



Planning Commission
October 11, 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 27, 2016.

Facilitator: Cesar Zavala, 512-974-3404

City Attorney: David Sorola, 512-974-2175

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 the Applicant to November 8, 2016.**
Staff: Kathleen Fox, 512-974-7877, kathleen.fox@austintexas.gov
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 the Applicant to November 8, 2016.**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
- 3. 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, maureen.meredith@austintexas.gov
Planning and Zoning Department
- 4. 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, andrew.moore@austintexas.gov
Planning and Zoning Department

Facilitator: [Cesar Zavala](#), 512-974-3404

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

5. **Rezoning:** [C14-2016-0095 - Completion of Lot 6 Zoning; District 8](#)
Location: 9100 West State Highway 71, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: River City Partners Management, Ltd. (Lee Raines)
Agent: Sprouse Shrader Smith PLLC (Terrence L. Irion)
Request: SF-2-NP to GO-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
6. **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 (Douglas Ivey)
Agent: Permit Partners LLC (David Cancialosi)
Request: LR-NP to GR-MU-NP
Staff Rec.: **Pending; Staff Postponement to November 8, 2016**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department
7. **Rezoning:** [C14-2016-0077 - Bouldin Court](#)
Location: 900, 904, 908, 1000 & 1002 S. 2nd St & 705 Christopher St., East Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: PSW-1st St. Highlands LP
Agent: PSW Homes - Jarred Corbell
Request: GR-MU-CO-NP & SF-3-NP to SF-6-NP
Staff Rec.: **Pending; Staff Postponement to October 25, 2016**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department
8. **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 the Applicant to November 8, 2016.**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Facilitator: [Cesar Zavala](#), 512-974-3404

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

9. **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 the Applicant to November 8, 2016.**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
10. **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 the Applicant to November 8, 2016.**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
11. **Rezoning:** [C14-2016-0091 - ASC/Bearcreek Properties](#)
Location: 4001 S. Lamar Blvd, NB Unit E, Barton Creek Watershed-Barton Springs Zone & Williamson Creek Watershed; South Lamar NP Area
Owner/Applicant: ASC/Bearcreek Properties Ltd. (Manny Farahani)
Agent: Thrower Design (Ron Thrower)
Request: CS-V to CS-1-V
Staff Rec.: **Recommended**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department
12. **Rezoning:** [C14-2016-0072 - 39th Street Apartments](#)
Location: 405 – 407 West 39th Street, Waller Creek Watershed; Hyde Park NP Area
Owner/Applicant: 405 West 39th Street LLC
Agent: Mike McHone Real Estate (Mike McHone)
Request: SF-3-NCCD-NP to MF-4-NCCD-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Facilitator: [Cesar Zavala](#), 512-974-3404

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

- 13. Rezoning:** [C814-2012-0128.01.SH - thinkEAST Austin](#)
 Location: 1141 Shady Lane and 5300 Jain Lane, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area
 Owner/Applicant: Thinkeast Austin LP
 Agent: ThinkEast Austin Mgmt, LLC (Richard J. deVarga)
 Request: PUD-NP to PUD-NP, to change a condition of zoning
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department
- 14. 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: LO, GO to GO-MU-V, as amended
 Staff Rec.: **Recommended**
 Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
 Planning and Zoning Department
- 15. 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, rosemary.avila@austintexas.gov
 Development Services Department
- 16. Site Plan – Conditional Use Permit:** [SPC-2016-0079A - Home Slice North; District 9](#)
 Location: 501 East 53rd Street, Waller Creek Watershed; North Loop NP Area
 Owner/Applicant: 501 E. 53rd, LLC (Janet Belz)
 Agent: The Drenner Group (Amanda Swor)
 Request: Approval of a conditional use permit for food preparation (a commissary kitchen) to support onsite and other restaurant locations
 Staff Rec.: **Recommended**
 Staff: Scott Grantham, 512-974-2942, scott.grantham@austintexas.gov
 Development Services Department

Facilitator: [Cesar Zavala](#), 512-974-3404

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

17. **Site Plan –** [SP-2015-0300C - 2510 S. Congress; District 3](#)
Compatability Waiver:
 Location: 2510 S. Congress Avenue, East Bouldin Creek Watershed, Dawson NP Area
 Owner/Applicant: Krug Development (David Krug)
 Agent: Wuest Group (Scott Wuest)
 Request: Approval of 2 compatibility waivers: 25-2-1067H to allow a driveway within 15' of a triggering property, and 25-2-1064, to allow a building to be closer than 25' to the Congress Avenue ROW
 Staff Rec.: **Postponement request to October 25, 2016 due to notification error**
 Staff: Lynda Courtney, 512-974-2810
 Development Services Department
18. **Final Plat:** [C8-2016-0189.0A - Lot A-2 Resubdivision of Lot A, Sellstrom-Spear Addition; District 10](#)
 Location: 2617 Pecos Street, Taylor Slough North Watershed; West Austin
 Neighborhood Group NP Area
 Owner/Applicant: Ashley Amini
 Agent: 318 Group (James R. McCann, P.E.)
 Request: Approval of the Lot A-2 Resubdivision of Lot A, Sellstrom-Spear Addition composed of 1 lot on 0.385 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
19. **Final Plat:** [C8-2016-0188.0A - Lot A-1, Resubdivision of Lot A, Sellstrom-Spear Addition; District 10](#)
 Location: 2617 Pecos Street, Taylor Slough North Watershed; West Austin
 Neighborhood Group NP Area
 Owner/Applicant: Ashley Amini
 Agent: 318 Group (James R. McCann, P.E.)
 Request: Approval of the Lot A-1, Resubdivision of Lot A, Sellstrom-Spear Addition composed of 1 lot on 0.68 acre
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
20. **Final Plat:** [C8-2016-0191.0A - Hudson Aviary \(Withdraw/Resubmittal of C8-2015-0187.0A\); District 1](#)
 Location: 6009-1/2 Hudson Street, Fort Branch Watershed; MLK-183 NP Area
 Owner/Applicant: Equitable Green Group (Nicholas Koch)
 Agent: Perales Engineering, LLC (Jerry Perales)
 Request: Approval of the Hudson Aviary (Withdraw/Resubmittal of C8-2015-0187.0A) composed of 1 lot on 3.0010 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Facilitator: [Cesar Zavala](#), 512-974-3404

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D. BRIEFING

1. Informative briefing regarding CodeNEXT Prescription Papers [#3 - Mobility](#) and [#4 - Fiscal Health](#)
Presenters: CAG Members Dave Sullivan and Colby Wallis
Staff: Annick Beaudet, Ashley Greenstein and Paul DiGiuseppe
Austin Transportation Department/ Planning and Zoning Department
2. Informative briefing regarding [Austin Housing Strategic Plan](#)
Presenter: [Jonathan Tomko](#), 974-1057, Neighborhood Housing Department

E. NEW BUSINESS

1. [Discussion and possible action to initiate a rezoning application for property located at 1139-1/2 Poquito Street, within the Central East Austin Neighborhood Planning Area.](#)
Staff: Wendy Rhoades, 512-974-7719
Planning and Zoning Department
2. [Discussion and possible recommendation of the Lamar Beach Master Plan.](#)
Staff: Charles Mabry, 512-974-9481
Parks and Recreation 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 Working Group's review of CodeNEXT Prescription Paper #4

G. COMMITTEE REPORTS

Codes and Ordinances Joint Committee

Comprehensive Plan Joint Committee

Land Development Code Advisory Group

Small Area Planning Joint Committee

Facilitator: [Cesar Zavala](#), 512-974-3404

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

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 Andrew Rivera at Planning & Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Facilitator: [Cesar Zavala](#), 512-974-3404

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