



Planning Commission
March 22, 2016 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701

Fayez Kazi – Vice-Chair
Tom Nuckols
Stephen Oliver – Chair
Angela Pineyro De Hoyos
James Schissler – Parliamentarian
Patricia Seeger
James Shieh – Secretary
Jeffrey Thompson

Jose Vela III
Trinity White
Michael Wilson
Nuria Zaragoza
William Burkhardt – Ex-Officio
Howard Lazarus – Ex-Officio
Dr. Jayme Mathias – Ex -Officio
1 - Vacancy

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 March 8, 2016.

Facilitator: [Heather Chaffin](#), 512-974-2122

City Attorney: [Robert Davis](#), 512-974-2188

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2015-0002.02 - 901 Spence; District 3](#)
Location: 901 Spence Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area
Owner/Applicant: Margot Perez-Greene, Executor Estate of Ananias B. Perez
Agent: Gayle Rosenthal, Attorney/Broker
Request: Single Family land use to Mixed Use/Office land use
Staff Rec.: **Not recommended**
Staff: [Maureen Meredith](#), 512-974-2695
[Sandra Harkins](#), 512-974-3128,
Planning and Zoning Department
- 2. Rezoning:** [C14-2015-0109 - 901 Spence; District 3](#)
Location: 901 Spence Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area
Owner/Applicant: Margot Perez-Greene, Executor Estate of Ananias B. Perez
Agent: Gayle Rosenthal, Attorney/Broker
Request: SF-3-NP to GO-MU-NP
Staff Rec.: **Not recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 3. Rezoning:** [C14-2015-0119 - Neal Mixed Use Zoning; District 9](#)
Location: 1507, 1509, 1511, 1601, & 1603 Shoal Creek Boulevard, Shoal Creek Watershed; Downtown Austin Plan
Owner/Applicant: F. Scott Holdings LLC (John S. Neal), Neal Family Chalet LP, Caroline Neal, Francis CC Neal Trust
Agent: Site Specifics (John Hussey)
Request: SF-3, LO, GO to GO-MU
Staff Rec.: **Recommendation of GO-MU-CO**
Staff: [Victoria Haase](#), 512-974-7691,
Planning and Zoning Department
- 4. Rezoning:** [C14-2015-0062 - US 183 & McCall Lane Rezoning; District 2](#)
Location: 2900, 3000, 3024 US 183 Highway South and 3120 McCall Lane, Carson Creek and Onion Creek Watersheds; Southeast Combined (Southeast) NP Area
Owner/Applicant: Met Center NYCTEX Phase II, Ltd. (Howard Yancy)
Agent: Thrower Design (Ron Thrower)
Request: LI-NP; LI-CO-NP to LI-PDA-NP
Staff Rec.: **Request for Indefinite Postponement by the Staff**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Facilitator: [Heather Chaffin](#), 512-974-2122

City Attorney: [Robert Davis](#), 512-974-2188

5. **Appeal:** [SP-2015-0195C - 2015 Manor Road; District 1](#)
Location: 2015 Manor Road, Boggy Creek Watershed; Upper Boggy Creek NP Area
Owner/Applicant: 2015 Manor Road Development LLC (David Kanne)
Agent: Wuest Group (Scott M. Wuest)
Request: Conduct a public hearing and consider action on an appeal on an administrative decision to grant an extension to the update deadline. [LDC Sec.25-1-88] Appellant: Bo McCarver

Staff Rec.: **Not Recommended**
Staff: [Nikki Hoelter](#), (512)974-2863
Development Services Department
6. **Site Plan - Extension:** [SP-2012-0148C\(XT2\) - Crestview Station Phase 1; District 7](#)
Location: 950 Banyon Street, Waller Creek Watershed; Lamar Blvd/Justin Lane TOD
Owner/Applicant: CS Master Community (Brad Maples)
Agent: Jones & Carter Inc. (Jim Schissler P.E.)
Request: Request of a 5 year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Nikki Hoelter](#), (512)974-2863
Development Services Department
7. **Site Plan - Conditional Use Permit:** [SPC-2015-0403A - Detour Domain Bar & Grill; District 7](#)
Location: 11101 Burnet Road, Walnut Creek Watershed; North Burnet/Gateway TOD
Owner/Applicant: MGM Affair LLC Domain Detour
Agent: Land Strategies, Inc. (Erin Welch)
Request: The approval of the expansion of an existing cocktail lounge
Staff Rec.: **Recommended**
Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department
8. **Code Amendment:** [C20-2014-006 - Garage Placement](#)
Request: Consider amendments to Title 25 of the Land Development Code related to the neighborhood plan design tool garage placement standards.

Staff Rec.: **Recommended**
Staff: [Greg Dutton](#), 512-974-3509
Planning and Zoning Department

Facilitator: [Heather Chaffin](#), 512-974-2122

City Attorney: [Robert Davis](#), 512-974-2188

9. **Code Amendment:** [C20-2014-017 - MF-6 Density Bonus](#)
Request: Consider amendments to Title 25 of the Land Development Code related to the multifamily residence highest density (MF-6) district zoning regulations.
Staff Rec.: **Recommended**
Staff: [Greg Dutton](#), 512-974-3509
Planning and Zoning Department
10. **Code Amendment:** [C20-2015-018 - Tenant Relocation](#)
Request: Consider amendments to Title 25 of the Land Development Code related to recommendations regarding tenant relocation assistance requirements.
Staff Rec.: **Recommended; Request postponement to the April 26, 2016 Planning Commission meeting**
Staff: [Lauren Avioli](#), 512-974-3141
Neighborhood Housing and Community Development
11. **Preliminary Plan:** [C8-2015-0031 - E M Franklin Preliminary Plan; District 1](#)
Location: 2001 E M Franklin Avenue, Tannehill Branch Watershed; MLK NP Area
Owner/Applicant: E M Franklin GP, LLC (Ryan Diepenbrock)
Agent: PSW Homes, LLC (Casey Giles)
Request: Approval of the preliminary plan composed of a 16 lot subdivision for residential use on 4.64 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
12. **Preliminary Plan:** [C8-2016-0055 - Riverside & Lamar Preliminary Plan; District 5](#)
Location: 211 South Lamar Boulevard, Lake Austin Watershed; Zilker NP Area
Owner/Applicant: 16 Piggybank Ltd. (Huston Street)
Agent: Bury & Partners Inc. (Katie Hammen)
Request: Approval of the Riverside & Lamar Preliminary Plan composed of 3 lots on 1.16 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat - Resubdivision:** [C8-2016-0051.0A - Resubdivision of Flatiron District; District 7](#)
Location: 10721 Domain Drive, Walnut Creek Watershed; North Burnet TOD
Owner/Applicant: Stonelake Capital Partners
Agent: Big Red Dog Engineering/Consulting (Diana Wang)
Request: Approval of the Resubdivision of Flatiron District composed of 5 lots on 33.14 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: [Heather Chaffin](#), 512-974-2122

City Attorney: [Robert Davis](#), 512-974-2188

14. **Final Plat - Resubdivision:** [C8-2016-0049.0A - Broadacres, Lot 17, Block 6 Resubdivision; District 7](#)
Location: 5503 Jeff Davis Avenue, Shoal Creek Watershed; Brentwood NP Area
Owner/Applicant: David Whitworth Development Co (David Whitworth)
Agent: David Whitworth Development Co (David Whitworth)
Request: Approval of Broadacres, Lot 17, Block 6 Resubdivision composed of 2 lots on 0.334 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat - Resubdivision:** [C8-2016-0047.0A - Bertha Ferguson Subdivision, Resubdivision of Lot 1; District 1](#)
Location: 1191 Greenwood Avenue, Tannehill Branch Watershed; MLK NP Area
Owner/Applicant: Scott Way
Agent: Southwest Engineers (Miguel Gonzales)
Request: Approval of the Bertha Ferguson Subdivision, Resubdivision of Lot 1 composed of 2 lots on 0.2326 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat - Resubdivision:** [C8-2016-0042.0A - Resub of Lot 3C of the Amending Plat of Lots 3A, 3B & 3C; District 1](#)
Location: 1809 Webberville Road, Fort Branch Watershed; MLK-183 NP Area
Owner/Applicant: Bodhi Group, LLC (Yusuf Johnson)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Approval of the Resubdivision of Lot 3C of the Amending Plat of Lots 3A, 3B & 3C composed of 3 lots on 0.69 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Final Plat - Resubdivision:** [C8-2016-0043.0A - Penn Heights; District 1](#)
Location: 3413 Pennsylvania Avenue, Boggy Creek Watershed; MLK NP Area
Owner/Applicant: Scott Way
Agent: Southwest Engineers (Miguel Gonzales)
Request: Approval of Penn Heights composed of 5 lots on 0.74 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: [Heather Chaffin](#), 512-974-2122

City Attorney: [Robert Davis](#), 512-974-2188

18. **Final Plat - Amended Plat:** [C8-2016-0045.0A - Glenwood Addition - Lot 7 and 8, Block 10 Amended Plat; District 1](#)
Location: 1601 Singleton Avenue, Boggy Creek Watershed; Chestnut NP Area
Owner/Applicant: Alicia Moore
Agent: Texas Engineering Solutions (Connor Overby)
Request: Approval of the Glenwood Addition - Lot 7 and 8, Block 10 Amended Plat composed of 2 lots on a 27 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Final Plat - Amended Plat:** [C8-2016-0057.0A - KFL Addition Lots 3 and 4 Amended Plat; District 4](#)
Location: 10200 North Lamar Boulevard, Little Walnut Creek Watershed; North Austin Civic Association NP Area
Owner/Applicant: Calibre International Company
Agent: KBGE Engineering Consulting
Request: Approval of the KFL Addition Lots 3 and 4 Amended Plat composed of 2 lots on a 2.99 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
20. **Final Plat:** [C8-2016-0044.0A - 1418 Frontier Valley Road RV Park; District 3](#)
Location: 1418 Frontier Valley Drive, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: Frontier Land MHP, LLC (Stathis Edel)
Agent: Southwest Engineers, Inc. (Chris Dringenberg)
Request: Approval of the 1418 Frontier Valley Road RV Park composed of 1 lot on a 1.68 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Final Plat - Resubdivision:** [C8-2016-0048.0A - Bertha Ferguson Subdivision, Resubdivision of Lot 4; District 1](#)
Location: 1197 Greenwood Avenue, Tannehill Branch Watershed; MLK NP Area
Owner/Applicant: Scott Way
Agent: Southwest Engineers (Miguel Gonzales)
Request: Approval of the Bertha Ferguson Subdivision, Resubdivision of Lot 4 composed of 2 lots on 0.267 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: [Heather Chaffin](#), 512-974-2122

City Attorney: [Robert Davis](#), 512-974-2188

- 22. Final Plat - Resubdivision:** [C8-2016-0046.0A - Freewater Addition; District 3](#)
Location: 3711 Garden Villa Lane, West Bouldin Creek Watershed; Galindo NP Area
Owner/Applicant: The 360 Company (Kacee Jackson)
Agent: Permit Partners, LLC (Mindy Briggs)
Request: Approval of the Freewater Addition composed of 2 lots on 0.50 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 23. Briefing and Action:** **An Approach for Selecting Future Planning Areas**
Request: Discuss and consider endorsing the approach for selecting areas for future small area planning efforts.
Staff: Mark Walters, 512-974-7695, mark.walters@austintexas.gov
Planning and Zoning Department

D. NEW BUSINESS

- 1. New Business:** [East 12th Street NCCD Partial Rezoning; District 1](#)
Location: 1501 E 12th St, 1511 E 12th St, 1517 E 12th St, 1521 E 12th St, 1601 E 12th St, 1603 E 12th St, 1611 E 12th St, 1615 E 12th St, 1701 E 12th St, 1709 E 12th St, 1717 E 12th St, 1721 E 12th St, 1713 E 12th St, 1803 E 12th St, 1805 E 12th St, 1809 E 12th St., Boggy Creek Watershed; Boggy Creek Watershed
Request: Discussion and possible initiation of rezoning for properties located on the south side of East 12th Street between Comal Street and Chicon Street in the East 12th Street Neighborhood Conservation Combining District.
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 2. New Business:** [Code Amendment - Zilker Park Site-Specific SOS Amendment](#)
Request: Initiate an amendment to Title 25 of the Land Development Code for a site-specific Save Our Springs (SOS) amendment for a project located generally within Zilker Park.
Staff: [Robert Brennes](#), 512-974- 9472
Parks and Recreation Department

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

Facilitator: [Heather Chaffin](#), 512-974-2122

City Attorney: [Robert Davis](#), 512-974-2188

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

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