



**REGULAR MEETING
MINUTES**

**PLANNING COMMISSION
January 12, 2016**

**The Planning Commission convened in a regular meeting on January 12, 2016 @ 301 W. 2nd Street,
Austin, TX 78701**

Vice-Chair Fayez Kazi called the Commission Meeting to order at 6:10 p.m.

Commission Members in Attendance:

**Fayez Kazi – Vice - Chair
Tom Nuckols
Angela Pineyro De Hoyos
James Schissler
Patricia Seeger
James Shieh
Jeffrey Thompson
Jose Vela
Trinity White
Michael Wilson
Nuria Zaragoza**

Dr. Jayme Mathias – Ex-Officio

**Stephen Oliver – Chair - Absent
Jean Stevens – Absent
William Burkhardt – Ex-Officio - Absent
Howard Lazarus – Ex-Officio - Absent**

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: GENERAL

B. APPROVAL OF MINUTES

1. Approval of minutes from December 8, 2015.

The motion to approve the minutes from December 8, 2015 was approved on the consent agenda by agenda by Commissioner Nuria Zaragoza, Commissioner Patricia Seeger seconded the motion on a vote of 11-0; Chair Steven Oliver and Commissioner Jean Stevens absent.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2015-0013.01 - 1615 & 1617 S. 2nd St; District 9](#)
Location: 1615 & 1617 S. 2nd St, East Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: Richard Kooris
Agent: Land Use Solutions LLC (Michele Haussmann)
Request: Single Family to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

Public hearing closed.

The motion to grant staff's recommendation of Higher Density Single Family land use for NPA-2015-0013.01 - 1615 & 1617 S. 2nd St. located at 1615 & 1617 S. 2nd St. was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Patricia Seeger seconded the motion on a vote of 11-0; Chair Steven Oliver and Commissioner Jean Stevens absent.

- 2. Rezoning:** [C14-2015-0145 - 1615 & 1617 S. 2nd St; District 9](#)
Location: 1615 & 1617 S. 2nd St, East Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: Richard Kooris
Agent: Land Use Solutions LLC (Michele Haussmann)
Request: SF-3-NP to SF-5-NP
Staff Rec.: **Recommended**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department

Public hearing closed.

The motion to grant staff's recommendation of SF-5-NP combining district zoning for C14-2015-0145 - 1615 & 1617 S. 2nd St. located at 1615 & 1617 S. 2nd St. was approved on the consent

agenda by Commissioner Nuria Zaragoza, Commissioner Patricia Seeger seconded the motion on a vote of 11-0; Chair Steven Oliver and Commissioner Jean Stevens absent.

3. **Plan Amendment:** [NPA-2015-0014.01 - 4501 E St. Elmo; District 2](#)
Location: 4501 East St. Elmo Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Emilia Linares
Agent: Moncada Consulting (Phil Moncada)
Request: Industry and Multifamily to Mixed Use/Office land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

The motion to grant neighborhood's request for postponement of this item to February 9, 2016 was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Patricia Seeger seconded the motion on a vote of 11-0; Chair Steven Oliver and Commissioner Jean Stevens absent.

4. **Rezoning:** [C14-2015-0142 - 4501 E St. Elmo Rd - Zoning Change; District 2](#)
Location: 4501 East St. Elmo Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Emilia Linares
Agent: Moncada Consulting (Phil Moncada)
Request: LO-NP to LO-MU-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

The motion to grant neighborhood's request for postponement of this item to February 9, 2016 was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Patricia Seeger seconded the motion on a vote of 11-0; Chair Steven Oliver and Commissioner Jean Stevens absent.

5. **Plan Amendment:** [NPA-2015-0015.03 - 5010 & 5012 Helfin Lane, District 1](#)
Location: 5010 & 5102 Helfin Lane, Tannehill Branch Creek Watershed; East MLK Combined NP Area
Owner/Applicant: Heflin Phase 1, LLC (Lynn Yuan) and Shirley Davis
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: Amend the future land use map (FLUM) from Single-Family to High Density Single-Family land use
Staff Rec.: **Recommended. Applicant requests indefinite postponement**
Staff: Kathleen Fox, 512-974-7877, kathleen.fox@austintexas.gov
Planning and Zoning Department

The motion to grant applicant's request for indefinite postponement of this item was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Patricia Seeger seconded the motion on a vote of 11-0; Chair Steven Oliver and Commissioner Jean Stevens absent.

6. **Plan Amendment:** [NPA-2015-0005.04 - Lenox Oaks; District 3](#)
Location: 6705, 6707, 6709 Ponca Street; 434 Bastrop Hwy SB; 444, 446, 448, 450, 452, 454 & 456 Bastrop Hwy SB; 500 Bastrop Hwy SB, Colorado River and Carson Creek Watersheds; Montopolis NP Area
Owner/Applicant: 422 Bastrop Hwy, Ltd.; 500 Bastrop Hwy, Ltd.; and Chase Equities, Inc.
Agent: Alice Glasco Consulting (Alice Glasco) & Smith, Robertson, Elliott & Douglas, LLP (David Hartman)
Request: Single Family, Commercial and Office to Mixed Use land use
Staff Rec.: **Staff recommends Mixed Use, Commercial, Mixed Use/Office and Multifamily land uses**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to January 26, 2016 was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Patricia Seeger seconded the motion on a vote of 10-0-1; Commissioner James Schissler recused himself on this item (*conflict of interest due to professional services rendered*); Chair Steven Oliver and Commissioner Jean Stevens absent.

7. **Rezoning:** [C14-2015-0104 - Lenox Oaks; District 3](#)
Location: 6705, 6707, 6709 Ponca Street; 434 Bastrop Hwy SB; 444, 446, 448, 450, 452, 454 & 456 Bastrop Hwy SB; 500 Bastrop Hwy SB, Colorado River and Carson Creek Watersheds; Montopolis NP Area
Owner/Applicant: 422 Bastrop Hwy, Ltd.; 500 Bastrop Hwy, Ltd.; and Chase Equities (Jimmy Nassour)
Agent: Alice Glasco Consulting (Alice Glasco) & Smith Robertson, Elliott & Douglas (David Hartman)
Request: CS-NP, SF-3-NP , Go-NP, SF-2-NP to CS-MU-NP
Staff Rec.: **Recommend CS-CO-NP, CS-MU-CO-NP, LR-MU-CO-NP, GO-MU-CO-NP, MF-2-CO-NP**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to January 26, 2016 was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Patricia Seeger seconded the motion on a vote of 10-0-1; Commissioner James Schissler recused himself on this item (*conflict of interest due to rendering professional services*); Chair Steven Oliver and Commissioner Jean Stevens absent.

8. **Rezoning:** [C14-2015-0135 - South Six; District 2](#)
Location: 4212 Smith School Road, Williamson Creek and Onion Creek Watersheds; Southeast Combined (McKinney) NP Area
Owner/Applicant: 143 Smith School, Ltd. (Ronald Yokubaitis)
Agent: Sneed, Vine & Perry, PC (Robert Kleeman)
Request: DR-NP to LI-PDA-NP
Staff Rec.: **Recommended, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public hearing closed.

The motion to grant staff's recommendation of LI-PDA-NP combining district zoning for C14-2015-0135 - South Six located at 4212 Smith School Road was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Patricia Seeger seconded the motion on a vote of 11-0; Chair Steven Oliver and Commissioner Jean Stevens absent.

9. **Rezoning:** [C14-2015-0141 - Allwood Condo Project; District 5](#)
Location: 2106 Allwood Drive and 2103 Bluebonnet Lane, West Bouldin Creek Watershed; Zilker NP Area
Owner/Applicant: River City Homes, LLC (Peter Kehle)
Agent: Hector Avila
Request: SF-3 to SF-6
Staff Rec.: **Recommend SF-6-CO**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department

Public hearing closed.

The motion to grant staff's recommendation of SF-6-CO combining district zoning for C14-2015-0141 – Allwood Condo Project located at 2106 Allwood Drive and 2103 Bluebonnet Lane was approved with the following friendly amendments on motion by Commissioner Patricia Seeger, seconded by Commissioner James Schissler on a vote of 11-0; Chair Steven Oliver and Commissioner Jean Stevens absent.

The friendly amendments by Commissioner Nuria Zaragoza and accepted by maker of the motion Commissioner Patricia Seeger and Commissioner James Schissler who seconded the motion are:

- Applicant shall not request a variance to onsite detention.
- Applicant shall provide a sidewalk along Allwood Street, Crestwood Street to Bluebonnet Street.

10. Rezoning: [C14-2015-0047 - Thornton Road; District 5](#)
Location: 2303-2311 Thornton Road, West Bouldin Creek Watershed; South Lamar NP Area
Owner/Applicant: UT Land Company, Ltd. (Jimmy Nassour)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: CS to CS-MU-V
Staff Rec.: **Recommend CS-MU-CO**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department

Public hearing closed.

The motion to deny staff recommendation was made by Tom Nuchols, seconded by Trinity White. The motion failed on a vote of 5-3-1-2. Those voting aye were: Vice-Chair Faye Kazi, Commissioner Tom Nuchols, Commissioner Patricia Seeger, Commissioner Trinity White and Commissioner Nura Zaragoza. Those voting nay were: Angela Pinero De Hoyos, Commissioner Jeffrey Thompson and Commissioner Michael Wilson. Commissioner Jose Vela abstained. Commissioner James Schissler (*conflict of interest due to professional services rendered*) and Commissioner James Shieh (*conflict of interest due to professional services rendered*) both recused on this item; Chair Steven Oliver and Commissioner Jean Stevens absent.

The motion to grant staff recommendation for C14-2015-0047 - Thornton Road located at 2303-2311 Thornton Road was made by Commissioner Jeffrey Thompson, seconded by Commissioner Michael Wilson. The motion failed on a vote of 3-5-1-2. Those voting aye were Commissioner Angela Pinero De Hoyos, Commissioner Jeffrey Thompson and Commissioner Michael Wilson. Those voting nay were: Vice-Chair Faye Kazi, Commissioner Tom Nuchols, Commissioner Patricia Seeger, Commissioner Trinity White and Commissioner Nura Zaragoza. Commissioner Jose Vela abstained. Commissioner James Schissler (*conflict of interest due to professional services rendered*) and Commissioner James Shieh (*conflict of interest due to professional services rendered*) both recused on this item; Chair Steven Oliver and Commissioner Jean Stevens absent.

Motion to forward the item to council without a recommendation by Commissioner Angela Pinero De Hoyos, Commissioner Tom Nuchols seconded the motion. Motion prevailed on a vote of 8-1-2; Vice-Chair Faye Kazi voted nay; Commissioner James Schissler (*conflict of interest due to professional services rendered*) and Commissioner James Shieh (*conflict of interest due to professional services rendered*) both recused on this item; Chair Steven Oliver and Commissioner Jean Stevens absent.

Commission Note:

Emphasis made to forward the item to council without a recommendation due to the complexity of the matter.

- 11. Zoning:** [C814-2012-0163 - Sun Chase PUD; District 2](#)
Location: 15201, 15810 and 16070 Pearce Lane; 7910 Wolf Lane, Dry Creek East Watershed; Southeast Travis County MUD No. 1 through 4
Owner/Applicant: Qualico CR LP (Vera Massaro)
Agent: Armbrust & Brown, L.L.P. (Richard Suttle)
Request: I-SF-2; I-SF-4A to PUD
Staff Rec.: **Recommended, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public hearing closed.

The motion by Commissioner Nuria Zaragoza, seconded by Commissioner James Shieh to grant the Environmental Commission and staff's recommendations of PUD district zoning, with conditions for C814-2012-0163 - Sun Chase PUD located at 15201, 15810 and 16070 Pearce Lane; 7910 Wolf Lane was approved on a vote of 11-0; Chair Steven Oliver and Commissioner Jean Stevens absent.

Commission Note:

- \$1.8 million should be spent on the affordability component of C814-2012-0163 - Sun Chase PUD.
- The affordable housing should be dispersed throughout the PUD.

- 12. Restrictive Covenant Amendment:** [C14-91-0038\(RCA\) - Dabney-Horne House; District 9](#)
Location: 507 West 23rd Street, Shoal Creek Watershed; West University NP Area
Owner/Applicant: Austin City Realty, LLC (David Kanne)
Agent: Mike McHone Real Estate (Mike McHone)
Request: To amend a restrictive covenant by changing the address that the restrictive covenant applies to.
Staff Rec.: **Recommended**
Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov
Planning and Zoning Department

Public hearing closed.

The motion to grant staff's recommendation to amend the restrictive covenant for C14-91-0038(RCA) - Dabney-Horne House located at 507 West 23rd Street was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Patricia Seeger seconded the motion on a vote of 11-0; Chair Steven Oliver and Commissioner Jean Stevens absent.

13. Code Amendment: C20-2015-014 - Planned Unit Development Zoning

Request: Consider an amendment to Title 25 of the City Code related to approval requirements for planned unit development zoning cases.

Staff Rec.: **Recommended**

Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov
Planning and Zoning Department

Public hearing closed.

The motion to approve staff recommendation by Commissioner Angela Pineyro De Hoyos, seconded by Commissioner Patricia Seeger failed on a vote of 6-5 (*due to a lack of a vote in the affirmative*). Those voting aye were: Commissioner Angela Pineyro De Hoyos, Commissioner Patricia Seeger, Commissioner Tom Nuckols, Commissioner Trinity White, Commissioner James Shieh, Commissioner Nuria Zaragoza. Those voting nay: Vice-Chair Kazi Fayez, Commissioner James Schissler, Commissioner Jeffrey Thompson, Commissioner Michael Wilson, and Commissioner Jose Vela. Chair Steven Oliver and Commissioner Jean Stevens absent.

The motion to approve staff recommendation by Commissioner Nuria Zaragoza, seconded by Commissioner Patricia Seeger failed on a vote of 6-5 (*due to a lack of a vote in the affirmative*). Those voting aye were: Commissioner Angela Pineyro De Hoyos, Commissioner Patricia Seeger, Commissioner Tom Nuckols, Commissioner Trinity White, Commissioner James Shieh, and Commissioner Nuria Zaragoza. Those voting nay: Vice-Chair Kazi Fayez, Commissioner James Schissler, Commissioner Jeffrey Thompson, Commissioner Michael Wilson, and Commissioner Jose Vela. Chair Steven Oliver and Commissioner Jean Stevens absent.

Item forwarded to council without a recommendation.

14. Code Amendment: C20-2015-013 - Neighborhood Plan Contact Teams

Request: Consider an amendment to Title 25 of the City Code related to requirements for neighborhood plan contact teams.

Staff Rec.: **Recommended**

Staff: Stevie Greathouse, 512-974-7226, stevie.greathouse@austintexas.gov
Planning and Zoning Department

Public hearing closed.

The motion to grant staff's recommendation was approved by Commissioner Angela Pineyro De Hoyos, Commissioner Trinity White seconded the motion on a vote of 8-2; Commissioner Jose Vela and Commissioner Michael Wilson voted nay. Chair Steven Oliver, Commissioner Patricia Seeger (left early) and Commissioner Jean Stevens absent.

- 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 NP Area
- 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

Public hearing closed.

The motion to grant staff's recommendation for C8-2015-0001.0A - Resubdivision of Lot 1 of the Resubdivision of Lots 1 thru 4 inclusive of Peschka Subdivision located at 1405 Rabb Rd. was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Patricia Seeger seconded the motion on a vote of 11-0; Chair Steven Oliver and Commissioner Jean Stevens absent.

- 16. Site Plan - Conditional Use Permit:** **SPC-2015-0036A - Austin Eastciders Tap Room; District 3**
- Location: 979 Springdale Road, Boggy Creek Watershed; Govalle/Johnston Terrace NP Area
- Owner/Applicant: Ed Gibson
- Agent: Moya Khabele
- Request: Approval of a conditional use permit for on-site consumption for a brewery use.
- Staff Rec.: **Recommended**
- Staff: Donna Galati, 512-974-2733, donna.galati@ausitntexas.gov
Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for SPC-2015-0036A - Austin Eastciders Tap Room located at 979 Springdale Road was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Patricia Seeger seconded the motion on a vote of 11-0; Chair Steven Oliver and Commissioner Jean Stevens absent.

- 17. Site Plan - Hill Country Roadway:** **SPC-2014-0442C - Sunset Ridge; District 8**
- Location: 8401 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
- Owner/Applicant: Los Indios Ventures Inc.
- Agent: LJA Engineering, Inc. (Reese Hurley)
- Request: Approval of a Hill Country Roadway site plan.
- Staff Rec.: **Recommended**
- Staff: Donna Galati, 512-974-2733, donna.galati@ausitntexas.gov
Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for SPC-2014-0442C – Sunset Ridge located at 8401 Southwest Parkway was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Patricia Seeger seconded the motion on a vote of 11-0; Chair Steven Oliver and Commissioner Jean Stevens absent.

18. Plat Vacation: **C8s-87-118(VAC) - J. T. Reed Addition Total Plat Vacation; District 1**

Location: 5007 Pecan Springs Road, Fort Branch Watershed; East MLK Combined NP Area
Owner/Applicant: NP-14-01, LLC
Agent: Garret-Ihnen Civil Engineers
Request: Approval of the total vacation of the J.T. Reed Addition consisting of one lot on approximately 0.38 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for C8s-87-118(VAC) - J. T. Reed Addition Total Plat Vacation located at 5007 Pecan Springs Road was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Patricia Seeger seconded the motion on a vote of 10-0-1; Commissioner Michael Wilson recused himself from this item (*conflict of interest due to ownership of the property*), Chair Steven Oliver and Commissioner Jean Stevens absent.

19. Final Plat - Resubdivision: **C8-2015-0101.0A - Flatiron District; District 7**

Location: 11400 Burnet Road, Walnut Creek Watershed; North Burnet TOD
Owner/Applicant: SL Domain LP
Agent: Big Red Dog Engineering (Aaron Bourgeois)
Request: Approval of the Flatiron District, a resubdivision of 3 lots into 4 lots on 33.139 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov
Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for C8-2015-0101.0A - Flatiron District at 11400 Burnet Road was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Patricia Seeger seconded the motion on a vote of 11-0; Chair Steven Oliver and Commissioner Jean Stevens absent.

20. **Final Plat - Amended Plat:** [C8-2015-0276.0A - Amending Plat of Lots A & B, Amending Plat of Lots 1, 4, & 5 Block 13; District 9](#)
Location: 900 Rosedale Terrace, Blunn Creek Watershed; Greater South River City Combined NP Area
Owner/Applicant: Catherine S. Macdermott
Agent: Land Answers (Jim Wittliff)
Request: Approval of the Amending Plat of Lots A & B, Amending Plat of Lots 1, 4, & 5 Block 13 composed of 2 lots on 0.38 acres
Staff Rec.: **Disapproval**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department
21. **Final Plat - Resubdivision:** [C8-2015-0279.0A - Marcy Hill; District 5](#)
Location: 1104 Marcy Street, West Bouldin Creek Watershed; South Manchaca NP Area
Owner/Applicant: Jaomi Brasher
Agent: Prossner and Associates, Inc. (Kurt Prossner)
Request: Approval of Marcy Hill composed of 4 lots on 0.851 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
22. **Final Plat - Resubdivision:** [C8-2015-0278.0A - Airport Commerce Section 2; Resubdivision of Lot 1, Block A of the Resubdivision of Lot 1, Block A; District 3](#)
Location: 1501 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: W2 Hill ACP II LP; c/o Simmons Vedder Partner
Agent: Thrower Design (Ron Thrower)
Request: Approval of Airport Commerce Section 2; Resubdivision of Lot 1, Block A of the Resubdivision of Lot 1, Block A composed of 2 lots on 16.19 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 23. Final Plat -** [C8-2015-0275.0A - Resubdivision of Lot 25, Block C, Northgate Addition; District 7](#)
Resubdivision:
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 3 lots on 0.5031 acres
Staff Rec.: **Disapproval**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department

Public hearing closed.

The motion to disapprove Items #20-23 was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Patricia Seeger seconded the motion on a vote of 11-0; Chair Steven Oliver and Commissioner Jean Stevens absent.

- 24. Rezoning:** [C14H-2015-0013 - Sparks House; District 9](#)
Location: 1510 West Avenue, Shoal Creek Watershed; Old Enfield NP Area
Owner/Applicant: Terry and Suzanne Burgess
Agent: Phoebe Allen
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
Planning and Zoning Department

Public hearing closed.

The motion to grant staff's recommendation of SF-3-H combining district zoning for C14H-2015-0013 - Sparks House located at 1510 West Avenue was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Patricia Seeger seconded the motion on a vote of 11-0; Chair Steven Oliver and Commissioner Jean Stevens absent.

- 25. Staff Briefing:** [Briefing and discussion regarding new subdivisions that are further resubdivided from duplex/ duplex lots to single-family attached and the allowed zoning districts.](#)
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Development Services Department

The presentation was made by David Wahlgren, Supervisor, Subdivision Review Group, Development Services Department

26. Rezoning: [C14-2014-0198 - One Two East; District 1](#)

Location: 1105, 1107, and 1109 N. IH 35 Service Road Northbound, Central East Austin NP Area

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.: **Recommendation pending; Postponement request by Staff to January 26, 2016**

Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

The motion to grant the neighborhood's request for postponement of this item to February 9, 2016 dependent upon staff furnishing the neighborhood a copy of the Traffic Impact Analysis memorandum by January 22, 2016 was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Trinity White seconded the motion on a vote of 9-2; Commissioner James Schissler and Commissioner Jose Vela voted nay; Chair Steven Oliver and Commissioner Jean Stevens absent.

D. NEW BUSINESS

1. New Business: [Consider directing staff to initiate rezoning a portion of 2110 South Lamar Boulevard from CS to CS-1. \(District 5\)](#)

Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department

Motion to direct staff to initiate rezoning a portion of 2110 South Lamar Boulevard from CS to CS-1 was approved by Commissioner Angela Pineyro De Hoyos, Commissioner James Shieh seconded the motion on a vote of 10-0; Chair Steven Oliver, Commissioner Patricia Seeger (left early) and Commissioner Jean Stevens absent.

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

G. ADJOURN

Vice-Chair Fayez Kazi adjourned the meeting without objection on Wednesday, January 13, 2016 at 12:47 A.M.

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 Jerry Rusthoven at Planning & Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.