



REVISED

Planning Commission

June 28, 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 PineyroDeHoyos

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 June 14, 2016.

Facilitator: Andrew Moore, 512-974-7604

City Attorney: Alecia Mayberry, 512-974-2370

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2016-0025 - St. James Missionary Baptist Church; District 1](#)
Location: 3417 East 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
- 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, Wolff, 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-CO**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 4. 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

Facilitator: [Andrew Moore](#), 512-974-7604

City Attorney: [Alecia Mayberry](#), 512-974-2370

5. **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
6. **Code Amendment:** [C20-2015-004 - Subchapter F: Carport and Garage Exemptions](#)
Request: Consider an amendment to Title 25 of the City Code to change regulations related to Subchapter F gross floor area exemptions for garages and carports.
Staff Rec.: **Recommended**
Staff: [Greg Dutton](#), 512-974-3509
Planning and Zoning Department
7. **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 approval of a compatibility setback variance for parking.
Staff Rec.: **Recommended**
Staff: [Donna Galati](#), 512-974-2733
Development Services Department
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 (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

Facilitator: [Andrew Moore](#), 512-974-7604

City Attorney: [Alecia Mayberry](#), 512-974-2370

9. **Site Plan - Hill Country Roadway:** [SPC-2016-0258C - 5301 Southwest Parkway - Phase II; District 8](#)
Location: 5301 Southwest Parkway, Barton Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Drawbridge 5301 SW Pkwy, LLC (Michael Embree)
Agent: Bury (Joe Farias, P.E.)
Request: Approve a site plan to increase the size of an existing building and add amenities with associated improvements in the Southwest Parkway Low Intensity Hill Country Roadway.
Staff Rec.: **Recommended**
Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department
10. **Resubdivision:** [C8-2016-0036.0A - Resubdivision of Lot 2, Longhorn Business Park No. 3 and Lots A and B, Block A, Resubdivision of Lots 1, 2 & 3, Block A, Longhorn Business Park; District 7](#)
Location: 2608 Brockton Drive, Walnut Creek Watershed; North Burnet / Gateway TOD
Owner/Applicant: 2608 Brockton Ltd. (Andy Portor)
Agent: Stantec (Lauren Beavers)
Request: Approve the resubdivision of 3 lots into 2 lots on 4.024 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
11. **Final Plat without Preliminary:** [C8J-2015-0106.0A - Easton Park Section 1B Final Plat; District 2](#)
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.: **Recommended**
Staff: [Michael Hettenhausen](#), 512-854-7563
Travis County/City of Austin Single Office
12. **Final Plat with Preliminary:** [C8J-2015-0188.1A - Easton Park Section 2A Final Plat; District 2](#)

Facilitator: [Andrew Moore](#), 512-974-7604

City Attorney: [Alecia Mayberry](#), 512-974-2370

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.: **Recommended**
Staff: [Michael Hettenhausen](#), 512-854-7563
Travis County/City of Austin Single Office

13. Preliminary Plan: **C8-2015-0260 - Rancho Garza Subdivision Preliminary Plan; District 8**

Location: 3800 Ben Garza Lane, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (East Oak Hill) NP Area
Owner/Applicant: Rancho Garza Ltd. (C. Daniel Wheelus)
Agent: Cunningham-Allen, Inc. (Elias Haddad)
Request: Approval of the preliminary plan composed of 10 lots on 34.717 acres.
Staff Rec.: **Recommendation pending**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

14. Final Plat with Preliminary Plan: **C8-2015-0260.1A - Rancho Garza Subdivision; District 8**

Location: 3800 Ben Garza Lane, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (East Oak Hill) NP Area
Owner/Applicant: Rancho Garza Ltd. (C. Daniel Wheelus)
Agent: Cunningham-Allen, Inc. (Elias Haddad)
Request: Approval of the final plat composed of 10 lots on 34.717 acres.
Staff Rec.: **Recommendation pending**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

15. Street Vacation: **F#9677-1604 ; District 3**

Location: Approximately located at 2220 Riverview Street
Owner/Applicant: City of Austin Parks and Recreation Department
Request: Vacation of a portion of Riverview Street.
Staff Rec.: **Recommended**
Staff: [Kim Vasquez](#), 974-9241
Office of Real Estate Services

16. Final Plat: **C8J-2016-0121.0A - Thomas Springs Addition; District 8**

Location: 7919 Thomas Springs Road, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area

Facilitator: [Andrew Moore](#), 512-974-7604

City Attorney: [Alecia Mayberry](#), 512-974-2370

Owner/Applicant: Logo Grande Enterprises LLC (Brandon Brydson)
Agent: Kimley Horn & Associates, Inc. (Andrew S. Evans)
Request: The request is for approval of Thomas Springs Addition. The proposed plat is composed of 2 lots on 5.04 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 17. Final Plat - Amended Plat:** **C8-2016-0111.1A - Ogden Farms Subdivision, Amended; District 2**
Location: 5501 South IH 35 Service Road Northbound, Williamson Creek Watershed; Franklin Park NP Area
Owner/Applicant: HAG RE CDT LLC
Agent: Stantec Consulting Services (David Miller)
Request: The request is for approval of the Ogden Farms Subdivision, Amended. The applicant is proposing to combine existing Lot 1 and Lot 2 into one lot of 14.61 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 18. Final Plat with Preliminary:** **C8-2016-0017.3A - Grant B Subdivision; District 1**
Location: 3601 Grant Street, Tannehill Branch Watershed; MLK NP Area
Owner/Applicant: Scott Way
Agent: Big Red Dog (Jerett Daw)
Request: The request is for approval of Grant B Subdivision. The proposed plat is composed of 13 lots on 1.89 acres.
Staff Rec.: **Disapproval**
Staff: Don Perryman, 512-974-2786
Development Services Department
- 19. Final Plat - Resubdivision:** **C8-2016-0117.0A - Lot 2, Woodwillow Addition, Resubdivision; District 3**
Location: 3409 Willow Springs Road, Blunn Creek Watershed; St. Edwards NP Area
Owner/Applicant: Khabe Lehfed Properties (Steve Portnoy)
Agent: AJ Ghaddar, P.E. & Associates (Marco Castaneda)
Request: The request is for approval of the resubdivision of Lot 2, Woodwillow Addition. The proposed plat is composed of 2 lots on 0.375 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: Andrew Moore, 512-974-7604

City Attorney: Alecia Mayberry, 512-974-2370

- 20. 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: Civilitude 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

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 Fayez Kazi, Commissioner James Shieh)
2. Discussion and possible action on amending the Planning Commission Bylaws and forward to Audit and Finance for approval.
3. Discussion and possible action on amending the Planning Commission Rules of Procedure.

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

Committee on Codes and Ordinances

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

Facilitator: [Andrew Moore](#), 512-974-7604

City Attorney: [Alecia Mayberry](#), 512-974-2370

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

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