Applicant: Lennar Buffington CC, LP (Ryan Mattox)
- Agent: Lakeside Engineers (Chris Ruiz)
- Request: Approve the resubdivision of part of one lot into 70 lots on 14.98 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Development Services Department
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- 17. Final Plat - Resubdivision:** **C8-2013-0081.3A.SH - Colorado Crossing IV, Section 6-B (Being a Resubdivision of Lot 5A, Resubdivision of Lot 1, Lockheed Addition); District 2**
- Location: Breckenridge Dr. at Aspen Glenn Blvd., Onion Creek Watershed, Southeast Combined (Southeast) NPA
- Owner/Applicant: Lennar Buffington CC, LP (Ryan Mattox)
- Agent: Lakeside Engineers (Chris Ruiz)
- Request: Approve the resubdivision of part of one lot into 60 lots on 8.74 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Development Services Department
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- 18. Final Plat:** **C8-2015-0187.0A - Hudson Aviary; District 1**
- Location: 6009-1/2 Hudson Street, Fort Branch Watershed, MLK-183 NPA
- Owner/Applicant: Nicholas Koch
- Agent: Perales Engineering (Jerry Perales)
- Request: Approval of the Hudson Aviary composed of 1 lot on 3 acres.
- Staff Rec.: **Disapproval**
- Staff: Development Services Department
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- 19. Final Plat:** **C8-2015-0194.0A - Domain Blocks L, M and N; District 7**
- Location: 11501 Domain Drive, Walnut Creek Watershed, 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.: **Disapproval**
- Staff: Development Services Department

- 20. Final Plat: C8-2015-0185.0A - Hickman Terrace; District 1**
 Location: 1712 Wheless Lane, Fort Branch Watershed, Windsor Park NPA
 Owner/Applicant: Windsor Park Assett LLC (Kevin Smith)
 Agent: Hector Avila
 Request: Approval of the Hickman Terrace composed of 3 lots on 0.50 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 21. Final Plat: C8-2015-0192.0A - Austin Mall; Resubdivision of Lot 3E; District 4**
 Location: 5901 Airport Blvd., Tannehill Branch Watershed, Highland NPA
 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 26.06 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 22. Site Plan - Waiver Only: SP-2015-0026C - Avion Park; District 1**
 Location: 1931 E. 38th 1/2 St., Boggy Creek Watershed, East MLK Combined NPA
 Owner/Applicant: Avion Park LLC (Justin Day)
 Agent: KBGE (Bryant Bell P.E.)
 Request: Request a waiver to permit a structure to encroach in the 25 foot compatibility setback. [LDC Section 25-2-1063(B)(1)]
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov;
 Development Services Department

23. Site Plan - Waiver Only: **SP-2015-0294C - San Marcos Hotel; District 3**
Location: 924 E. 7th Street, Waller Creek Watershed, Plaza Saltillo TOD
Owner/Applicant: Bruner Interests LLC (Scott Bruner)
Agent: LOC Consultants Civil Division Inc. (Sergio Lozano P.E.)
Request: 1. A permanently placed refuse receptacle including a dumpster may not be located 20 feet or less from property from an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located. [LDC Sec. 25-2-1067(C)]; 2. Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is in an SF-5 or more restrictive zoning district is located. [LDC Sec. 25-2-1067(G)]
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov; Development Services Department

24. Encroachment of a Right-of-Way: **F#9524-1505; District 9**
Request: Encroachment of the Red River Street right-of-way by an overhead pedestrian bridge with surface and sub-surface support structures.
Recommended
Staff: Eric Hammack, 512-974-7079, Eric.Hammack@AustinTexas.gov; Office of Real Estate Services

D. NEW BUSINESS

1. New Business:
Request: Discussion and action on appointing a Commissioner to the Joint Sustainability Committee.

2. New Business: **Code Amendment - Initiate a Code Amendment - Traffic Mitigation**
Request: Initiate an amendment to Title 25 of the City Code related to requirements for providing traffic mitigation as a condition to development approval.
Staff: Andy Linseisen, 512-974-2239, andy.linseisen@austintexas.gov; Development Services Department

3. **New Business:** **Code Amendment - Initiate a Code Amendment - Complete Streets**
 Request: Initiate an amendment to Title 25 of the City Code related to requirements for roadway construction to comply with the City’s Complete Streets policies.
 Staff: Andy Linseisen, 512-974-2239, andy.linseisen@austintexas.gov; Development Services Department
4. **New Business:** **Code Amendment - Initiate a Code Amendment - Sidewalk Fee-in-Lieu Criteria**
 Request: Initiate an amendment to Title 25 of the City Code related to sidewalk fee-in-lieu criteria.
 Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov; Planning and Zoning Department
5. **New Business:** **Code Amendment - Initiate a Code Amendment - Porch Encroachment**
 Request: Initiate an amendment to Title 25 of the City Code regarding regulations for porch encroachment into street side yards.
 Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov; Planning and Zoning Department

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 Dora Anguiano at Planning & Zoning Department, at 512-974-2104, for additional information; TTY users route through Relay Texas at 711.