



Planning Commission
October 25, 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 October 11, 2016.

Facilitator: Danielle Morin, 512-974-1605

City Attorney: David Sorola, 512-974-2175

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2016-0005.01 - Thrasher Lane; District 3](#)
Location: 2500, 2508 & 2514 Thrasher Lane, Country Club East and Carson Creek Watersheds; Montoplis NP Area
Owner/Applicant: Dalor, LTD
Agent: Permit Partners (David Cancialosi)
Request: Commercial to Mixed Use land use
Staff Rec.: **Request for postponement from the Montoplis Neighborhood Planning Contact Team to November 8, 2016. Applicant is in agreement.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Rezoning:** [C14-2016-0070 - Thrasher Lane; District 3](#)
Location: 2500, 2508 & 2514 Thrasher Lane, Country Club East and Carson Creek Watersheds; Montoplis NP Area
Owner/Applicant: Dalor, LP (David Suissa)
Agent: Permit Partners LLC (David Cancialosi)
Request: CS-NP to CS-MU-NP
Staff Rec.: **Request for postponement from the Montoplis Neighborhood Planning Contact Team to November 8, 2016. Applicant is in agreement.**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2016-0005.02 - Montoplis-Ben White FLUM Amendment; District 3](#)
Location: 6700 and 6800 E. Ben White Blvd., & 2601 Montoplis Drive, Country Club East and Carson Creek Watersheds; Montoplis NP Area
Owner/Applicant: Ocampo Partners, Ltd.
Agent: Coats Rose (John M. Joseph)
Request: Industry to Mixed Use land use
Staff Rec.: **Request for postponement from the Montoplis Neighborhood Planning Contact Team to November 8, 2016. Applicant is in agreement.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Facilitator: [Danielle Morin](#), 512-974-1605

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

4. **Rezoning:** [C14-2016-0085 - Montopolis - Ben White Zoning Amendment; District 3](#)
 Location: 6700 and 6800 E. Ben White Blvd and 2601 Montopolis Drive, Country Club East and Carson Creek Watersheds; Montopolis NP Area
 Owner/Applicant: Ocampo Partners Ltd (Chris Mallett)
 Agent: Coats Rose (John Joseph)
 Request: LI-NP to CS-MU-NP
 Staff Rec.: **Request for postponement from the Montopolis Neighborhood Planning Contact Team to November 8, 2016. Applicant is in agreement.**
 Staff: [Andrew Moore](#), 512-974-7604
 Planning and Zoning Department
5. **Restrictive Covenant Termination:** [C14-78-220 \(RCT\) - Montopolis - Ben White Zoning Amendment; District 3](#)
 Location: 6700, 6800 E. Ben White and 2601 Montopolis Drive, Country Club East and Carson Creek Watersheds; Montopolis NP Area
 Owner/Applicant: Ocampo Partners Ltd (Chris Mallett)
 Agent: Coats Rose (John Joseph)
 Request: To terminate the restriction to allow only commercial uses and require a Planned Development Area Agreement.
 Staff Rec.: **Request for postponement from the Montopolis Neighborhood Planning Contact Team to November 8, 2016. Applicant is in agreement.**
 Staff: [Andrew Moore](#), 512-974-7604
 Planning and Zoning Department
6. **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.: **Recommended**
 Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department
7. **Rezoning:** [C14-2016-0077 - Bouldin Court; District 9](#)
 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.: **Recommended with conditions**
 Staff: [Andrew Moore](#), 512-974-7604
 Planning and Zoning Department

Facilitator: [Danielle Morin](#), 512-974-1605

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

8. **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 Contact Team to December 13, 2016**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
9. **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.: **Staff request for postponement to November 8, 2016**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
10. **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.: **Staff request for postponement to November 8, 2016**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
11. **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.: **Staff request for postponement to November 8, 2016**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Facilitator: [Danielle Morin](#), 512-974-1605

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

- 12. 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.: **Request for postponement by Applicant to December 13, 2016**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 13. Rezoning:** [C14-2016-0052 - Removal of Historic \(H\) overlay and removal of Conditional Overlay \(CO\), District 9](#)
Location: 507 West 23rd Street, Shoal Creek Watershed; Central Austin Combined (West University) NP Area
Owner/Applicant: 23 Nueces LLC (Edward Johnson)
Agent: Mike McHome Real Estate (Michael McHone)
Request: GO-CO-H-NP to GO-NP
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 14. Rezoning:** [C14-2016-0091 - ASC/Bearcreek Properties; District 5](#)
Location: 4001 S. Lamar Blvd, NB Unit E, Barton Creek Watershed; Williamson Creek Watershed-Barton Springs Zone; 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
Planning and Zoning Department
- 15. Rezoning:** [C14H-2016-0073 - Bremond Carriage House; District 9](#)
Location: 504 W. 7th Street, Shoal Creek Watershed; Downtown Austin
Owner/Applicant: Jody Wingrove, for Rockafellow Properties, LLC
Request: GO to GO-H
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 512-974-6454
Planning and Zoning Department

Facilitator: [Danielle Morin](#), 512-974-1605

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

- 16. 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
- 17. Site Plan - Compatibility Waiver:** [SP-2015-0300C - 2510 S. Congress; District 3](#)
- 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: LDC 25-2-1062 to allow a building within 24' of a triggering property, and LDC 25-2-1064, to allow a building to be closer than 25' to the Congress Avenue ROW
 Staff Rec.: **Withdrawn; No action required**
 Staff: [Lynda Courtney](#), 512-974-2810
 Development Services Department
- 18. Vacation of Right-of-Way:** [F#9663-1603 - Vacation of an Alley Right-of-Way](#)
- Location: 924 E. Dean Keeton St, extending from E. Dean Keeton St on the south to Red River St on the north.
 Owner: 924 Dean Keeton Investors, LTD.
 Applicant: Megan Wanek, Endeavor Real Estate Group
 Request: Vacation of an Alley Right-of-Way located at 924 E. Dean Keeton St.
 Staff Rec.: **Recommended**
 Staff: [Kim Vasquez](#), 974-9241
 Office of Real Estate Services

Facilitator: [Danielle Morin](#), 512-974-1605

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

- 19. Resubdivision:** [C8-2016-0126.0A - Porter Heights; District 5](#)
Location: 3900 Manchaca Rd., West Bouldin Creek Watershed; South Lamar NP Area
Owner/Applicant: Keith Taniguchi
Agent: Servant Engineering (Mauricio Quintera-Macias)
Request: Approval of the resubdivision of Lot B, Porter Heights Subdivision, comprised of 2 lots on 0.608 acre.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 20. Resubdivision:** [C8-2016-0081.0A - Parkinson Place; District 9](#)
Location: 1411 Parkinson Drive, Harper's Branch Watershed; South River City NP Area
Owner/Applicant: Lisa Schiller
Agent: Hector Avila
Request: Approval of the resubdivision of Lot 18-A, Parkinson Place Resubdivision No. 1, comprised of two lots on 0.39 acre.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 21. Resubdivision:** [C8-2016-0105.0A - Rosewood Village; District 1](#)
Location: 3013 Kuhlman Avenue, Boggy Creek Watershed; Rosewood NP Area
Owner/Applicant: Jolyn Piercy
Agent: Hector Avila
Request: Approval of the resubdivision of Lot 4, Rosewood Village Section 5, comprised of two lots on 0.303 acre.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 22. Final Plat with Preliminary:** [C8-04-0043.08.2A.SH - Mueller Section 1B-1; District 9](#)
Location: 3600 Manor Road, Tannehill Branch Watershed; Robert Mueller Municipal Airport Plan
Owner/Applicant: City of Austin-Economic Development Department (Pam Hefner)
Agent: Bury Inc. (Joes M. Farias, P.E.)
Request: Approval of Mueller Section 1B-1 composed of 4 lots on 7.50 acres.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Facilitator: [Danielle Morin](#), 512-974-1605

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

23. **Site Plan Extension:** [SP-2011-0157CT\(XT2\) - East Austin Hotel; District 3](#)
 Location: 1108 E. 6th Street, Waller Creek Watershed; East Cesar Chavez NP Area
 Owner/Applicant: La Corsha Hospitality Partners Ltd. (Jeff Trigger)
 Agent: Miller Gray LLC (Dale Gray)
 Request: Request approval of a 3 year extension to a previously approved site plan.
 Staff Rec.: **Recommended**
 Staff: [Nikki Hoelter](#), 512-974-2863,
 Development Services Department
24. **Site Plan Conditional Use Permit - Revision:** [SPC-2009-0044C\(R2\) - Animal Services Center; District 3](#)
 Location: 7201 Levander Loop, Colorado River Watershed; Govalle/Johnston Combined NP Area
 Owner/Applicant: City of Austin, Public Works Dept. (Kalpana Sutaria)
 Agent: Davcar, Inc. (Thomas Duval P.E.)
 Request: Request approval of a conditional use site plan permit because the revised development is zoned P, Public and over 1 acre. [LDC Section 25-2-625(D)(2)]
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov
 Development Services Department
25. **Final Plat:** [C8-2016-0194.0A - Barton Heights "B" Lot 12, Block "A" Resubdivision; District 5](#)
 Location: 1517 Oxford Avenue, Town Lake Watershed; Zilker NP Area
 Owner/Applicant: Joel McNinch
 Agent: Texas Design Interests (Jeff Shindler)
 Request: Approval of the Barton Heights "B" Lot 12, Block "A" Resubdivision composed of 2 lots on 0.24 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Zoning Department

Facilitator: [Danielle Morin](#), 512-974-1605

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

D. NEW BUSINESS

1. Discussion and possible feedback regarding the development of recommendations for the Transit Priority Policy (per City Council [Resolution 20160414-007](#)).
Staff: [Annick Beaudet](#), 512-974-7959
[Eric Bollich](#), 512-974-7767
Louis Alcorn, 512-974-1200
Austin Transportation Department / Capital Metropolitan Transportation Authority
2. [Bouldin Creek Neighborhood Association – Code Amendment](#)
Discussion and possible initiation of a Code Amendment to create an overlay district defined by the site area of two lots located in the Bouldin Creek Neighborhood Association which have the addresses more commonly known as 1615 and 1617 South 2nd Street.
(Sponsor: Chair Stephen Oliver, Co-Sponsor: Commissioner Michael Wilson)
3. Discussion and possible action to create a Working Group tasked with reviewing and developing recommendations for the Austin Housing Strategic Plan.
4. Discussion and possible action regarding Working Group’s review of CodeNEXT Prescription Paper #4
5. Discussion and possible action regarding the Annual Internal Review of the Planning Commission.

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

Facilitator: [Danielle Morin](#), 512-974-1605

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

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: [Danielle Morin](#), 512-974-1605

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