



Planning Commission

September 27, 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 September 13, 2016.

Facilitator: Don Perryman, 512-974-2786

City Attorney: Mitzi Cotton, 512-974-2179

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: From Single Family to Higher Density Single Family land use
Staff Rec.: **Pending. Staff requests postponement to October 11, 2016.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Plan Amendment:** [NPA-2016-0016.03 - Casa Lara; District 3](#)
Location: 6011 Bolm Road, Boggy Creek Watershed; Govalle/Johnston Terrace NP
Area
Owner/Applicant: Jeanette Lara Lewis
Agent: Oakland Urban (Christopher Oakland)
Request: Commercial to Mixed Use land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 3. Rezoning:** [C14-2016-0082 - Casa Lara; District 3](#)
Location: 6011 Bolm Road, Boggy Creek Watershed; Govalle/Johnston Terrace NP
Area
Owner/Applicant: Jeanette Lara Lewis
Agent: Oakland Urban (Christopher Oakland)
Request: GR-NP to GR-MU-NP
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 4. Plan Amendment:** [NPA-2016-0021.01 - 5016-1/2 E. Ben White Blvd WB; District 3](#)
Location: 5016-1/2 E. Ben White Blvd., Country Club West & Carson Creek
Watersheds; East Riverside/Oltorf Combined NP Area
Owner/Applicant: Azur Property Investment
Agent: Brown & Gay Engineers (Steven Buffum, P.E.)
Request: Commercial to Mixed Use land use
Staff Rec.: **Recommendation of Commercial and Mixed Use land uses**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Facilitator: Don Perryman, 512-974-2786

City Attorney: Mitzi Cotton, 512-974-2179

5. **Rezoning:** [C14-2016-0069 - 5016-1/2 E. Ben White Blvd WB; District 3](#)
Location: 5016-1/2 E. Ben White Blvd WB, Country Club West & Carson Creek Watersheds; East Riverside/Oltorf Combined NP Area
Owner/Applicant: Azur Property Investment
Agent: Brown & Gay Engineers (Steven Buffum, P.E.)
Request: CS-CO-NP & GR-CO-NP to CS-MU-CO-NP & GR-MU-CO-NP
Staff Rec.: **Recommended with conditions**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
6. **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
7. **Final Plat - Resubdivision:** [C8-2016-0049.0A - Broadacres, Lot 17, Block 6 Resubdivision; District 7](#)
Location: 5503 Jeff Davis Avenue, Shoal Creek Watershed; Brentwood NP Area
Owner/Applicant: David Whitworth Development Co (David Whitworth)
Agent: David Whitworth Development Co (David Whitworth)
Request: Approval of Broadacres, Lot 17, Block 6 Resubdivision composed of 2 lots on 0.334 acres. In addition, the applicant requests a variance from Section 25-4-175(A)(2) of the LDC in order to resubdivide a lot with a flag lot configuration.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
8. **Preliminary Plan:** [C8-2016-0055 - Riverside & Lamar Preliminary Plan; District 5](#)
Location: 211 South Lamar Boulevard, Lady Bird Lake Watershed; Zilker NP Area
Owner/Applicant: Piggybank LTD (Huston Street)
Agent: Stantec Consulting (Kathleen E. Hammen)
Request: Approval of the preliminary plan consisting of one lot on 1.155 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Facilitator: Don Perryman, 512-974-2786

City Attorney: Mitzi Cotton, 512-974-2179

9. **Site Plan - Conditional Use Permit:** [SPC-2016-0037A - Friends & Allies Brewery; District 3](#)
Location: 979 Springdale Road, Boggy Creek Watershed; Govalle/Johnston Terrace NP Area
Owner/Applicant: Ed Gibson
Agent: Jennifer Khabele
Request: Approval of a conditional use permit for on-site consumption for a brewery use.
Staff Rec.: **Recommended**
Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department
10. **Final Plat:** [C8-2016-0184.0A - Austex Subdivision; District 1](#)
Location: 6414 Hudson Street, Gilleland Creek Watershed; MLK-183 NP Area
Owner/Applicant: Austex Auto Sales and Care, Inc. (Gabriela Camacho)
Agent: ATX Design Group (Ramon Duran)
Request: Approval of Austex Subdivision composed of 1 lot on 0.47 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat:** [C8-2016-0186.0A - Redler Oaks; District 5](#)
Location: 1928 Miles Avenue, Williamson Creek Watershed; Garrison Park NP Area
Owner/Applicant: Zach Redler
Agent: Alaska Engineering (Kamal Amer)
Request: Approval of the Redler Oaks composed of 1.03 lots on 1.03 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. BRIEFING

1. [Connections 2025 Draft Transit Plan](#)

Informative briefing and request for feedback regarding the Capital Metro Connections 2025 Draft Transit Plan

Staff: [Caitlin D'Alton](#), 512-974-2022

Capital Metropolitan Transportation Authority

Facilitator: Don Perryman, 512-974-2786

City Attorney: Mitzi Cotton, 512-974-2179

E. NEW BUSINESS

1. Northtown MUD Consent Agreement Amendment

Discuss and consider an amendment to the Northtown MUD Consent Agreement to accommodate a driveway cut on Howard Lane specific to a property located at 2800 S Heatherwilde Blvd.

Staff: [Virginia Collier](#), 512-974-2022

Planning and Zoning Department

2. Bouldin Creek Neighborhood Planning Area

Discussion and possible action to initiate an area-wide zoning case for the Bouldin Creek Neighborhood Planning area to amend the Infill and Design Tools.

Staff: [Mark Walters](#), 512-974-7695

Planning and Zoning Department

3. Discussion and possible action regarding the Annual Internal Review of the Planning Commission.

F. ITEMS FROM COMMISSION

1. Discussion and possible action regarding the practice of staff informing the Planning Commission of the proposed disposition of items on the Agenda. (Commissioners Nuria Zaragoza and Trinity White)

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: Don Perryman, 512-974-2786

City Attorney: Mitzi Cotton, 512-974-2179