



Planning Commission

September 13, 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 23, 2016.

Facilitator: Ivan Naranjo, 512-974-7649

City Attorney: Melissa Vidal, 512-974-1071

C. PUBLIC HEARINGS

- 1. 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: The Villas on Town Lake Owners Association, Inc. (Gary 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
- 2. 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; Postponement request by the Applicant to October 25, 2016**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. Rezoning:** [C814-2012-0152.01 - Pilot Knob PUD - First Amendment; District 2](#)

Location: East and southeast of the intersection of William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highway 183 and FM 1625, Cottonmouth Creek, North Fork Dry Creek, South Fork Dry Creek; Pilot Knob MUD No. 1-5
Owner/Applicant: City of Austin, Planning and Zoning Department (Wendy Rhoades)
Request: PUD to PUD, to modify the affordable housing provisions
Staff Rec.: **Postponement request by Staff to October 25, 2016**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 4. 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 the Applicant to October 11, 2016**
Staff: [Kathleen Fox](#), 512-974-7877
Planning and Zoning Department

Facilitator: Ivan Naranjo, 512-974-7649

City Attorney: Melissa Vidal, 512-974-1071

5. **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 the Applicant to October 11, 2016**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
6. **Plan Amendment:** [**NPA-2016-0021.02 - 2624 Metcalfe Rd.; District 3**](#)
Location: 2624 Metcalfe Road, Country Club West Watershed; East Riverside/Oltorf Combined NP Area
Owner/Applicant: Charles Robert Metcalfe et al (Laverne Rose Metcalfe - Executor)
Agent: KBGE Engineers (Jennifer Garcia)
Request: From Single Family Land Use to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
7. **Rezoning:** [**C14-2016-0080 - 2624 Metcalfe Rd.; District 3**](#)
Location: 2624 Metcalfe Road, County Club West Watershed; East Riverside/Oltorf Combined NP Area
Owner/Applicant: Charles Robert Metcalfe et al (Laverne Rose Metcalfe - Executor)
Agent: KBGE Engineers (Jennifer Garcia)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
8. **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.
Request: Office to Multifamily land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Facilitator: Ivan Naranjo, 512-974-7649

City Attorney: Melissa Vidal, 512-974-1071

9. **Rezoning:** [**C14-2016-0011 - 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.
Request: GO-NP to MF-4-CO-NP
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
10. **Restrictive Covenant Amendment:** [**C14-85-288.8 \(RCA3\) - 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, L.P.
Agent: Smith, Robertson, Elliott & Douglas, L.L.P.
Request: To amend the restrictive covenant to remove net leasable square footage and floor-to-area ratio restriction, reduce the allowable impervious cover and require on-site water quality controls.
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
11. **Plan Amendment:** [**NPA-2016-0025.02 - Oak Hill Combined Neighborhood Plan Area-Wide Plan Amendment**](#)
Location: Area boundaries: North-Southwest Parkway and Barton Creek Greenbelt; East-South Mopac Expressway and Barton Creek Greenbelt; South-Convict Hill Road, Abilene Trail, Escarpment Boulevard, Clairmont Street, and Davis Lane; West- Thomas Springs Road, Circle, Barton Creek, Williamson Creek Watersheds-Barton Springs Zone ; Oak Hill Combined NP Area (East Oak Hill)
Owner/Applicant: Oak Hill Combined Neighborhood Planning Contact Team (Tom Thayer, Chair)
Agent: Tom Thayer, OHCNPCT (Chair)
Request: To amend text in the neighborhood plan document.
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Facilitator: Ivan Naranjo, 512-974-7649

City Attorney: Melissa Vidal, 512-974-1071

- 12. Rezoning:** [**C14-2016-0050 - Plaza Saltillo Tract 1/2/3; District 3**](#)
Location: 901, 1011 and 1109 East 5th Street, Waller Creek Watershed; East Cesar Chavez NP Area
Owner/Applicant: Capital Metro Transportation Authority (Shanea Davis)
Agent: Land Use Solutions, LLC (Michele Haussmann)
Request: TOD-NP to TOD-NP-CURE
Staff Rec.: **Postponement request by Staff to October 11, 2016**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 13. Rezoning:** [**C14-2016-0049 - Plaza Saltillo Tract 4/5; District 3**](#)
Location: 1211 and 1301 East 5th Street, Waller Creek; Lady Bird Lake Watersheds; East Cesar Chavez NP Area
Owner/Applicant: Capital Metro Transportation Authority (Shanea Davis)
Agent: Land Use Solutions, LLC (Michele Haussmann)
Request: TOD-NP to TOD-NP-CURE
Staff Rec.: **Postponement request by Staff to October 11, 2016**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 14. Rezoning:** [**C14-2016-0051 - Plaza Saltillo Tract 6, District 3**](#)
Location: 413 Navasota Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area
Owner/Applicant: Capital Metro Transportation Authority (Shanea Davis)
Agent: Land Use Solutions, LLC (Michele Haussmann)
Request: TOD-NP to TOD-NP-CURE
Staff Rec.: **Postponement request by Staff to October 11, 2016**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 15. 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

Facilitator: Ivan Naranjo, 512-974-7649

City Attorney: Melissa Vidal, 512-974-1071

- 16. 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
- 17. Rezoning:** [**C14-2016-0075 - Koenig and Lamar; District 4**](#)
Location: 5629 North Lamar Boulevard, Waller Creek Watershed; North Loop NP Area
Owner/Applicant: Texas Department of Transportation (Roland Tilden)
Agent: Drenner Group (Amanda Swor)
Request: UNZONED to CS-MU-V-NP
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 18. Rezoning:** [**C14-2016-0020 - Lantana IV; District 8**](#)
Location: 7717 Southwest Parkway, Williamson Creek Watershed; Oak Hill Combined NP Area (East Oak Hill)
Owner/Applicant: JDI Holdings LLC (Douglas Ivey)
Agent: Permit Partners LLC (David Cancialosi)
Request: LR-NP to GR-MU-NP
Staff Rec.: **Pending**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 19. 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

Facilitator: Ivan Naranjo, 512-974-7649

City Attorney: Melissa Vidal, 512-974-1071

- 20. Site Plan-Compatibility Waiver:** [SP-2016-0008C - Lofts at 12th Street; District 1](#)
Location: 2724 E. 12th Street, Boggy Creek Watershed; Chestnut NP Area
Owner/Applicant: San Antonio Dream Homes, LLC. (Shravan Parsi)
Agent: Big Red Dog (Mike Reyes)
Request: Approval of a waiver to encroach into a 25' compatibility setback [LDC 25-2-1063] for site improvements for a multi-family residential development.
Staff Rec.: **Recommended**
Staff: [Rosemary Avila](#), 512-974-2784
Development Services Department
- 21. Site Plan - Conditional Use Permit:** [SPC-2015-0301AT - Fair Market; District 3](#)
Location: 1101 East 5th Street, Waller Creek Watershed; East Cesar Chavez NP Area
Owner/Applicant: Montwalk Holdings, Ltd. (Richard Kooris)
Agent: LOC Consultants (Sergio Lozano, P.E.)
Request: Approval of a Conditional Use Permit for Indoor Entertainment in Transit-Oriented Development (TOD) zoning.
Staff Rec.: **Recommended**
Staff: [Donna Galati](#), 512-974-2733,
Development Services Department
- 22. Site Plan - Conditional Use Permit:** [SPC-2015-0504C - The Village on Triangle Avenue; District 9](#)
Location: 4517 Triangle Avenue, Waller Creek Watershed
Owner/Applicant: SV Triangle LP (Brad Garner)
Agent: Stantec (Daniel M. Mahoney P.E.)
Request: Construct a Congregate Living facility in an MF-6-CO District
Staff Rec.: **Withdrawn; Renotified for Zoning and Platting Commission**
Staff: [Scott Grantham](#), 512-974-2942,
Development Services Department
- 23. Final Plat - Resubdivision:** [C8-2016-0168.0A - Chernosky Subdivision No. 7 Lot 10, Block 1](#)
Location: 1106 Mansell Avenue, Tannehill Branch Watershed; MLK-183 NP Area
Owner/Applicant: Jose Rios
Agent: Michael Melphi
Request: Approval of Chernosky Subdivision No. 7 Lot 10, Block 1 composed of 1 lot on 0.08 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: Ivan Naranjo, 512-974-7649

City Attorney: Melissa Vidal, 512-974-1071

24. **Final Plat - Resubdivision:** [C8-2016-0166.0A - KT Subdivison; District 9](#)
Location: 608 East 49th Street, Waller Creek Watershed; Hyde Park NP Area
Owner/Applicant: Katahomes, Inc. (Kurt Thiemer)
Agent: Civiltude, LC (Nhat Ho)
Request: Approval of KT Subdivison composed of 2 lots on 0.36 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
25. **Final Plat - Previously Uplatted:** [C8-2016-0178.0A - Latitude Webberville; District 1](#)
Location: 1907 Webberville Road, Fort Branch Watershed; MLK-183 NP Area
Owner/Applicant: Protestant Episcopal Church of the Diocese of Texas (Robert J. Biehl)
Agent: Big Red Dog (Jerrett Daw)
Request: Approval of the Latitude Webberville composed of 77 lots on 11.78 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
26. **Final Plat - Previously Uplatted:** [C8-2016-0175.0A - Buell Subdivision; District 7](#)
Location: 2514 Buell Avenue, Shoal Creek Watershed; North Shoal Creek NP Area
Owner/Applicant: David L. & Audrey F. Ihnen
Agent: Garrett-Ihnen Civil Engineers (Norma Divine)
Request: Approval of the Buell Subdivision composed of 2 lots on 0.79 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
27. **Final Plat - Resubdivision:** [C8-2016-0173.0A - 1153 Perry Road Subdivision; District 3](#)
Location: 1153 Perry Road, Boggy Creek Watershed; Johnston Terrace NP Area
Owner/Applicant: Brandon Hunt
Agent: Southwest Engineers, Inc (Miguel Gonzales)
Request: Approval of the 1153 Perry Road Subdivision composed of 3 lots on 1.0 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: Ivan Naranjo, 512-974-7649

City Attorney: Melissa Vidal, 512-974-1071

D. NEW BUSINESS

1. Discussion and possible action regarding CodeNEXT - Prescription Papers and possible creation of a Working Group tasked with reviewing CodeNEXT - Prescription Paper #4.
2. Discussion and possible action regarding the Annual Internal Review of the Planning Commission.

E. ITEMS FROM COMMISSION

F. 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: Ivan Naranjo, 512-974-7649

City Attorney: Melissa Vidal, 512-974-1071