



**Planning Commission
October 27, 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
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. Amend approved minutes from August 25, 2015; amended to correct a scrivener's error in the vote tally of item C-17.
2. Approval of minutes from October 13, 2015.

C. PUBLIC HEARING

- 1. Plan Amendment:** [NPA-2015-0009.01 - NPA 1800 Pennsylvania Avenue; District 1](#)
Location: 1800 Pennsylvania Ave., Boggy Creek
Owner/Applicant: Greater Mount Zion Baptist Church

Agent: Organization of Central East Austin Neighborhoods (Central East Austin Planning Contact Team)
Request: Civic to Single Family
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department
- 2. Plan Amendment:** [NPA-2015-0009.02 - Greater Mount Zion Baptist Church FLUM Change; District 1](#)
Location: 1801 & 1809 Pennsylvania Avenue and 1170 Chicon Street, Boggy Creek
Owner/Applicant: Owner: Greater Mount Zion Baptist Church Applicant: City of Austin, Planning & Zoning Dept. (Jerry Rusthoven)

Agent: DuBois Bryant & Campbell, LLP (Henry Gilmore)
Request: Civic and Single Family to Multifamily
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department
- 3. Rezoning:** [C14-2015-0130 - Mt. Zion Properties Rezoning; District 1](#)
Location: 1801 & 1809 Pennsylvania Avenue and 1170 Chicon Street, Lady Bird Lake
Owner/Applicant: Greater Mount Zion Baptist Church (Henry Gilmore)

Agent: City of Austin (Jerry Rusthoven)
Request: GO-NP and SF-3-NP to MF-4-CO-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
- 4. Neighborhood Plan Aendment:** [NPA-2015-0015.01 - Kingsbury Community Solar Project; District 3](#)
Location: 5017-1/2 Alf Avenue & 5109 ½ Wilcox Avenue, Tannehill Branch Creek
Owner/Applicant: City of Austin (Pamela England)
Agent: PowerFin Partners (Katie Ngo)
Request: Amend the future land use map (FLUM) from Single-Family and Recreation/Open Space to Utilities
Staff Rec.: **Recommended**
Staff: Mark Walters, 512-974-7695, mark.walters@austintexas.gov
Planning and Zoning Department

5. **Rezoning:** [C14-2015-0101 - Kingsbery Community Solar Project; District 3](#)
 Location: 5017 ½ Alf Avenue and 5109 ½ Wilcox Avenue, Tannehill Branch Creek
 Owner/Applicant: City Of Austin (Pamela England)
 Agent: PowerFin Partners (Katie Ngo)
 Request: P-NP and SF-3-NP to P-NP
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department
6. **Plan Amendment:** [NPA-2015-0015.02 - Little Folks Daycare; District 1](#)
 Location: 5700 and 5702 Reicher Drive, Fort Branch Watershed
 Owner/Applicant: Nelda Frasier
 Agent: Vince Huebinger, Vince Gerard and Assoc. Inc.
 Request: Single Family to Office
 Staff Rec.: **Recommended**
 Staff: Kathleen Fox, 512-974-7877, kathleen.fox@austintexas.gov
 Planning and Zoning Department
7. **Rezoning:** [C14-2015-0108 - Little Folks Daycare; District 1](#)
 Location: 5700 & 5702 Reicher Drive, Fort Branch Creek
 Owner/Applicant: Little Folks Daycare (Nelda Frasier)
 Agent: Vincent Gerard and Associates, Inc. (Vince Huebinger)
 Request: SF-3-NP to NO-NP
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department
8. **Plan Amendment:** [NPA-2015-0023.01 - Boys and Girls - Legacy Club of Austin; District 1](#)
 Location: 4717 Turner Lane, Walnut/Little Walnut Creek
 Owner/Applicant: Boys and Girls Club of America (Chuck Carroll)
 Agent: Drenner Group. P.C. (Stephen Rye)
 Request: Higher Density Single Family, Transportation, and Commercial to Civic
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning and Zoning Department
9. **Rezoning:** [C14-2015-0086 - Boys and Girls - Legacy Club of Austin; District 1](#)
 Location: 4717 Turner Lane, Walnut Creek and Little Walnut Creek
 Owner/Applicant: Boys and Girls Club of America (Chuck Carroll)
 Agent: Drenner Group. P.C. (Stephen Rye)
 Request: SF-3-NP, SF-6-NP, and LR-CO-NP to GR-CO-NP
 Staff Rec.: **Recommended with conditions**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department

- 10. Plan Amendment:** [NPA-2015-0028.01 - Cameron Skilled Nursing Facility; District 4](#)
 Location: 8324 Cameron Road, Little Walnut Creek
 Owner/Applicant: Madison Valley Mortgage - Cameron Industrial Park, LLC (Larry Vineyard, Manager)
 Agent: Jana Rice
 Request: Industry to Office
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning and Zoning Department
- 11. Rezoning:** [C14-2015-0100 - Cameron Skilled Nursing Facility; District 4](#)
 Location: 8324 Cameron Road, Little Walnut Creek
 Owner/Applicant: Madison Valley Mortgage - Cameron Industrial Park, LLC (Larry Vineyard, Manager)
 Agent: Jana Rice
 Request: LI-NP to GO-NP
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department
- 12. Rezoning:** [C14-2014-0198 - One Two East; District 1](#)
 Location: 1105, 1107, and 1109 N. IH 35 Service Road Northbound, Waller Creek Creek
 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.: **Recommended with conditions**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department
- 13. Rezoning:** [C14-2015-0047 - 2303-2309 Thornton Road; District 5](#)
 Location: 2303-2309 Thornton Road, West Bouldin Creek
 Owner/Applicant: UT Land Co, Ltd
 Agent: Alice Glasco & David Hartman
 Request: CS to CS-MU-V
 Staff Rec.: **Recommendation of CS-MU**
 Staff: Andy Moore, 512-974-2786, andrew.moore@austintexas.gov
 Planning and Zoning Department

- 14. Rezoning:** [C14-2015-0091 - 1900 Burton Drive and 1901 Mariposa Drive; District 3](#)
 Location: 1900 Burton Dr. & 1901 Mariposa Dr., Lady Bird Lake (Urban)
 Owner/Applicant: Richard J. Bruggeman
 Agent: Metcalfe, Wolff, Stuart & Williams (Michele Rogerson Lynch)
 Request: MF-2 & MF-3 to MF-4-CO
 Staff Rec.: **Recommendation of MF-4-CO**
 Staff: Andy Moore, 512-974-7604, andrew.moore@austintexas.gov
 Planning and Zoning Department
- 15. Rezoning:** [C14-2015-0118 - Emerald Forest @ William Cannon Rezoning; District 2](#)
 Location: 6707 Emerald Forest Drive, Williamson Creek / South Boggy Creek Watersheds
 Owner/Applicant: JBS Holdings, LP (Sheri Krause)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: SF-3-NP; LO-NP to LR-MU-NP
 Staff Rec.: **Recommendation of LR-MU-CO-NP**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Planning and Zoning Department
- 16. Rezoning:** [C14-2015-0121 - 1023 Springdale; District 3](#)
 Location: 1023 Springdale Road, Tannehill Branch and Boggy Creek
 Owner/Applicant: Daryl Kunik
 Agent: South Llano Strategies (Glen Coleman)
 Request: CS-CO-NP to CS-CO-NP, to change a condition of zoning
 Staff Rec.: **Postponement request by Staff to November 10, 2015**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department
- 17. Code Amendment:** [C20-2015-012 - Short-Term Rentals](#)
 Request: Consider amendments to Title 25 of the City Code related to short-term rentals
 Staff Rec.: **Recommended**
 Staff: Trish Link, 512-974-2173, patricia.link@austintexas.gov
 Law
- 18. Code Amendment:** [C20-2015-015 - Short-Term Rentals Type 2 License Suspension](#)
 Request: Consider an amendment to Title 25 of the City Code to suspend the issuance of new short-term rental Type 2 licenses
 Staff Rec.: **Recommended**
 Staff: Trish Link, 512-974-2173, patricia.link@austintexas.gov
 Law

- 19. Site Plan and Waiver:** **SPC-2015-0143B - Block 188; District 9**
 Location: 202 Nueces St., Lady Bird Lake (Urban)
 Owner/Applicant: COA, Economic Development Department (Fred Evins)
 Agent: Jones & Carter (Jim Schissler, P.E.)
 Request: Request approval of a site plan located in the North Shore Central Waterfront Overlay Subdistrict. **WAIVER:** Request a waiver to allow a building to encroach in to a required building envelope which is delineated by 70 degree angle starting at a lin
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov
 Development Services Department
- 20. Resubdivision:** **C8-2013-0118.1A - Lightsey Two's Resubdivision of Lot 20, Theodore Low Heights District 5**
 Location: 1805 Lightsey Road, West Bouldin Creek
 Owner/Applicant: Lightsey Two, LLC (Ryan Diepenbrock)
 Agent: PSW Real Estate LLC (Casey Giles)
 Request: Approve the resubdivision of one lot into 16 residential lots on 4.015 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
 Development Services Department
- 21. Resubdivision:** **C8-2014-0213.0A - Lightsey Two's Second Resubdivision of Lot 20, Theodore Low Heights Distrcit 5**
 Location: 1805 Lightsey Road, West Bouldin Creek
 Owner/Applicant: Lightsey Two, LLC (Ryan Diepenbrock)
 Agent: PSW Real Estate LLC (Casey Giles)
 Request: Approve the resubdivision of 16 lots into 30 residential lots on 4.015 acres.
 Staff Rec.: **Recommended**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
 Development Services Department
- 22. 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
 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

23. **Final Plat - Resubdivision - VARIANCE ONLY:** [C8-2015-0053.0A - Sunridge Park Section One Lot 1 Block E; Resubdivision; District 3](#)
 Location: 3014 Sunridge Drive, Country Club East
 Owner/Applicant: John & Lisa Marie Gyori
 Agent: Consort, Inc (Mark T. Burson)
 Request: The applicant requests a variance from LDC Section 25-4-175(A)(2) in order to resubdivide lots with a flag lot design.
 Staff Rec.: **Recommended.**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
 Development Services Department
24. **Final Plat:** [C8-2015-0211.0A - Amended Plat of Lots 22 & 23 Shoal Terrace; District 9](#)
 Location: 1009 Gaston Avenue, Shoal Creek
 Owner/Applicant: MCD Edserock (Matt Butterfield)
 Agent: Hector Avila
 Request: Approval of Amended Plat of Lots 22 & 23 Shoal Terrace composed of 2 lots on 1 acre
 Staff Rec.: **Disapproval**
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
 Development Services Department
25. **Final Plat:** [C8-2015-0216.0A - 8611 Centre Subdivision; District 10](#)
 Location: 8611 N. Mopac Expressway, Shoal Creek
 Owner/Applicant: Gerald Kucera
 Agent: Thrower Design (A. Ron Thrower)
 Request: Approval of 8611 Centre Subdivision composed of 1 lot on 2.316 acres
 Staff Rec.: **Disapproval**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
 Development Services Department
26. **Final Plat:** [C8-2015-0217.0A - El Mirando Subdivision; District 3](#)
 Location: 6332 El Mirando Street, Country Club East
 Owner/Applicant: Morales Development LLC (Amy F. or Peter Morales)
 Agent: Morales Development LLC (Amy F. or Peter Morales)
 Request: Approval of El Mirando Subdivision composed of 1 lot on 0.274 acres
 Staff Rec.: **Disapproval**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department

27. **Final Plat:** [C8-2015-0218.0A - Berkman Terrace; District 1](#)
 Location: 6207 Berkman Drive, Boggy Creek
 Owner/Applicant: Empirico Development (Kevin Smith)
 Agent: Hector Avila
 Request: Approval of Berkman Terrace composed of 5 lots on 0.89 acres
 Staff Rec.: **Disapproval**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department
28. **Final Plat - Previously Unplatted:** [C8-2015-0219.0A - 8100 Cameron Road; District 4](#)
 Location: 8100 Cameron Road, Little Walnut Creek
 Owner/Applicant: Oxley Leasing of Austin, LLC
 Agent: Kimley, Horn & Assc, INC. (Robert J. Smith)
 Request: Approval of 8100 Cameron Road composed of 2 lots on 6.062 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
29. **Final Plat - Previously Unplatted:** [C8-2015-0220.0A - St. Stephen's Square Phase Three; District 1](#)
 Location: 5001 Pecan Springs Road, Fort Branch
 Owner/Applicant: Weichert Family (Luke & Peni Ellis) (Christopher & Carianne Schulte) (Steven D. Reynolds)
 Agent: GICE, Inc. (Norma Divine)
 Request: Approval of St. Stephen's Square Phase Three composed of 1 lot on 6.36 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
30. **Final Plat - Resubdivision:** [C8-2015-0221.0A - 2101 Montopolis Drive; District 3](#)
 Location: 2101 Montopolis Drive, Carson Creek
 Owner/Applicant: AARES, Inc (Benjamin Siewert)
 Agent: Atkins (Terry Reynolds)
 Request: Approval of the 2101 Montopolis Drive composed of 2 lots on 2.0 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
31. **Final Plat - Resubdivision:** [C8-2015-0222.0A - Cary Vista; District 10](#)
 Location: 3305 Jamesborough Street, Taylor Slough North
 Owner/Applicant: Clayton S and Karen C Cary
 Agent: KBGE (Brian Estes)
 Request: Approval of the Cary Vista composed of 2 lots on 0.787 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 32. Encroachment of Right-of-Way:** [F#9514-1504; District 9](#)
 Request: Encroachment of the 20th Street right-of-way and adjacent alley by an exterior building wall, a brick garden wall, and a roof overhang.
 Staff Rec.: **Recommended**
 Staff: Eric Hammack, 512-974-7079, eric.hammack@austintexas.gov
 Office of Real Estate Services
- 33. Heritage Tree Variance:** [504 East 8th Street Heritage Tree Variance; District 9](#)
 Location: 504-508 East 8th Street, Shoal Creek
 Owner/Applicant: Barton Creek Capital LLC
 Request: The applicant is requesting to remove two Heritage Trees with stems greater than 30 inches as allowed under LDC 25-8-643
 Staff Rec.: **Recommended**
 Staff: Keith Mars, 512-974-2755, keith.mars@austintexas.gov
 Development Services Department
- 34. Briefing/Status Update:** Status Update on CodeNEXT
 Staff: Jim Robertson, 512-974-3564, jim.robertson@austintexas.gov
 Planning and Zoning Department

D. NEW BUSINESS

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

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.