



**REGULAR MEETING
MINUTES**

**PLANNING COMMISSION
September 27, 2016**

**The Planning Commission convened in a regular meeting on September 27, 2016 @ 301 W. 2nd Street,
Austin, TX 78701**

Chair Stephen Oliver called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

**Stephen Oliver – Chair
Karen McGraw
Tom Nuckols
Angela PineyroDeHoyos
James Schissler
Patricia Seeger
James Shieh
Jeffrey Thompson
Jose Vela
Trinity White
Michael Wilson
Nuria Zaragoza**

William Burkhardt – Ex-Officio

Absent:

Fayez Kazi – Vice-Chair

**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: GENERAL

Mr. Stuart Hersh – Mr. Hersh conveyed his concern regarding an amendment pertaining to enclosed garages and an amendment related to mobile home parks.

B. APPROVAL OF MINUTES

1. Approval of minutes from September 13, 2016.

The motion to approve the minutes from September 13, 2016 was approved on the consent agenda by Commissioner James Schissler, Commissioner Patricia Seeger seconded the motion on a unanimous vote. Vice-Chair Faye Kazi absent.

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:	<u>Maureen Meredith</u> , 512-974-2695 Planning and Zoning Department

Motion to grant staff's request for postponement of this item to October 25, 2016 was approved on the consent agenda by Commissioner James Schissler, Commissioner Patricia Seeger seconded the motion on a unanimous vote. Vice-Chair Faye Kazi absent.

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:	<u>Maureen Meredith</u> , 512-974-2695 Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation for Mixed Use land use for NPA-2016-0016.03 - Casa Lara located 6011 Bolm Road, Boggy Creek Watershed was approved on the consent agenda by Commissioner James Schissler, Commissioner Patricia Seeger seconded the motion on a unanimous vote. Vice-Chair Fayezi Kazi absent.

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

Public Hearing closed.

The motion to grant staff's recommendation for GR-MU-NP combining district zoning for C14-2016-0082 - Casa Lara located at 6011 Bolm Road was approved on the consent agenda by Commissioner James Schissler, Commissioner Patricia Seeger seconded the motion on a unanimous vote. Vice-Chair Fayezi Kazi absent.

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

Motion to grant staff's request for postponement of this item to October 11, 2016 was approved on the consent agenda by Commissioner James Schissler, Commissioner Patricia Seeger seconded the motion on a unanimous vote. Vice-Chair Fayezi Kazi absent.

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

Motion to grant staff's request for postponement of this item to October 11, 2016 was approved on the consent agenda by Commissioner James Schissler, Commissioner Patricia Seeger seconded the motion on a unanimous vote. Vice-Chair Faye Kazi absent.

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

Motion to grant staff's request for postponement of this item to November 8, 2016 was approved on the consent agenda by Commissioner James Schissler, Commissioner Patricia Seeger seconded the motion on a unanimous vote. Vice-Chair Faye Kazi absent.

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

Public Hearing closed.

There was a motion by Commissioner Karen McGraw, seconded by Commissioner Tom Nuckols to postpone this item until October 25, 2016. The motion failed on a vote of 2-10. Commissioners Karen McGraw and Tom Nuckols voted nay. Vice-Chair Faye Kazi absent.

Motion by Commissioner James Schissler, seconded by Commissioner James Shieh to grant staff's recommendation for C8-2016-0049.0A - Broadacres, Lot 17, Block 6 Resubdivision located at 5503 Jeff Davis Avenue was approved on a vote of 11-1. Commissioner Karen McGraw voting nay. Vice-Chair Faye Kazi absent.

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

Public Hearing closed.

The motion to grant staff's request for postponement of this item to October 11, 2016 was approved on the consent agenda by Commissioner James Schissler, Commissioner Patricia Seeger seconded the motion on a unanimous vote. Vice-Chair Faye Kazi absent.

9. Site Plan - SPC-2016-0037A - Friends & Allies Brewery; District 3
Conditional Use

Permit:

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

Public Hearing closed.

The motion to grant staff's recommendation for SPC-2016-0037A - Friends & Allies Brewery was approved on the consent agenda by Commissioner James Schissler, Commissioner Patricia Seeger seconded the motion on a 11-0-1 vote. Chair Stephen Oliver recused himself on this item (*rendered professional services*). Vice-Chair Faye Kazi absent.

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

Public Hearings Closed.

The motion to disapprove Items #10 and 11 was approved on the consent agenda by Commissioner James Schissler, Commissioner Patricia Seeger seconded the motion on a unanimous vote. Vice-Chair Faye Kazi absent.

D. BRIEFINGS

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](#)
Capital Metropolitan Transportation Authority

Presentation given by [Caitlin D'Alton](#), 512-389-7512, Capital Metropolitan Transportation Authority

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

Motion by Commissioner Michael Wilson, Commissioner Trinity White seconded on a unanimous vote to recommend approval with an additional recommendation that the length of the right turn lane on Heatherwilde Blvd should be extended. Motion approved on a unanimous vote. Vice-Chair Fayez Kazi absent.

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

The motion to direct staff to initiate an area-wide zoning case for the Bouldin Creek Neighborhood Planning area to amend the Infill and Design Tools was approved on the motion by Commissioner Trinity White, Commissioner James Shieh seconded on a unanimous vote. Vice-Chair Fayez Kazi absent.

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

No action taken; item tabled to October 11, 2016 on a consensus vote.

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)

No action taken.

Planning Commission Note: Staff to consider verbiage for both the public hearing form and the online web page informing the public on how items are pulled for discussion.

G. COMMITTEE REPORTS

Citizen Code Advisory Group – Commissioner Zaragoza stated the committee had an input community meeting on the Fiscal Health paper.

Codes and Ordinances Joint Committee – No report provided.

Comprehensive Plan Joint Committee – No report provided.

Small Area Planning Joint Committee – Commissioner James Shieh stated the committee reviewed the request from the Bouldin Creek Neighborhood to amend the Infill Tools; further discussed land use issues in East Caesar Chavez and discussed complete communities.

ADJOURNMENT

Chair Stephen Oliver adjourned the meeting without objection on Tuesday, September 27, 2016 at 9:30 p.m.

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 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.