



Planning Commission
June 14 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
Robert Hinojosa – 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 May 24, 2016.

Facilitator: Sherri Sirwaitis, 512-974-3057

City Attorney: Melissa Vidal, 512-974-1071

C. PUBLIC HEARINGS

- 1. Restrictive Covenant Termination:** **C14-86-020 (RCT) - Burnet Road RCT; District 7**

Location: 8315 Burnet Road, Shoal Creek Watershed; Wooten NP Area

Owner/Applicant: 4222 S. IH-35, Ltd. (Jimbo Cotton)

Agent: Alice Glasco Consulting (Alice Glasco)

Request: Terminate a public restrictive covenant to remove conditions that prohibited the sales of alcohol except when included within a gift basket and prohibited the on-site consumption of alcohol.

Staff Rec.: **Recommended**

Staff: Sherri Sirwaitis, 512-974-3057
Planning and Zoning Department
- 2. Rezoning:** **C14-2015-0146 - 1414 W. Oltorf; 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, Wolf, Stuart & Williams, LLP (Michele Rogerson Lynch)

Request: CS, SF-3, CS-CO (Tract 1) & CS-MU-V-CO (Tract 2) to CS-MU-CO (Tract 1) & CS-MU-V-CO (Tract 2)

Staff Rec.: **Recommended**

Staff: Andrew Moore, 512-974-7604
Planning and Zoning Department
- 3. Rezoning:** **C14-2016-0039 - Thornton 2; District 5**

Location: 2413 Thornton Road, West Bouldin Creek Watershed; South Lamar NP Area

Owner/Applicant: John Hobberman

Agent: South Llano Strategies (Glen Coleman)

Request: CS to MF-4-CO

Staff Rec.: **Recommendation of MF-2**

Staff: Andrew Moore, 512-974-7604
Planning and Zoning Department

Facilitator: Sherri Sirwaitis, 512-974-3057

City Attorney: Melissa Vidal, 512-974-1071

4. **Restrictive Covenant Amendment:** [C14-80-133\(RCA\) - Aura Riverside; District 3](#)
Location: 6101 E. Riverside Drive & 6205 E. Riverside Drive, East Country Club Creek & Carson Creek Watersheds; Montopolis NP Area
Owner/Applicant: Rivermont Place General, LLC
Agent: Drenner Group (Amanda Swor)
Request: Amend Restrictive Covenant to remove this property from the "Planned Development Area Agreement " requirement.
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
5. **Rezoning:** [C14-2016-0025 - St. James Missionary Baptist Church; District 1](#)
Location: 3417 E. Martin Luther King, Jr. Boulevard, Tannehill Branch Watershed; East MLK Combined NP Area
Owner/Applicant: St. James Missionary Baptist Church (Thomas J. Owens)
Agent: Urban Design Group (Laura Toups)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
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.: **Recommendation of GO-MU-CO**
Staff: [Victoria Haase](#), 512-974-7691
Planning and Zoning Department
7. **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**
Staff: [Lauren Avioli](#), 512-974-3141
Neighborhood Housing and Community Development

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

City Attorney: [Melissa Vidal](#), 512-974-1071

8. **Site Plan Compatibility Waiver:** [SP-2015-0300C - 2510 S. Congress; District 3](#)
Location: 2510 South Congress Avenue, East Bouldin Creek Watershed; Dawson NP Area
Owner/Applicant: Krug Development, Inc. (David Krug)
Agent: Wuest Group, Ltd.(Scott Wuest)
Request: Approval of compatibility waivers for driveway setback within 15', and swimming pool within 50' of residential property
Staff Rec.: **Recommended**
Staff: [Lynda Courtney](#), 512-974-2810
Development Services Department
9. **Site Plan - Conditional Use Permit:** [SPC-2015-0600A - Eberly; District 5](#)
Location: 615 S Lamar Boulevard, West Bouldin Creek Watershed; Zilker NP Area
Owner/Applicant: 613 South Lamar LLC
Agent: Armbrust & Brown, PLLC (Richard Suttle)
Request: Approval of a Conditional Use Permit for a restaurant with late hours in CS-V zoning and and approval of a compatibility setback variance for parking.
Staff Rec.: **Recommended**
Staff: [Donna Galati](#), 512-974-2733
Development Services Department
10. **Resubdivision:** [C8-2015-0016.0A - Toledo Subdivision; District 4](#)
Location: 9607 North IH 35 Service Road Northbound, Little Walnut Creek Watershed
Owner/Applicant: Oscar and Rick Toledo
Agent: Nobel Surveying (Tres Howland)
Request: Approval of the Resubdivision of Lot 9 of the Freeman subdivision, and a 0.936 acre tract of unplatted land.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
11. **Resubdivision:** [C8-2015-0225.0A - Crow's Nest; District 1](#)
Location: 1709 Poquito Street, Boggy Creek Watershed; Windsor Hills NP Area
Owner/Applicant: Benjamin and Harvenetta Franklin
Agent: Southwest Engineers (Miguel Gonzales)
Request: Approval of the Resubdivision of portions of Lots 5 and 6, Block 5 of Crow's subdivision
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

City Attorney: [Melissa Vidal](#), 512-974-1071

- 12. Preliminary Plan:** [C8-2015-0200 - Woodbridge; District 1](#)
Location: 5036 Samuel Huston Avenue, Fort Branch Watershed; MLK-183 NP Area
Owner/Applicant: South Llano (Glen Coleman)
Agent: Civiltude Engineers (Fayez Kazi)
Request: Approval of the preliminary plan for Woodbridge Subdivision, containing 10 lots on 2.87 acres.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 13. Resubdivision:** [C8-2015-0209.0A - Resubdivision of Lot 10, Block E, Northgate Addition; District 7](#)
Location: 1208 Stobaugh St., Waller Creek; Crestview NP
Owner/Applicant: Casa Rio Builders, LLC (Jeff Egger)
Agent: Hector Avila
Request: Approval of the resubdivision of one lot into a two lot subdivision on 0.500 acres, with a variance request from LDC Section 25-4-175 to allow a flag lot.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 14. Preliminary Plan:** [C8J-2015-0021 - Easton Park Section 1C Preliminary Plan; District 2](#)
Location: East William Cannon Drive, Cottonmouth Creek Watershed; Pilot Knob MUD
Owner/Applicant: Carma Easton, LLC (Shaun Cranston)
Agent: Peloton Land Solutions (Jonathan Fleming)
Request: Approval of the Easton Park Section 1C Preliminary Plan, containing 135 lots on 68.98 acres.
Staff Rec.: **Recommendation Pending**
Staff: [Michael Hettenhausen](#), 512-854-7563
Travis County/City of Austin Single Office
- 15. Preliminary Plan:** [C8J-2015-0188 - Easton Park Section 2A Preliminary Plan; District 2](#)
Location: Colton Bluff Springs Road, Cottonmouth Creek Watershed; Pilot Knob MUD
Owner/Applicant: Carma Easton, LLC (Shaun Cranston)
Agent: Peloton Land Solutions (Jonathan Fleming)
Request: Approval of the Easton Park Section 2A Preliminary Plan, containing 21 lots on 82.27 acres.
Staff Rec.: **Recommendation Pending**
Staff: [Michael Hettenhausen](#), 512-854-7563
Travis County/City of Austin Single Office

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

City Attorney: [Melissa Vidal](#), 512-974-1071

- 16. Final Plat without Preliminary:**
Location: McKinney Falls Parkway, Cottonmouth Creek Watershed; Pilot Knob MUD
Owner/Applicant: Carma Easton, LLC (Shaun Cranston)
Agent: Stantec, Inc (Joe Farias)
Request: Approval of the Easton Park Section 1B Final Plat, containing 5 lots on 93.48 acres.
Staff Rec.: **Recommendation Pending**
Staff: [Michael Hettenhausen](#), 512-854-7563
Travis County/City of Austin Single Office
- 17. Final Plat with Preliminary:**
Location: East William Cannon Drive, Cottonmouth Creek Watershed; Pilot Knob MUD
Owner/Applicant: Carma Easton, LLC (Shaun Cranston)
Agent: Peloton Land Solutions (Jonathan Fleming)
Request: Approval of the Easton Park Section 1C Final Plat, containing 118 lots on 58.94 acres.
Staff Rec.: **Recommended**
Staff: [Michael Hettenhausen](#), 512-854-7563
Travis County/City of Austin Single Office
- 18. Final Plat with Preliminary:**
Location: Colton Bluff Springs Road, Cottonmouth Creek Watershed; Pilot Knob MUD
Owner/Applicant: Carma Easton, LLC (Shaun Cranston)
Agent: Peloton Land Solutions (Jonathan Fleming)
Request: Approval of the Easton Park Section 2A Final Plat, containing 18 lots on 55.95 acres.
Staff Rec.: **Recommendation Pending**
Staff: [Michael Hettenhausen](#), 512-854-7563
Travis County/City of Austin Single Office

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

City Attorney: [Melissa Vidal](#), 512-974-1071

- 19. Final Plat from approved Preliminary:**
Location: [C8J-2008-0176.01.1A - Sun Chase South Section One; District 2](#)
Pearce Lane west of Timber Hills Drive, Dry Creek East Watershed; Southeast Travis County MUD No. 1
Owner/Applicant: Qualico CR, LP (Vera Messaro)
Agent: Carlson, Brigrance & Doering, Inc. (Bill Couch)
Request: Approval of Sun Chase South Section One consisting of 48 lots on 56.417 acres.
Staff Rec.: **Recommended**
Staff: [Sarah Sumner](#), 512-854-7687
Travis County/City of Austin Single Office
- 20. Final Plat from approved Preliminary:**
Location: [C8J-2008-0176.01.2A - Sun Chase South Section Two; District 2](#)
Sun Chase Parkway, Dry Creek East Watershed; Southeast Travis County MUD No. 1
Owner/Applicant: Qualico CR, LP (Vera Messaro)
Agent: Carlson, Brigrance & Doering, Inc. (Bill Couch)
Request: Approval of Sun Chase South Section Two consisting of 63 lots on 17.136 acres.
Staff Rec.: **Recommended**
Staff: [Sarah Sumner](#), 512-854-7687
Travis County/City of Austin Single Office
- 21. Final Plat:** [C8-2016-0105.0A - Rosewood Village Sect. 5 Resubdivision of lot 4; District 1](#)
Location: 30163 Kuhlman Avenue, Boggy Creek Watershed; Rosewood NP Area
Owner/Applicant: Piercy Betsy Jolyn
Agent: (Hector Avila)
Request: Approval of Rosewood Village Sect. 5 Resubdivision of lot 4 composed of 2 lots on .30 acres.
Staff Rec.: **Disapproval**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department
- 22. Final Plat:** [C8-2016-0017.4A - Grant A Subdivision](#)
Location: 3601 Grant Street, Tannehill Branch Watershed; MLK NP Area
Owner/Applicant: Way Scott (Scott Way)
Agent: Big Red Dog (Jerrett Daw)
Request: Approval of Grant A Subdivision composed of 13 lots on 1.89.
Staff Rec.: **Disapproval**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

City Attorney: [Melissa Vidal](#), 512-974-1071

23. **Preliminary Plan:** [C8-2016-0100 - Lightfield; District 1](#)
Location: 4902 Lott Ave, Fort Branch Watershed; MLK NP Area
Owner/Applicant: Eddie Would Go LLC (Keith Strama)
Agent: Southwest Engineers (Miguel Gonzales)
Request: The Approval of Lightfield composed of 24 lots on 5.0 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
24. **Final Plat- Resub:** [C8-2016-0103.0A - Luke's Corner \(W/R of C8-2014-0240.0A\); District 5](#)
Location: 1300 Morgan Ln, W Bouldin Creek Watershed; South Lamar NP Area
Owner/Applicant: N/A
Agent: KBGE (Armando Portillo)
Request: The Approval of Luke's Corner (W/R of C8-2014-0240.0A) composed of 2 lots on 0.273 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
25. **Final Plat W/Preliminary:** [C8-2015-0200.1A - Woodbridge Subdivision; District 1](#)
Location: 5306 Samuel Huston Avenue, Fort Branch Watershed; MLK – 183 NP Area
Owner/Applicant: (Polis Properties LLC)
Agent: Civiltude Engineers & Planners (Fayez Kazi)
Request: The approval of the Woodbridge Subdivision composed of 10 lots on 2.87 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
26. **Final Plat Resubdivision:** [C8-2016-0102.0A - Theodore Low Heights Subdivision, Resubdivision of Lot 5 & a Portion of Lot 22; District 5](#)
Location: 3200 Clawson Road, West Bouldin Creek Watershed; South Lamar NP Area
Owner/Applicant: Clawson Development (Muazaz Younes)
Agent: Vincent Gerard & Associates, Inc. (Vincent G. Huebinger)
Request: The approval of the Theodore Low Heights Subdivision, Resubdivision of Lot 5 & a Portion of Lot 22 composed of 3 lots on 0.81 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
27. **Final Plat:** [C8-2016-0100.1A - Lightfield; District 1](#)
Location: 4902 Lott Avenue, Fort Branch Watershed; MLK-183 NP Area
Owner/Applicant: (Wouldgo Eddie Investments LP)
Agent: Southwest Engineers (Miguel Gonzales)
Request: The approval of the Lightfield Subdivision composed of 24 lots on a 5.0 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

City Attorney: [Melissa Vidal](#), 512-974-1071

28. **Final Plat:** [C8-2016-0098.0A - Oakglen Park Sec. 1 lot 6-7; District 5](#)
Location: 2006 Oakglen Drive, Williamson Creek Watershed; Westgate NP Area
Owner/Applicant: (Vatani Mehrdad & Ladan)
Agent: N/A
Request: The approval of the Oakglen Park Sec. 1 lot 6-7 composed of 2 lots on .42 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. Discussion and possible action to initiate a code amendment to § 25-2-567, Special Requirement for Affordable Housing in Certain Multifamily Districts, to explore expanding MF-6 regulations to more restrictive Multifamily Districts. (Vice-Chair Faye Kazi, Commissioner James Shieh)
2. [Discussion of Work Group's comments and findings regarding the CodeNEXT - Code Prescription No. 1 "The Next Austin: Manage our growth, keep our character."](#)
3. Discussion and recommendation of Members of the Planning Commission to be forwarded to the Austin City Council for consideration of appointment to the Codes and Ordinances Joint Committee.
4. Discussion and recommendation of Members of the Planning Commission to be forwarded to the Austin City Council for consideration of appointment to the Comprehensive Plan Joint Committee.
5. Discussion and possible action on amending the Planning Commission Bylaws and forward to Audit and Finance for approval.
6. Discussion and possible action on amending the Planning Commission Rules of Procedure.

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

Committee on Codes and Ordinances

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

City Attorney: [Melissa Vidal](#), 512-974-1071

Committee on the Comprehensive Plan

Land Development Code Advisory Group

Small Area Planning Joint Committee

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: [Sherri Sirwaitis](#), 512-974-3057

City Attorney: [Melissa Vidal](#), 512-974-1071