



**Planning Commission**  
**July 26, 2016 @ 6:00 P.M.**  
**City Hall – Council Chambers**  
**301 W. 2<sup>nd</sup> 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 July 12, 2016.

Facilitator: Natalia Rodriguez, 512-974-3059

City Attorney: Melissa Vidal, 512-974-1071

## C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2015-0015.03 - 5010 & 5102 Heflin Lane; District 1](#)  
Location: 5010 & 5102 Heflin Lane, Fort Branch Creek Watershed; MLK-183  
Combined NP Area  
Owner/Applicant: Heflin Phase 1, LLC (Lynn Yuan)  
Agent: Metcalfe, Wolff, Stuart & Williams, LLP. (Michele R. Lynch)  
Request: Single Family to High Density Single Family land use  
Staff Rec.: **Postponement request by Applicant to September 13, 2016.**  
Staff: [Kathleen Fox](#), 512-974-7877  
Planning and Zoning Department
- 2. Rezoning:** [C14-2015-0114 - 5010 & 5102 Heflin Lane; District 1](#)  
Location: 5010 & 5102 Heflin Lane, Fort Branch Creek Watershed; MLK-183  
Combined NP Area  
Owner/Applicant: Heflin Phase 1, LLC, (Lynn Yuan)  
Agent: Metcalfe, Wolff, Stuart & Williams, LLP. (Michele R. Lynch)  
Request: SF-4A-NP to SF-6-NP  
Staff Rec.: **Postponement request by Applicant to September 13, 2016.**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2016-0010.02 - East Sixth Street Village, District 3](#)  
Location: 622 Pedernales Street (previously listed at 2422 Hidalgo St.), Lady Bird  
Lake Watershed; Holly NP Area  
Owner/Applicant: 2422 Hidalgo Street, L.P. (M. Timothy Clark)  
Agent: 2422 Hidalgo Street, L.P. (David Cox)  
Request: Industry to Mixed Use land use  
Staff Rec.: **Recommended**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
- 4. 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.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

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

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

5. **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.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
6. **Restrictive Covenant Termination:** [C14-79-065\(RCT\) - Earl M. McClure, District 9](#)  
Location: 80 Red River Street, Waller Creek Watershed; Downtown Austin Plan  
Owner/Applicant: Villas of Town Lake HOA (Gary L Johnson)  
Agent: Consort, Inc. (Ben Turner)  
Request: To terminate a restrictive covenant  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
7. **Rezoning:** [C14-2016-0032 - Smither's RV Storage; District 4](#)  
Location: 10400 North Lamar Boulevard, Little Walnut Creek Watershed; North Austin Civic Association NP Area  
Owner/Applicant: Ben F. Smithers  
Request: GR-CO-NP to CS-NP  
Staff Rec.: **Recommendation of CS-CO-NP**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning & Zoning Department
8. **Rezoning:** [C14-2016-0059 - KKG1 Rezoning; District 9](#)  
Location: 2001 University Avenue, Waller Creek Watershed ; West University of the Central West Austin Combined NPA  
Owner/Applicant: House Association of Beta XI Chapter of Kappa Kappa Gamma (Ellen Morrison)  
Agent: Thrower Design (Ron Thrower)  
Request: MF-4-H-NP to GO-H-NP  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning & Zoning Department

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

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

9. **Rezoning:** [C14-2016-0058 - KKG2 Rezoning; District 9](#)  
Location: 1911-1/2 University Avenue, Waller Creek Watershed; West University of the Central West Austin Combined NPA  
Owner/Applicant: House Association of Beta XI Chapter of Kappa Kappa Gamma (Ellen Morrison)  
Agent: Thrower Design (Ron Thrower)  
Request: MF-4-NP to GO-NP  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
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; Postponement request by Staff to August 9, 2016.**  
Staff: [Lauren Avioli](#), 512-974-3141  
Neighborhood Housing and Community Development
11. **Resubdivision:** [C8-2015-0253.0A - Resubdivision of Lot 6, Block 6, Broadacres; District 7](#)  
Location: 5611 Jeff Davis Avenue, Shoal Creek Watershed; Brentwood NP Area  
Owner/Applicant: 706 West 34th LLC (Michel Issa)  
Agent: Noble Surveying and Engineering Works (Ryan Irion)  
Request: Approval of the resubdivision of one lot into a two lot subdivision on 0.3360 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
12. **Final Plat with Preliminary:** [C8-04-0043.08.1A.SH - Mueller - Section X \(10\) Final Plat; District 9](#)  
Location: 3600 Manor Road, Tannehill Branch Watershed; RMMA  
Owner/Applicant: City of Austin (Pam Hefner)  
Agent: Bury, Inc. (Jose Farias)  
Request: Approval of the Mueller - Section X (10) Final Plat composed of 250 lots on 45.05 acres  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department

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

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

- 13. Vacation of Right-of-Way:** [F#9620-1511](#)  
Location: Between Paul Street and Pressler Street, south of West 5th Street  
Owner: Mathews-Brothers Investment, LP and Duchy East, LLC  
Applicant: Reynolds M. Shelton  
Request: Vacation of a portion of an alley right-of-way located between Paul Street and Pressler Street, south of West 5th Street  
Staff Rec.: **Recommended**  
Staff: [Kim Vasquez](#), 974-9241  
Office of Real Estate Services
- 14. Final Plat - Resubdivision:** [C8-2016-0144.0A - Fiskville School Addition; District 4](#)  
Location: 211 Beaver Street, Little Walnut Creek Watershed; Georgian Acres NP Area  
Owner/Applicant: Josue Flores  
Agent: Miguel Gonzales, Jr. TBPE Firm No. 15437 (Miguel Gonzales)  
Request: Approval of Fiskville School Addition, composed of 3 lots on 0.5 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 15. Final Plat:** [C8-2016-0138.0A - Latitude Webberville; District 1](#)  
Location: 1907 Webberville Road, Fort Branch Creek Watershed; MLK-183 Combined NP Area  
Owner/Applicant: Protestant Episcopal Church of the Diocese of Texas (Robert Biehl)  
Agent: Big Red Dog Engineering (Nicholas Kehl)  
Request: Approval of Latitude Webberville, composed of 77 lots on 11.67 acres.  
Staff Rec.: **Disapproval**  
Staff: [David Wahlgren](#), 512-974-6455  
Development Services Department
- 16. Final Plat:** [C8-2016-0140.0A - Travis Heights Subdivision Lot 9 and 10 Block 47; District 9](#)  
Location: 1327 Bonham Terrace, Harper's Branch Watershed; South River City NP Area  
Owner/Applicant: Parkside Homes (Andrew Milam)  
Agent: Jacobs Engineering (Joel Bock)  
Request: Approval of Travis Heights Subdivision Lot 9 and 10 Block 47, composed of 2 lots on 0.47 acres.  
Staff Rec.: **Disapproval**  
Staff: [David Wahlgren](#), 512-974-6455  
Development Services Department

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- 17. Final Plat:** [C8-2016-0143.0A - James E. Boulding Estate, Resubdivision of Lot 1 Block C; District 9](#)  
Location: 810 Jewell Street, East Bouldin Creek Watershed; Bouldin Creek NP Area  
Owner/Applicant: Houchins James O & Susan C  
Agent: Power Engineering Group (Forrest Powers)  
Request: Approval of the James E. Boulding Estate, Resubdivision of Lot 1 Block C composed of 0.34 lots on 0.34 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 18. Final Plat:** [C8-2016-0141.0A - Schieffer Place Section 5 Resubdivision of Lot 7, Block B; District 9](#)  
Location: 3901 Brookview Road, Boggy Creek Watershed; Upper Boggy Creek NP Area  
Owner/Applicant: BDB Ventures, LLC (Dale Thornton)  
Agent: Shawn Breedlove  
Request: Approval of the Schieffer Place Section 5 Resubdivision of Lot 7, Block B composed of 3 lots on 0.38 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

#### **D. BRIEFINGS**

- 1. [2016 Imagine Austin Annual Report and Amendments](#)**  
Briefing, discussion and possible action to forward the 2016 Imagine Austin amendments to City Council.  
  
Staff: Matt Dugan, 512-974-7665, matthew.dugan@austintexas.gov; Planning and Zoning Department

#### **E. 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 of CodeNEXT Prescription Papers and possible action to establish a Working Group tasked with reviewing and compiling Working Groups comments and findings of the CodeNEXT Prescription Papers.
- 3.** Discussion and possible action on amending the Planning Commission Bylaws and forward to Audit and Finance for approval.

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

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

4. Discussion and possible action on amending the Planning Commission Rules of Procedure.

## **F. ITEMS FROM COMMISSION**

## **G. COMMITTEE REPORTS**

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.

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

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