



Planning Commission

August 9, 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 July 27, 2016.

Facilitator: Christine Barton-Holmes, 512-974-2788

City Attorney: David Sorola, 512-974-2175

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2016-0013.01 - Bouldin Court; District 9](#)
Location: 908, 1000, & 1002 South 2nd Street, East Bouldin Creek Watershed;
Bouldin Creek NP Area
Owner/Applicant: 1st Street Highlands, LP
Agent: Jarred Corbell
Request: Single Family to Higher Density Single Family land use
Staff Rec.: **Postponement request by the Staff to September 27, 2016**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Plan Amendment:** [NPA-2016-0025.01 - Lantana Tract 33, District 8](#)
Location: 6701, 6825-1/2 & 7045-1/2 Rialto Boulevard, Barton Creek, Williamson
Creek Watersheds-Barton Springs Zone; Oak Hill Combined NP Area (East
Oak Hill)
Owner/Applicant: Lantana Tract 33, L.P.
Agent: Smith, Robertson, Elliott & Douglas, L.L.P. (David Hartman)
Request: Office to Multifamily land use
Staff Rec.: **Postponement request by the Staff to August 23, 2016**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 3. Rezoning:** [C14-2016-0011 - Lantana 33; District 8](#)
Location: 6701, 6825-1/2 & 7045-1/2 Rialto Boulevard, Barton Creek, Williamson
Creek Watersheds-Barton Springs Zone; Oak Hill Combined NP Area (East
Oak Hill)
Owner/Applicant: Lantana Tract 33, LP by Green/Lion GP Two, LLC (Barry Marcus)
Agent: Smith, Robertson, Elliott & Douglas (David Hartman)
Request: GO-NP to MF-4-NP
Staff Rec.: **Postponement request by the Staff to August 23, 2016**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 4. Restrictive
Covenant
Termination:** [C14-85-288.8 \(RCT\) - Lantana Tract 33, LP; District 8](#)
Location: 6701, 6825-1/2 & 7045-1/2 Rialto Boulevard, Barton Creek, Williamson
Creek Watersheds-Barton Springs Zone; Oak Hill Combined NP Area (East
Oak Hill)
Agent: Smith, Robertson, Elliott & Douglas (David Hartman)
Request: Termination of the restrictive covenant related to this property
Staff Rec.: **Postponement request by the Staff to August 23, 2016**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Facilitator: [Christine Barton-Holmes](#), 512-974-2788

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

5. **Rezoning:** [C14-2016-0020 - Lantana IV; District 8](#)
Location: 7717 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area (East Oak Hill)
Owner/Applicant: JDI Holdings LLC (J. Douglas Ivey)
Agent: Permit Partners LLC (David Cancialosi)
Request: LR-MU-NP to GR-MU-NP
Staff Rec.: **Postponement request by the Staff to August 23, 2016**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
6. **Rezoning:** [C14-2016-0074 - Element Hotel; District 7](#)
Location: 10728 Burnet Road, Walnut Creek Watershed; North Burnet/Gateway NP Area; Oak Hill Combined NP Area (East Oak Hill)
Owner/Applicant: DBG Austin Domain, LLC
Agent: Bennett Consulting (Rodney Bennett)
Request: MI-PDA to MI-PDA, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
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
8. **Final Plat:** [C8-2015-0223.0A - Walton Terrace; District 3](#)
Location: 1104 - 1112 Walton Lane, Boggy Creek Watershed; Johnston Terrace NP Area
Owner/Applicant: Walton RRA Homes, LLC (Raymond Chow)
Agent: Genesis 1 Engineering (George Gonzalez)
Request: Approval of the final plat composed of six lots on 1.188 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Facilitator: [Christine Barton-Holmes](#), 512-974-2788

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

9. **Resubdivision:** [**C8-2015-0284.0A - Bouldin Stand Two; District 9**](#)
Location: 811 & 901 Bouldin Avenue, West Bouldin Creek / East Bouldin Creek Watersheds; Bouldin Creek NP Area
Owner/Applicant: 811-901 Bouldin, LLC & Legacy DCS, LLC (Cass Brewer)
Agent: Land Dev Consulting (Darren Webber)
Request: Approval of the final plat composed of two lots on 0.462 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
10. **Resubdivision:** [**C8-2015-0286.0a - E M Franklin Second Resubdivision of Lots 8 & 9, Block 2, Crest Haven Addition; District 1**](#)
Location: 2001 E M Franklin Avenue, Tannehill Branch Creek Watershed; M.L.K. NP Area
Owner/Applicant: EM Franklin GP, LLC (J. Ryan Diepenbrock)
Agent: PSW Homes, LLC (Casey Giles)
Request: Approval of the resubdivision composed of 30 lots on 4.647 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
11. **Final Plat (previously unplatted):** [**C8-2016-0154.0A - Stuart Subdivision; District 4**](#)
Location: 8817 North Lamar Boulevard, Walnut Creek Watershed; Georgian Acres NP Area
Owner/Applicant: Sally J. Stuart
Agent: Cartex Engineering Services, Inc. (Gary E Jones)
Request: The approval of the Stuart Subdivision, composed of 1 lot on 3.53 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat (previously unplatted):** [**C8-2016-0153.0A - Silveredge Creek Subdivision; District 1**](#)
Location: 1400 East Applegate Drive, Walnut Creek Watershed; Windsor Hills NP Area
Owner/Applicant: Dessau Silveredge LP
Agent: Cuatro Consultants, Ltd. (Hugo Elizondo Jr. P.E.)
Request: The approval of the Silveredge Creek Subdivision, composed of 13 lots on 8.039 acres
Staff Rec.: **Disapproval**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Facilitator: [Christine Barton-Holmes](#), 512-974-2788

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

- 13. Final Plat (previously unplatted):** [C8-2016-0150.0A - El Buen Pastor A/G Mosqueda; District 3](#)
Location: 1128 Tillery Street, Boggy Creek Watershed; Govalle NP Area
Owner/Applicant: Virginia Contreras; Sylvia Tonche; Carol Gonzales; Diana Gonzales; Evangelina Mendoza
Agent: I.T. Gonzales Engineers (I.T. Gonzales)
Request: The approval of the El Buen Pastor A/G Mosqueda composed of 2 lots on a 4.01 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 14. Final Plat - Resubdivision:** [C8-2016-0149.0A - 19 Block Block A Tillery Square Subdivision; Resubdivision of Lot; District 3](#)
Location: 201 Tillery Square, Colorado River Watershed; Govalle NP Area
Owner/Applicant: MX3 Homes, LLC (Kyle Cluck)
Agent: Southwest Engineers (Miguel Gonzales)
Request: The approval of the 19 Block Block A Tillery Square Subdivision; Resubdivision of Lot composed of 3 lots on 0.47 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 15. Final Plat with Preliminary:** [C8-2013-0081.SH.4A - Colorado Crossing Subdivision Section Nine; District 2](#)
Location: Autumn Bay Drive, Onion Creek Watershed; Southeast NP Area
Owner/Applicant: Lennar Buffington Zach Scott, LP (Ryan Mattox)
Agent: Lakeside Engineers (Chris Ruiz)
Request: The approval of the Colorado Crossing Subdivision Section Nine composed of 238 lots on 49.84 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 16. Final Plat - Resubdivision:** [C8-2016-0151.0A - One Two East; District 1](#)
Location: 1109 North IH 35 Service Road Northbound, Waller Creek Watershed; Central East Austin NP Area
Agent: JH West 12th Street Partners, Ltd (Haythem Dawlett)
Request: The approval of the One Two East composed of 1 lot on 2.84 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: [Christine Barton-Holmes](#), 512-974-2788

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

D. NEW BUSINESS

1. Discussion and possible action regarding Planning Commission Working Groups comments and findings of the CodeNEXT - Prescription Papers.
2. Discussion and possible action on the adoption of Bylaws.

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.

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