



**REGULAR MEETING  
MINUTES**

**PLANNING COMMISSION  
November 8, 2016**

**The Planning Commission convened in a regular meeting on November 8, 2016 @ 301 W. 2<sup>nd</sup> Street,  
Austin, TX 78701**

**Chair Stephen Oliver called the Commission Meeting to order at 6:00 p.m.**

**Commission Members in Attendance:**

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

**Absent:**

**Angela Pineyro De Hoyos**

**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: GENERAL**

**Mario Cantu** – Mr. Cantu stated he is the President of the South Austin Contact Team. Mr.

Cantu conveyed his concern regarding an Administrative Site Plan approval for the property located at 4510 Terry O Lane.

## **B. APPROVAL OF MINUTES**

1. Approval of minutes from October 25, 2016.

The motion to approve the minutes of October 25, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

## **C. PUBLIC HEARINGS**

### **1. Plan Amendment: [NPA-2016-0005.01 - Thrasher Lane; District 3](#)**

Location: 2500, 2508 & 2514 Thrasher Lane, Carson Creek Watershed;  
Montopolis NP Area  
Owner/Applicant: Dalor, LTD  
Agent: Permit Partners (David Cancialosi)  
Request: Commercial to Mixed Use land use  
Staff Rec.: **Postponement Request by Staff to December 13, 2016**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning and Zoning Department

Motion to postpone this item by the Planning Commission to December 13, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

### **2. Rezoning: [C14-2016-0070 - Thrasher Lane Lots; District 3](#)**

Location: 2500, 2508 & 2514 Thrasher Lane, Country Club East & Carson Creek  
Watersheds; Montopolis NP Area  
Owner/Applicant: Dalor, LP  
Agent: Permit Partners (David Cancialosi)  
Request: CS-NP to CS-MU-NP  
Staff Rec.: **Postponement Request by Staff to December 13, 2016**  
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov  
Planning and Zoning Department

Motion to postpone this item by the Planning Commission to December 13, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

**3. Plan Amendment:** [\*\*NPA-2016-0005.02 - Montopolis-Ben White FLUM Amendment; District 3\*\*](#)

Location: 6700 and 6800 E. Ben White Blvd., & 2601 Montopolis Drive, Country Club East Watershed; Montopolis NP Area

Owner/Applicant: Ocampo Partners, Ltd.

Agent: Coats Rose (John M. Joseph)

Request: Industry to Mixed Use land use

Staff Rec.: **Recommend Denial**

Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning and Zoning Department

Motion to postpone this item by the Planning Commission to January 10, 2017 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

**4. Rezoning:** [\*\*C14-2016-0085 - Montopolis - Ben White Zoning Amendment; District 3\*\*](#)

Location: 6700 and 6800 E. Ben White Blvd., & 2601 Montopolis Drive, Country Club East & Carson Creek Watersheds; Montopolis NP Area

Owner/Applicant: Ocampo Partners, Ltd.

Agent: Coats Rose (John M. Joseph)

Request: LI-NP to CS-MU-NP

Staff Rec.: **Recommend Denial**

Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov  
Planning and Zoning Department

Motion to postpone this item by the Planning Commission to January 10, 2017 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

**5. Restrictive Covenant Termination:** [\*\*C14-78-220\(RCT\) - Ocampo Restrictive Covenant Termination; District 3\*\*](#)

Location: 6700 and 6800 E. Ben White Blvd., & 2601 Montopolis Drive, Country Club East & Carson Creek Watersheds; Montopolis NP Area

Owner/Applicant: Ocampo Partners, Ltd.

Agent: Coats Rose (John M. Joseph)

Request: Terminate restrictive covenant as it relates to this property.

Staff Rec.: **Postponement Request by Staff to December 13, 2016**

Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov  
Planning and Zoning Department

Motion to postpone this item by the Planning Commission to January 10, 2017 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

**6. Rezoning:** [C14-2016-0087 - Cedar Willow Creek; District 3](#)

Location: 2431 E. Oltorf Street, Country Club West Watershed; East  
Riverside/Oltorf Combined NP Area  
Owner/Applicant: Attorney at Law (Jimmy Nassour)  
Agent: South Llano (Glen Coleman)  
Request: GR to MF-6-CO  
Staff Rec.: **Recommendation of MF-4**  
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov  
Planning and Zoning Department

Motion to postpone this item by the Planning Commission to December 13, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

**7. Rezoning:** [C14-2016-0093 - 510 W 15th Rezoning; District 9](#)

Location: 510 West 15th Street, Shoal Creek Watershed; Downtown Austin Plan  
Owner/Applicant: 15th and Nueces, LLC  
Agent: Armbrust & Brown, PLLC (Amanda Morrow)  
Request: GO to DMU  
Staff Rec.: **Recommendation of DMU-CO**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of DMU-CO combining district zoning for the property located at 510 West 15th Street was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

**8. Rezoning:** [C14-2016-0097 - South Congress Residences; District 3](#)

Location: 4714 South Congress Avenue, Williamson Creek Watershed; South  
Congress Combined (West Congress) NP Area  
Owner/Applicant: Diamond Real Estate Investment, Inc. (Curt Sutherland) / Guefen  
Development Company (David Kulkarni)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: CS-MU-CO-NP to CS-MU-V-NP  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department

Motion to postpone this item by the Planning Commission to January 10, 2017 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

**9. Rezoning:** [C14-2016-0106 - 4411 SOCO; District 3](#)

Location: 4411 South Congress Avenue and 4510 Lucksinger Lane, Williamson Creek Watershed; South Congress Combined (West Congress) NP Area  
Owner/Applicant: Olivia and Harry Wilke / LEMCO Holdings, LLC (David Cox)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: CS-MU-NP to CS-MU-V-NP  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department

Motion to postpone this item by the Planning Commission to December 13, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a vote of 11-0. Commissioner James Schissler recused on this item due to a conflict of interest; professional services rendered. Commissioner Angela PineyroDeHoyos absent.

**10. Rezoning:** [C14-2016-0110 - West House, LLC; District 9](#)

Location: 1005 West Avenue, Shoal Creek Watershed; Downtown Austin Plan  
Owner/Applicant: West House, LLC (Adam Moore)  
Agent: Kareem Hajjar  
Request: MF-4 to GO-MU  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department

Motion to postpone this item by the Planning Commission to December 13, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

**11. Rezoning:** [C14-2016-0114 - Domain Entertainment District; District 7](#)

Location: 3121 Palm Way, Walnut Creek Watershed; North Burnet/Gateway NP Area  
Owner/Applicant: Domain Retail Property Owner, LP c/o Endeavor Real Estate Group  
Agent: Jackson Walker, LLC (Katherine Loayza)  
Request: MI-PDA to MI-PDA, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of MI-PDA combining district zoning for the property located at 3121 Palm Way was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

**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.: **Recommended with conditions**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Zoning Department

Motion to postpone this item by the Planning Commission to December 13, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

**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.: **Recommended with conditions**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Zoning Department

Motion to postpone this item by the Planning Commission to December 13, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

**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.: **Recommended with conditions**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Zoning Department

Motion to postpone this item by the Planning Commission to December 13, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

- 15. Restrictive Covenant Termination:** [C14-85-002\(RCT\) - Wesley Foundation of Austin, District 9](#)
- Location: 2202 Nueces Street, Shoal Creek Watershed; West University NP Area  
Owner/Applicant: Wesley Foundation of Austin (Reverend Rusty Teeter)  
Agent: Mike McHone Real Estate (Michael R. McHone)  
Request: To remove a public restrictive covenant  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department

Public Hearing closed.

The motion to grant a restrictive covenant termination for the property located at 2202 Nueces Street was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

- 16. Rezoning:** [C14H-2016-0099 - Dawson-Tinnin House; District 9](#)
- Location: 905 Dawson Road, Lady Bird Lake Watershed; Bouldin Creek NP Area  
Owner/Applicant: Veronica Allbright  
Request: SF-3-NP to SF-3-H-NP  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov  
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of SF-3-H-NP located at 905 Dawson Road was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

- 17. Rezoning:** [C14H-2016-0112 - Owings-Allen-Miller House; District 3](#)
- Location: 1405 E. Cesar Chavez Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area  
Owner/Applicant: Homa Kouvassi  
Request: CS-MU-CO-NP to CS-MU-CO-H-NP  
Staff Rec.: **Recommended**  
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov  
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of CS-MU-CO-H-NP located at 1405 E. Cesar Chavez Street was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

- 18. Appeal:** [HDP-2016-0648 - Appeal of granting of demolition permit by the Historic Landmark Commission \(HLC\); District 9](#)
- Location: 1207 and 1209 W. 22-1/2 Street, Shoal Creek Watershed; West University NP Area
- Owner/Applicant: Olivia Ruiz
- Request: Consider an appeal from the HLC's granting of a demolition permit for the fourplexes at 1207 and 1209 W. 22-1/2 Street.
- Staff Rec.: **Deny the appeal.**
- Staff: Steve Sadowsky, 512-974-6454, [steve.sadowsky@austintexas.gov](mailto:steve.sadowsky@austintexas.gov)  
Planning and Zoning Department

Motion to postpone this item by the Planning Commission to December 13, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

- 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 postponement request to December 13, 2016**
- Staff: Jerry Rusthoven, 512-974-3207, [Jerry.Rusthoven@austintexas.gov](mailto:Jerry.Rusthoven@austintexas.gov)  
Planning and Zoning Department

Motion to postpone this item by the Planning Commission to December 13, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

- 20. Conditional Use Permit:** [SPC-2015-0557C - Alcove Climate Control Storage; District 9](#)
- Location: 1000 E. 50th Street, Tannehill Branch Watershed; North Loop NP Area
- Owner/Applicant: Geraldine Timmermann
- Agent: Wuest Group (Scott Wuest)
- Request: To grant Conditional Use Permit approval for a convenience storage facility on property that has established convenience storage, by ordinance, as a conditional use.
- Staff Rec.: **Recommended**
- Staff: Michael Simmons-Smith, 512-974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov)  
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for SPC-2015-0557C - Alcove Climate Control Storage located at 1000 E. 50th Street was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.



- 21. Site Plan - Conditional Use Permit & Variance:** [SPC-2016-0160A - Tamale House Conditional Use Permit; District 3](#)
- Location: 1706 E. 5th Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area
- Owner/Applicant: Diane Valera & Juan Valera-Lena
- Agent: Thrower Design (Ron Thrower)
- Request: Approval of a conditional use permit to allow extended hours for cocktail lounge use within an existing restaurant and approval of a variance to allow a parking area for a cocktail lounge use with a late hours permit that is less than 200 ft from a single family use [LDC 25-5-146(B)].
- Staff Rec.: **Pending; Postponement Request by Staff to December 13, 2016**
- Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov  
Development Services Department

Motion to postpone this item by the Planning Commission to December 13, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

- 22. 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

Motion to postpone this item by the Planning Commission to December 13, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

**23. Final Plat:** [C8-2015-0217.0A - El Mirando Subdivision; District 3](#)

Location: 6332 El Mirando Street, Country Club East Watershed; Montopolis NP Area  
Owner/Applicant: Morales Development LLC.  
Agent: PSCE Inc. (Mirza Baig)  
Request: Approval of the El Mirando Subdivision composed of 1 lot on 0.274 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2015-0217.0A - El Mirando Subdivision located at 6332 El Mirando Street was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

**24. Resubdivision:** [C8-2015-0278.0A - Resubdivision of Lot 1, Block A, of the Resubdivision of Lot 1, Block A, Airport Commerce, Section Two; District 3](#)

Location: 1501 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area  
Owner/Applicant: W2 Hill ACP II, LP  
Agent: Thrower Design (Ron Thrower)  
Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 16.188 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2015-0278.0A - Resubdivision of Lot 1, Block A, of the Resubdivision of Lot 1, Block A, Airport Commerce, Section Two located at 1501 Airport Commerce Drive Street was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

**25. Resubdivision:**            [C8-2014-0178.0A - Ava's Subdivision; District 5](#)

Location:                    4109 Valley View Road, West Bouldin Creek Watershed; South Lamar  
NP Area  
Owner/Applicant:        Ben Menfi  
Agent:                      Tom McDill  
Request:                    Approval of a resubdivision of one lot into 4 lots for residential use.  
Staff Rec.:                **Recommended**  
Staff:                        Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2014-0178.0A - Ava's Subdivision located at 4109 Valley View Road was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

**26. Resubdivision -**            [C8-2015-0279.0A - Marcy Hill Resubdivision; District 5](#)  
**Variance Only:**

Location:                    1104 Marcy Street, West Bouldin Creek Watershed; South Manchaca  
NP Area  
Owner/Applicant:        Jaomi Brasher  
Agent:                      Michael Friedman  
Request:                    The applicant requests a variance from LDC Section 25-4-175(A)(2) in  
order to resubdivide lots using a flag lot configuration.  
Staff Rec.:                **Recommended**  
Staff:                        Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2015-0279.0A - Marcy Hill Resubdivision located at 1104 Marcy Street was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a vote of 11-1. Commissioner Karen McGraw voted nay on this item. Commissioner Angela PineyroDeHoyos absent.

**27. Resubdivision:** [C8-2016-0095.0A - Resubdivision of Lot 3F Austin Mall](#)

Location: 6401 Airport Boulevard, Tannehill Branch Creek Watershed; Highland NP Area  
Owner/Applicant: Austin Community College District (Dr. Richard M. Rhodes)  
Agent: Bury Inc.  
Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 12.84 acres.  
Staff Rec.: **Recommended**  
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2016-0095.0A - Resubdivision of Lot 3F Austin Mall located at 6401 Airport Boulevard was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

**28. Final Plat:** [C8-2016-0206.0A - Stuart Subdivision](#)

Location: 8817 North Lamar Boulevard, Little Walnut Creek Watershed; Georgian Acres NP Area  
Owner/Applicant: Sally Stuart  
Agent: Cartex Engineering Services, Inc. (Gary Jones)  
Request: Approval of the Stuart Subdivision composed of 1 lot on 3.53 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**29. Final Plat - Amended Plat:** [C8-2016-0212.0A - Thornton Properties Subdivision](#)

Location: 2112 Thornton Road, West Bouldin Creek Watershed; South Lamar NP Area  
Owner/Applicant: Thornton Road, LLC (Lucian Morehead)  
Agent: Cormier Architecture (James Cormier)  
Request: Approval of the Thornton Properties Subdivision composed of 2 lots on 0.40 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

30. **Final Plat - Amended Plat:** [C8-2016-0207.0A - Airport Gateway Lots 1, 3, 5 and 6 Amended Plat](#)  
Location: 3112 Caseybridge Court, Carson Creek Watershed; Southeast NP Area  
Owner/Applicant: Airport Gateway  
Agent: Jacobs Engineering (Robert Gertson)  
Request: Approval of the Airport Gateway Lots 1, 3, 5 and 6 Amended Plat composed of 4 lots on 9.07 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
31. **Final Plat - Resubdivision:** [C8-2016-0203.0A - Resubdivision of Lot 17 and a Portion of Lot 16 Block 3 Carrington's Subdivision](#)  
Location: 1207 West 22nd Street, Shoal Creek Watershed; West University NP Area  
Owner/Applicant: Brian Copland & Bernard & Belinda G Reingold  
Agent: Mike McHone Real Estate (Mike McHone)  
Request: Approval of the Resubdivision of Lot 17 and a Portion of Lot 16 Block 3 Carrington's Subdivision composed of 3 lots on 0.33 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
32. **Final Plat - Resubdivision:** [C8-2016-0209.0A - Hackberry Resubdivision](#)  
Location: 417 Hackberry Lane, Little Walnut Creek Watershed; Georgian Acres NP Area  
Owner/Applicant: John Choate  
Agent: Perales Engineering, LLC (Jerry Perales)  
Request: Approval of the Hackberry Resubdivision composed of 1 lot on 1.26 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
33. **Final Plat - Resubdivision:** [C8-2016-0208.0A - Resubdivision of Lots 1 and 2 Block 8 Green Valley No. 2](#)  
Location: 5207 Chico Street, Tannehill Branch Watershed; MLK-183 NP Area  
Owner/Applicant: MX3 Homes, LLC (Sal Martinez)  
Agent: Southwest Engineers (Matt Dringenberg)  
Request: Approval of Resubdivision of Lots 1 and 2 Block 8 Green Valley No. 2 composed of 3 lots on 0.39 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

34. **Final Plat - Resubdivision:** [C8-2016-0202.0A - Resubdivision of a Part of Lots 1, 2, Block 2, Cherico Subdivision No. 2](#)  
Location: 2910 Govalle Avenue, Boggy Creek Watershed; Govalle NP Area  
Owner/Applicant: 2910 Govalle, LLC  
Agent: Rivera Engineering (Michael Rivera)  
Request: Approval of the Resubdivision of a Part of Lots 1, 2, Block 2, Cherico Subdivision No. 2 composed of 2 lots on 0.27 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
35. **Final Plat - Resubdivision:** [C8-2016-0211.0A - Webberville Road Addition](#)  
Location: 1601 Webberville Road, Fort Branch Watershed; MLK-183 NP Area  
Owner/Applicant: Johnson AJ Real Estate  
Agent: Texas Design Interests, LLC (Jeff Shindler)  
Request: Approval of the Webberville Road Addition composed of 3 lots on 1.54 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Public Hearings closed.

Motion to disapprove Items # 28 through #35 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

#### **D. 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

Motion to postpone this item by the Planning Commission to December 13, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

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

Motion to adopt the Annual Internal Review of the Planning Commission and forward to the City Clerk's office was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

3. Discussion and adoption of the Planning Commission meeting schedule for calendar year 2017.

Motion to adopt the Planning Commission meeting schedule for calendar year 2017 was approved on the consent agenda by Commissioner Patricia Seeger, seconded by Vice-Chair Faye Kazi on a unanimous vote. Commissioner Angela PineyroDeHoyos absent.

## **E. ITEMS FROM COMMISSION**

## **F. COMMITTEE REPORTS**

**Codes and Ordinances Joint Committee** – Have not met since previous report.

**Comprehensive Plan Joint Committee** – Commissioner Karen McGraw stated the committee discussed Neighborhood Plans and CodeNEXT with recommendation that any neighborhood plans during CodeNEXT have a public planning process; additional questions - how CodeNEXT will coordinate with Future Land Use Maps and how it will revise the neighborhood plan process to better reflect Imagine Austin; discussed 1 year work plan to focus on evaluation and appraisal report, CIP recommendations and CodeNEXT.

**Land Development Code Advisory Group** – Commissioner Nuria Zaragoza stated the Group held a joint meeting with the Austin City Council; reinforced Planning Commission's role during the draft process of the code. The Group will hold a joint meeting with Council on November 16, 2016. Discuss future expectations.

**Joint Sustainability Committee** – Commissioner Patricia Seeger stated the committee forwarded a letter to Council supporting the purchase of EV/Hybrid Vehicles. Will meet November 30, 2016.

**Small Area Planning Joint Committee** – Have not met since previous report.

## **ADJOURNMENT**

**Chair Stephen Oliver adjourned the meeting without objection on Tuesday, November 8, 2016 at 6:39 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.