



Planning Commission
July 12, 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 June 28, 2016.

Facilitator: Natalia Rodriguez, 512-974-3059

City Attorney: Melissa Vidal, 512-974-1071

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2015-0146 - 1414 W. Oltorf; District 5](#)
Location: 1404, 1408, 1412 & 1414 W. Oltorf Street & 2043 S. Lamar Blvd, West Bouldin Creek Watershed; Zilker NP Area
Owner/Applicant: Jstrain LLC (Scott Trainer)
Agent: Metcalfe, Wolfe, 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 & Zoning Department
- 2. Rezoning:** [C14-2016-0041 - East Sixth Village South; District 3](#)
Location: 2416 East 6th Street, Lady Bird Lake Watershed; Holly NP Area
Owner/Applicant: 2416 East Sixth Street, L.P. (David Cox)
Agent: 2416 East Sixth Street, L.P. (David Cox)
Request: LI-CO-NP to CS-V-CO-NP
Staff Rec.: **Postponement request by Staff to July 26, 2016**
Staff: [Heather Chaffin](#), 512-974-2122
Planning & Zoning Department
- 3. Rezoning:** [C14-2016-0043 - East Sixth Village North; District 3](#)
Location: 622 Pedernales Street, Lady Bird Lake Watershed; Holly NP Area
Owner/Applicant: 2422 Hidalgo Street, L.P. (David Cox)
Agent: 2422 Hidalgo Street, L.P. (David Cox)
Request: LI-CO-NP to CS-MU-CO-NP
Staff Rec.: **Postponement request by Staff to July 26, 2016**
Staff: [Heather Chaffin](#), 512-974-2122
Planning & Zoning Department
- 4. 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

Facilitator: [Natalia Rodriguez](#), 512-974-3059

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

5. **Site Plan - Conditional Use Permit:** [SPC-2016-0018C - Republic Square Park Improvement Project; District 9](#)
Location: 422 Guadalupe Street, Lady Bird Lake/Shoal Creek Watersheds; Downtown NP Area
Owner/Applicant: City of Austin - Parks and Recreation Department (Marty Stump)
Agent: Axiom Engineering Inc. (Alan Rhames P.E.)
Request: Approval of a conditional use permit because the site is zoned P, public and over 1 acre in size. [Section 25-2-625]
Staff Rec.: **Recommended**
Staff: [Nikki Hoelter](#), 512-974-2863
Development Services Department
6. **Resubdivision:** [C8-2015-0226.0A - Cherico Gardens; District 3](#)
Location: 3403 Neal Street, Boggy Creek Watershed; Govalle NP Area
Owner/Applicant: MX3 Homes, LLC (Sal Martinez)
Agent: Southwest Engineers (Miguel Gonzales)
Request: Approve the resubdivision of one lot into 3 lots on 0.494 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
7. **Final Plat:** [C8-2016-0003.0A - Georgian Acres Resubdivision; District 4](#)
Location: 9000 Georgian Drive, Little Walnut Creek Watershed; Georgian Acres NP Area
Owner/Applicant: Susan Ponder
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approval of the Georgian Acres Resubdivision composed of 2 lots on 0.80 acres.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
8. **Resubdivision - Final Plat:** [C8-2016-0134.0A - Leona Street Subdivision; District 1](#)
Location: 1135 Leona Street, Boggy Creek Watershed; Central East Austin NP Area
Owner/Applicant: Rex Bowers and Paul Barnes; Central East Austin NP Area
Agent: Perales Engineering LLC (Jerry Perales)
Request: Approval of the Leona Street Subdivision composed of 2 lots on 0.31 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

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9. **Preliminary Plan:** [C8-2016-0130 - Bouldin Court Subdivision; District 9](#)
Location: 900 South 2nd Street, East Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: 1st Street Highlands, LP
Agent: PSW Homes LLC (Jarred Corbell)
Request: Approval of the Bouldin Creek Subdivision, composed of 15 lots on 3.62 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat - Resubdivision:** [C8-2016-0129.0A - Lot 2, Ebony Acres; Resubdivision; District 1](#)
Location: 3515 East 12th Street, Tannehill Branch Creek Watershed; MLK NP Area
Owner/Applicant: Scott Way
Agent: Southwest Engineers (Travis Flake)
Request: Approval of the resubdivision of Lot 2, Ebony Acres, composed of 2 lots on 0.22 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat - Resubdivision:** [C8-2016-0126.0A - Porter Heights, Resubdivision of Lot B; District 5](#)
Location: 3900 Manchaca Road, West Bouldin Creek Watershed; South Lamar NP Area
Owner/Applicant: Keith Taniguchi
Agent: Servant Engineering & Consulting (Mauricio Quintero-Macias)
Request: Approval of Porter Heights, Resubdivision of Lot B composed of 2 lots on 0.61 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat:** [C8-2016-0125.0A - Harp Grove 3; District 3](#)
Location: 202 Montopolis Drive, Colorado River Watershed; Montopolis NP Area
Owner/Applicant: Cynthia Harp
Agent: Prossner and Associates (Kurt Prossner)
Request: Approval of Harp Grove 3 composed of 2 lots on 0.46 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat - Amended Plat:** [C8-2016-0132.0A - Wright Amending Plat; District 5](#)
Location: 2100 Wright Street, Lady Bird Lake Watershed; Zilker NP Area
Owner/Applicant: Moazami Homes LLC (Amir Moazami)
Agent: Land Answers (Jim Wittliff)
Request: Approval of the Wright Amending Plat composed of 2 lots on 0.41 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

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- 14. Final Plat:** [C8-2016-0123.0A - Bluebonnet Subdivision Amended Plat of Lots 1 & 2; District 5](#)
Location: 2103 Blue Bonnet Lane, West Bouldin Creek Watershed; Zilker NP Area
Owner/Applicant: Rivercity Capital Partners, Inc. (Dolores Spantak)
Agent: Hector Avila
Request: Approval of the Bluebonnet Subdivision Amended Plat of Lots 1 & 2 composed of 2 lots on 0.947 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 15. Final Plat:** [C8-2016-0124.0A - Galanter-Kimbell Subidivision; District 9](#)
Location: 611 W. Elizabeth Street, East Bouldin Creek; Bouldin Creek NP Area
Owner/Applicant: Chad Galanter
Agent: KBGE (Chad Kimbell)
Request: Approval of the Galanter-Kimbell Subdivision composed of 2 lots on 0.4 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. BRIEFINGS

- 1.** [Staff informative briefing and presentation regarding Code Prescription Paper # 2: Household Affordability.](#)
Staff: [Paul DiGiuseppe](#), Principal Planner, (512) 974-2865
Planning and Zoning Department

E. NEW BUSINESS

- 1.** Discussion and possible action relative to the Working Group's comments and findings regarding the CodeNEXT - Code Prescription Paper # 2: Household Affordability.
- 2.** Discussion and possible creation of a Working Group tasked with reviewing and completing the Annual Internal Review of the Planning Commission.
- 3.** Discussion and possible recommendation of a Member of the Planning Commission to serve on the [Joint Sustainability Committee](#).

F. ITEMS FROM COMMISSION

G. COMMITTEE REPORTS

Facilitator: [Natalia Rodriguez](#), 512-974-3059

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

Codes and Ordinances Joint Committee

Comprehensive Plan Joint Committee

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.

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