



Planning Commission
August 23, 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 August 9, 2016.

Facilitator: Sylvia Limon, 512-974-2767

City Attorney: Alecia Mayberry, 512-974-2370

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2016-0025.01 - Lantana Tract 33, District 8](#)
Location: 6701, 6825-1/2 & 7045-1/2 Rialto Boulevard, Williamson and Barton 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 September 13, 2016**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Rezoning:** [C14-2016-0011 - Lantana Tract 33; District 8](#)
Location: 6701, 6825-1/2 and 7045-1/2 Rialto Boulevard, Williamson and Barton Creek Watersheds-Barton Springs Zone; Oak Hill Combined NP Area (East Oak Hill)
Owner/Applicant: Green/Lion GP Two, LLC (Barry Marcus)
Agent: Smith, Robertson, Elliott & Douglas, L.L.P. (David Hartman)
Request: GO-NP to MF-4-NP
Staff Rec.: **Postponement request by the Staff to September 13, 2016**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 3. Restrictive Covenant Termination:** [C14-85-288.8\(RCT\) - Lantana Tract 33; District 8](#)
Location: 6701, 6825-1/2 and 7045-1/2 Rialto Boulevard, Williamson and Barton Creek Watersheds-Barton Springs Zone; Oak Hill Combined NP Area (East Oak Hill)
Owner/Applicant: Green/Lion GP Two, LLC (Barry Marcus)
Agent: Smith, Robertson, Elliott & Douglas, L.L.P. (David Hartman)
Request: Terminate a Restrictive Covenant related to this property.
Staff Rec.: **Postponement request by the Staff to September 13, 2016**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Facilitator: Sylvia Limon, 512-974-2767

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4. **Rezoning:** [**C14-2016-0063.SH - Villas at Vinson Oak Rezone; District 3**](#)
Location: 4507 and 4511 Vinson Drive, Williamson Creek Watershed;
South Austin Combined (South Manchaca) NP Area
Owner/Applicant: Notigius, LLC (Antonio Giustino)
Agent: Perales Engineering, LLC (Jerry Perales)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
5. **Rezoning:** [**C14-2016-0065 - Pioneer Bank, SSB; District 9**](#)
Location: 623 West 38th Street, Waller Creek Watershed; Central Austin Combined
(West University) NP Area
Owner/Applicant: Pioneer Bank (Brian May)
Agent: Doucet & Associates (Ted McConaghy)
Request: GR-CO-NP to GR-CO-NP, to change a condition of zoning
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-V, as amended
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
7. **Rezoning:** [**C14H-2016-0008 - Freeman-Whiteside-Tuke-Gamboa House; District 3**](#)
Location: 2205 E. Cesar Chavez Street, Lady Bird Lake Watershed; East Cesar
Chavez NP Area
Owner/Applicant: James Shieh, for owners Kenneth and Myung Soon Lemond
Request: CS-CO-MU-NP to CS-CO-MU-H-NP
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 512-974-6454
Planning and Zoning Department

Facilitator: Sylvia Limon, 512-974-2767

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8. **Rezoning:** [C14H-2016-0009 - Russell Lee Elementary School; District 9](#)
Location: 3308 Hampton Road, Waller Creek Watershed; Hancock NP Area
Owner/Applicant: Historic Landmark Commission
Agent: Steve Sadowsky, Historic Preservation Office
Request: P-NP to P-H-NP
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 512-974-6454
Planning and Zoning Department
9. **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
10. **Resubdivision:** [C8J-2015-0269.0A - Sol Wilson Subdivision; District 5](#)
Location: 2600 Sol Wilson Road, Boggy Creek Watershed; Rosewood NP Area
Owner/Applicant: Southwest Engineers (Miguel Gonzales)
Agent: JJ&B Engineers
Request: Resubdivision of a portion of Lot 1, Owens Subdivision No 1, comprised of one lot on 6,095 sf.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
11. **Conditional Use Permit & Site Plan Variance:** [SPC-2016-0110A - Night Owl; District 7](#)
Location: 8315 Burnet Road, Unit D, Shoal Creek Watershed; Crestview/Wooten Combined Neighborhood Plan
Owner/Applicant: Jimmy Nassour
Request: Approve a Conditional Use Permit for a proposed cocktail lounge with late hours located within 540 feet of property zoned SF-3-NP, and approve a variance from LDC Section 25-5-146(B), which requires that parking for a cocktail lounge be placed not less than 200 feet from SF-6 or more restrictive zoning districts.
Staff Rec.: **Recommended with conditions**
Staff: [Michael Simmons-Smith](#), 512-974-1225
Development Services Department

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City Attorney: Alecia Mayberry, 512-974-2370

- 12. Code Amendment:** [C20-2016-011 - Historic Compatibility](#)
Request: Consider an amendment to Title 25 of the City Code to require properties zoned historic landmark (H) combining district or historic area (HD) combining district to comply with ARTICLE 10 COMPATIBILITY STANDARDS.
Staff Rec.: **Recommended**
Staff: [Jerry Rusthoven](#), 512-974-3207
Planning and Zoning Department
- 13. Code Amendment:** [C20-2016-012 - Historic Civic](#)
Request: Consider an amendment to Title 25 of the City Code to require Historic Landmark Commission review of demolition applications for structures that are fifty years or older and dedicated to certain civic uses.
Staff Rec.: **Recommended**
Staff: [Jerry Rusthoven](#), 512-974-3207
Planning and Zoning Department
- 14. Imagine Austin Report and Amendments:** [2016 Imagine Austin Annual Report and Amendments](#)
Request: Discussion and possible action to forward the 2016 Imagine Austin amendments to City Council.
Staff Rec.: **Recommended**
Staff: [Matthew Dugan](#), 512-974-7665,
Planning and Zoning Department
- 15. Final Plat:** [C8-2016-0162.0A - 1119 Walton Lane; District 3](#)
Location: 1119 Walton Lane, Boggy Creek Watershed
Owner/Applicant: MX3 Homes, LLC (Sal Martinez)
Agent: Miguel Gonzalez Jr.
Request: Approval of the 1119 Walton Lane Subdivision, composed of 3 lots on 0.8 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 16. Final Plat:** [C8-2016-0158.0A - East End Partners Subdivision; District 5](#)
Location: 1707 Barton Springs Road, Lady Bird Lake Watershed
Owner/Applicant: East End Partners LTD
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Approval of the East End Partners Subdivision, composed of 1 lot on 0.65 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

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- 17. Final Plat:** [C8-2016-0159.0A - Long Cater Subdivision; District 5](#)
Location: 501 Cater Drive, Lake Austin Watershed
Owner/Applicant: Paul Long
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Approval of the Long Cater Subdivision, composed of 1 lot on 0.3604 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 18. Final Plat - Amended Plat:** [C8-2016-0157.0A - Airport Gateway; District 2](#)
Location: 3112 Caseybridge Court, Carson Creek Watershed
Owner/Applicant: Airport Gateway LP (Kenneth Satterlee)
Agent: Jacobs Engineering Group Inc. (Richard Grayum)
Request: Approval of the Airport Gateway Subdivision, composed of 4 lots on 9.07 acres.
Staff Rec.: **Disapproval**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

D. BRIEFINGS

- 1.** [Briefing by Members of the Land Development Code Advisory Group regarding Natural and Built Environment Code Prescription Paper.](#)

Land Development Code Advisory Group Members: Eleanor McKinney, Lauren Ice, and Guy Dudley

E. 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 to establish a framework with stakeholders to evaluate possible solutions to address concerns related to a developing entertainment district within East Austin residential areas. (Sponsor: Commissioner Nuria Zaragoza; Co-Sponsor: Commissioner Tom Nuckols)
- 3.** Discussion and possible action regarding the Annual Internal Review of the Planning Commission.

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4. Discussion and possible action to nominate a Member of the Planning Commission for Council consideration of appointment to the Bond Election Advisory Task Force.

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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