



Planning Commission
April 26 2016 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701

Fayez Kazi – Vice-Chair
Karen McGraw
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

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 April 12, 2016.

Facilitator: Natalia Rodriguez, 512-974-3099

City Attorney: David Sorola, 512-974-2175

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2015-0002.02 - 901 Spence St. Austin, 78702; 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Staff Rec.: **Withdrawn by Applicant; no action required**
Staff: [Maureen Meredith](#), 512-974-2695
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Staff Rec.: **Withdrawn by Applicant; no action required**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 3. Rezoning:** [C14-2015-0167 - Gossett Jones Homes; District 5](#)
Location: 4006 & 4100 Banister Lane, West Bouldin Creek Watershed, South Lamar NP Area
Owner/Applicant: Banister Cityhomes, LP (Jared M. Gossett)
Agent: Thrower Design (A. Ron Thrower)
Request: MF-2-CO to MF-1-CO (Tract 1) and MF-3-CO (Tract 2)
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 4. Rezoning:** [C14-2016-0018 - 710 Augusta Rezoning; District 9](#)
Location: 710 Augusta Avenue, Lady Bird Lake Watershed, Old West Austin NP Area
Owner/Applicant: Chris Roberts
Agent: Land Answers (Jim Wittliff)
Request: SF-4A-CO-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: [Victoria Haase](#), 512-974-7691
Sandra Harkins, 512-974-3128, Sandra.Harkins@austintexas.gov
Planning and Zoning Department

Facilitator: [Natalia Rodriguez](#), 512-974-3099

City Attorney: [David Sorola](#), 512-974-2175

5. **Rezoning:** [C14-2015-0146 - W. Oltorf Market; District 5](#)
Location: 1404, 1408, 1412, 1414 W. Oltorf St & 2043 S. Lamar Blvd, West Bouldin Creek Watershed, Zilker NP Area
Owner/Applicant: Jstrain, LLC (Scott Trainer)
Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: Tract 1: CS, SF-3, CS-CO to CS-MU-CO, and Tract 2: CS-MU-V-CO to CS-MU-V-CO, to change conditions of zoning
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
6. **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.: **Recommended**
Staff: [Victoria Haase](#), 512-974-7691
Planning and Zoning Department
7. **Final Plat - VARIANCE ONLY:** [C8-2015-0227.0A - 1023 Springdale Subdivision; District 3](#)
Location: 1023 Springdale Road, Boggy Creek Watershed, MLK NP Area
Owner/Applicant: 1023 Holdings, LLC (Daryl Kunik)
Agent: 1023 Holdings, LLC (Daryl Kunik)
Request: The applicant requests a variance from LDC Section 25-4-151 which requires that streets of a new subdivision shall be aligned with and connect to streets on adjoining property. The applicant proposes to not connect Don Ann Street into the subdivision.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
8. **Final Plat - Resubdivision:** [C8-2015-0062.0A - Nordstrom Subdivision; District 7](#)
Location: 11600 Burnet Road, Walnut Creek Watershed, North Burnet TOD
Owner/Applicant: RREEF Domain (Chad Marsh)
Agent: Bury-Aus (Lauren Beavers)
Request: Approval of the Nordstrom Subdivision composed of 3 lots on 6.6641 acres
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Facilitator: [Natalia Rodriguez](#), 512-974-3099

City Attorney: [David Sorola](#), 512-974-2175

9. **Final Plat - Resubdivision:** **C8-2015-0168.0A - Lot 1 and Block 6 Outlot 3, Resubdivision; District 1**
Location: 1700 E 13th Street, Boggy Creek Watershed, Central East Austin NP Area
Owner/Applicant: Rex Bowers
Agent: Perales Engineering (Jerry Perales)
Request: Approval of Lot 1 and Block 6 Outlot 3, Resubdivison composed of 3 lots on 0.4291 acres.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786
Development Services Department
10. **Subdivision Vacation:** **C8-2014-0013.0A(VAC) - Kuykendall Heights Subdivision Vacation; District 5**
Location: 1912 Paramount Ave, Lady Bird Lake Watershed, Zilker NP Area
Owner/Applicant: Thomas Moorman Jr. and Lauren Moorman
Agent: MADC, LLC (Carl C. McClendon)
Request: Approval of the vacation of the Kuykendall Heights, a Resubdivision of Lot 7A, Block C, Cannizzo Subdivision, Section 2 composed of two lots on 0.685 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404
Development Services Department
11. **Site Plan - Conditional Use Permit:** **SPC-2015-0107CT - San Juan Diego Catholic High School; District 3**
Location: 2512 S 1st St, East Bouldin Creek Watershed, Galindo NP Area
Owner/Applicant: Roman Catholic Diocese of Austin Texas (Patrick Baker)
Agent: Urban Design Group PC (Don Sansom)
Request: The applicant is requesting a conditional use permit to construct a private secondary educational facility with other associated improvements.
Staff Rec.: **Recommended**
Staff: Rosemary Avila, 512-974-2784
Development Services Department

Facilitator: Natalia Rodriguez, 512-974-3099

City Attorney: David Sorola, 512-974-2175

- 12. Final Plat - Resubdivision:** [C8-2015-0053.0A - Sunridge Park Section One Lot 1 Block E; Resubdivision; District 3](#)
Location: 3014 Sunridge Drive, Country Club East Watershed, Parker Lane NP Area
Owner/Applicant: John & Lisa Marie Gyori
Agent: Consort, Inc. (Mark T. Burson)
Request: Approval of the Sunridge Park Section One Lot 1 Block E; Resubdivision composed of 12 lots on 3.29 acres.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 13. Site Plan - Conditional Use Permit:** [SPC-2015-0245C - Fuente Learning Center; District 3](#)
Location: 758 Springdale Road; Boggy Creek Watershed, Govalle NP Area
Owner/Applicant: Rosa Santis
Agent: Southwest Engineers, Inc. (Matt Dringenberg)
Request: Approve a Conditional Use Permit to construct and operate a Private Secondary Educational Facility within an SF-3-NP zoning district
Staff Rec.: **Recommended**
Staff: [Michael Simmons-Smith](#), 512-974-1225
Development Services Department
- 14. 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 5/24/2016 Planning Commission meeting**
Staff: [Lauren Avioli](#), 512-974-3141
Neighborhood Housing and Community Development
- 15. Code Amendment:** [C20-2015-017 - 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

Facilitator: [Natalia Rodriguez](#), 512-974-3099

City Attorney: [David Sorola](#), 512-974-2175

- 16. Code Amendment:** [C20-2015-008 - Traffic Mitigation](#)
Request: Consider amendments to Title 25 of the Land Development Code relating to right-of-way dedications and transportation improvements required as a condition to mitigate the impacts of development approval.
Staff Rec.: **Recommended; Request postponement to the 5/24/2016 Planning Commission meeting**
Staff: [Andy Linseisen](#), 512-974-2239
Development Services Department
- 17. Code Amendment:** [C20-2015-007 - Educational Facilities](#)
Request: Consider amendments to Title 25 of the Land Development Code relating to site development standards for educational facilities.
Staff Rec.: **Recommended; Request postponement to the 5/24/2016 Planning Commission meeting**
Staff: [Donna Galati](#), 512-974-2733
Development Services Department
- 18. Vacation of Right-of-Way:** [F#9642-1601](#)
Request: Consider vacation of a portion of unconstructed right-of-way located at 500 Montopolis Drive, between Montopolis Drive and Kemp Street.
Staff Rec.: **Recommended**
Applicant: Amanda Swor of the Drenner Group, PC
Owner: KEEP Investment Group, LLC
Staff: [Eric Hammack](#), 512-974-7079
Office of Real Estate Services
- 19. Vacation of Right-of-Way:** [F#9602-1510](#)
Request: Consider vacation of a portion of City owned Rail right-of-way at the intersection of Pedernales Street and East 5th Street.
Staff Rec.: **Recommended**
Owner/Applicant: Kip McClanahan, of Pershing East, LLC
Staff: [Eric Hammack](#), 512-974-7079
Office of Real Estate Services

Facilitator: [Natalia Rodriguez](#), 512-974-3099

City Attorney: [David Sorola](#), 512-974-2175

20. **Final Plat - Resubdivision:** [C8J-2016-0067.0A - Resubdivision of Lot 2 Jerome Stark Subdivision; District 5](#)
Location: 1912 Barge Street, Williamson Creek Watershed, Garrison Park NP Area
Owner/Applicant: Lok Cindia
Agent: Stansberry Engineering (Blayne Stansberry)
Request: Approval of the Resubdivision of Lot 2 Jerome Stark Subdivision composed of 2 lots on 0.38 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Final Plat - Resubdivision:** [C8-2016-0071.0A - Penn Heights Two, District 1](#)
Location: 3409 Pennsylvania Avenue, Boggy Creek Watershed, MLK NP Area
Owner/Applicant: Scott Way
Agent: Southwest Engineers (Miguel Gonzales)
Request: Approval of Penn Heights Two composed of 2 lots on 0.28 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
22. **Final Plat:** [C8-2016-0072.0A - Penn Heights Three; District 1](#)
Location: 3507 Pennsylvania Avenue, Boggy Creek Watershed, MLK NP Area
Owner/Applicant: Scott Way
Agent: Southwest Engineers, Inc. (Miguel Gonzales)
Request: Approval of Penn Heights Three composed of 2 lots on 0.18 acres.
Staff Rec.: **Disapproval**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
23. **Final Plat - Resubdivision:** [C8-2016-0070.0A - Penn Heights Four, District 1](#)
Location: 3502 Pennsylvania Avenue, Boggy Creek Watershed, MLK NP Area
Owner/Applicant: Scott Way
Agent: Southwest Engineers, Inc. (Miguel Gonzales)
Request: Approval of Penn Heights Four composed of 2 lots on 0.27 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: [Natalia Rodriguez](#), 512-974-3099

City Attorney: [David Sorola](#), 512-974-2175

- 24. Final Plat:** [C8-2016-0077.0A - 2nd Amendment of Lots 5 & 6 of Bluestein Park Phase Two; District 1](#)
- Location: 3733 Bluestein Drive, Little Walnut Creek Watershed, MLK-183 NP Area
- Owner/Applicant: Big Red Poppy, LLC (John Bundy)
- Agent: Gice, Inc. / DBA Garrett-Ihnen (Norma Divine)
- Request: Approval of the 2nd Amendment of Lots 5 & 6 of Bluestein Park Phase Two, composed of 2 lots on 4.68 acres.
- Staff Rec.: **Disapproval**
- Staff: [David Wahlgren](#), 512-974-6455
Development Services Department

D. BRIEFINGS

1. [Fiscal Year 2016-17 Long-Range Capital Improvement Program Strategic Plan](#)
Presentation on the FY 2016-17 Long-Range CIP Strategic Plan, and discussion and possible action to [adopt a letter](#) to the City Manager with recommendations on ways that the Capital Improvement Program can assist in implementing the Imagine Austin Comprehensive Plan.
Staff: [John Warren](#), Senior Business Process Consultant, 512-974-6020
Capital Planning Office
2. [Mobility Talks](#)
Mobility Talks briefing to identify and prioritize transportation projects for potential funding and to identify recommended funding options.
Staff: [Mike Trimble](#), Capital Planning Officer, 512-974-3442
Capital Planning Office
3. [MetroRail Downtown Station](#)
Capital Metro briefing on the construction of a new, permanent MetroRail Downtown Station.
Staff: [Marcus Guerrero](#), Project Manager, Capital Metro, [Javier Arguello](#), Director of Long-Range Planning, 512-474-1200
Capital Metro

E. NEW BUSINESS

1. **New Business:** [Code Amendment - Watershed Protection Ordinance Clean-Up](#)
Request: Initiate amendments to Title 25 and Title 30 to clarify portions of the code related to drainage and environment and remove conflicts and unintended consequences resulting from the 2013 Watershed Protection Ordinance.
Staff: Andrea Bates, 512-974-2291, Andrea.Bates@austintexas.gov
Watershed Protection Department

Facilitator: [Natalia Rodriguez](#), 512-974-3099

City Attorney: [David Sorola](#), 512-974-2175

2. **New Business:** [Code Amendment - Plain Language Rewrite of Findings of Fact](#)
Request: Initiate amendments to Chapter 25-8 and Chapter 30-5 to improve and clarify the findings of fact for land use commission variances.
Staff: Andrea Bates, 512-974-2291, Andrea.Bates@austintexas.gov
Watershed Protection Department
3. **Discussion and possible action on amending the Planning Commission Bylaws and forward to Audit and Finance for approval.**
4. **Discussion and possible action on amending the Planning Commission Rules of Procedure.**

F. ITEMS FROM COMMISSION

1. [Rescind and Reconsider Initiation of Rezoning](#)
Discussion and possible rescission of rezoning initiation 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 ([Item D-01 from March 22, 2016](#)).
(Commissioner Patricia Seeger, Commissioner Nuria Zaragoza)

G. COMMITTEE REPORTS

Committee on Codes and Ordinances

Committee on the Comprehensive Plan

Garage Placement Working Group

Land Development Code Advisory Group

Small Area Planning Joint Committee

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

Facilitator: [Natalia Rodriguez](#), 512-974-3099

City Attorney: [David Sorola](#), 512-974-2175