



**REGULAR MEETING  
MINUTES**

**PLANNING COMMISSION  
December 13, 2016**

**The Planning Commission convened in a regular meeting on December 13, 2016 @ 301 W. 2<sup>nd</sup> 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  
Fayez Kazi – Vice – Chair  
Karen McGraw  
James Schissler  
Patricia Seeger  
James Shieh  
Jeffrey Thompson  
Jose Vela  
Trinity White  
Michael Wilson  
Nuria Zaragoza**

**Absent:**

**Tom Nuckols  
Angela Pineyro De Hoyos**

**Robert Hinojosa – Ex-Officio  
Dr. Jayme Mathias – Ex-Officio  
William Burkhardt – 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

Mr. Stuart Hersh – Mr. Hersh asked the Commission to review a proposal for certificate of occupancy amnesty as part the CodeNEXT discussion and public hearing process.

## B. APPROVAL OF MINUTES

1. Approval of minutes from November 8, 2016.

The motion to approve the minutes of November 8, 2016 was approved, as amended, on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a vote of 10-0. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

## C. PUBLIC HEARINGS

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

Location: 2500, 2508 & 2514 Thrasher Lane, Country Club East & Carson Creek Watersheds; Montopolis NP Area  
Owner/Applicant: Dalor, LTD  
Agent: Permit Partners (David Cancialosi)  
Request: Commercial to Mixed Use land use  
Staff Rec.: **Recommendation of Mixed Use and Commercial land use**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Motion to grant the Applicant’s request for postponement of this item to January 24, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a vote of 10-0. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) 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.: **Recommendation of CS-MU-CO-NP**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department

Motion to grant the Applicant's request for postponement of this item to January 24, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a vote of 10-0. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

- 3. 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; Postponement request by the Contact Team to January 10, 2017**
- Staff:                        [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant the Contact Team's request for postponement of this item to January 10, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a on a vote of 10-0.. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

- 4. Rezoning:**                    [C14-2016-0106 - 4411 SOCO; District 3](#)
- Location:                    4411 South Congress Avenue and 4510 Lucksinger Lane, Williamson Creek Watershed; South Congress Combined (East 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; Postponement request by the Contact Team to January 10, 2017**
- Staff:                        [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant the Contact Team's request for postponement of this item to January 10, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 9-0 vote. Commissioner Schissler recused himself on this item due to a conflict of interest (rendered professional services). Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

**5. Rezoning:** [C14-2016-0113 - 2509 Montopolis Drive; District 3](#)

Location: 2507, 2509, 2511 Montopolis Drive, Country Club Creek East Watershed; Montopolis NP Area  
Owner/Applicant: John Robert Stratton  
Agent: Graves, Dougherty, Hearon & Moody (Michael Whellan)  
Request: CS-NP to CS-MU-NP  
Staff Rec.: **Staff postponement request to January 10, 2017**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to January 10, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

**6. Rezoning:** [C14-2016-0116 - 1616 E. Oltorf; District 9](#)

Location: 1616 E. Oltorf Street, Harper's Branch Watershed; East Riverside/Oltorf Combined NP Area  
Owner/Applicant: 1616 W. Sixth Street Ltd. (Will Marsh)  
Agent: Armbrust & Brown (Richard Suttle)  
Request: GR-CO to CS  
Staff Rec.: **Staff postponement request to January 10, 2017**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to January 10, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

**7. 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; Postponement request by Applicant to January 10, 2017**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to January 10, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a

10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

**8. Rezoning:** [C14-2015-0119 - Neal Mixed Use; District 9](#)

Location: 1507, 1509, 1511, 1601 & 1603 Shoal Creek Blvd, Shoal Creek Watershed  
Owner/Applicant: F. Scott Holdings LLC (John S. Neal); Downtown Austin Plan  
Agent: Site Specifics (John Hussey)  
Request: SF-3, LO, GO to GO-MU-V  
Staff Rec.: **Recommended with Conditions; Postponement request by Applicant to January 10, 2017**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department

Motion to grant Applicant’s request for postponement of this item to January 10, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

**9. Plan Amendment:** [NPA-2016-0016.01 - 3212 E. Cesar Chavez; District 3](#)

Location: 3212 East Cesar Chavez, Colorado River Watershed; Govalle/Johnson Terrace Combined NP Area  
Owner/Applicant: Painter Enterprises, Inc. a Texas Corporation  
Agent: Husch Blackwell (Nikelle Meade)  
Request: Commerical and Industry to Mixed Use land us  
Staff Rec.: **Pending; Staff postponement request to January 24, 2017**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Motion to grant Staff’s request for postponement of this item to January 24, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote.. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

**10. Rezoning:** [C14-2016-0079 - 3212 E. Cesar Chavez; District 3](#)

Location: 3212 East Cesar Chavez, Colorado River Watershed; Govalle/Johnson Terrace Combined NP Area  
Owner/Applicant: Painter Enterprises, Inc. a Texas Corporation  
Agent: Husch Blackwell (Nikelle Meade)  
Request: CS-CO-NP and LI-CO-NP to CS-MU-V-CO-NP  
Staff Rec.: **Pending; Staff postponement request to January 24, 2017**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to January 24, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

**11. 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.: **Recommended; Postponement request by the Applicant to January 24, 2017**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to January 24, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) 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  
Planning and Zoning Department

Motion to grant Neighborhood's request for postponement of this item to January 10, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) 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  
Planning and Zoning Department

Motion to grant Neighborhood's request for postponement of this item to January 10, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) 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  
Planning and Zoning Department

Motion to grant Neighborhood's request for postponement of this item to January 10, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

**15. 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: Hajjar / Peters (Kareem Hajjar)  
Request: MF-4 to DMU-CO, as amended  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of DMU-CO combining district zoning for C14-2016-0110 - West House, LLC located at 1005 West Avenue was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

**16. 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**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion by Vice-Chair Kazi, seconded by Commissioner Schissler to grant SF-6-CO-NP combining district zoning for C14-2016-0063.SH - Villas at Vinson Oak Rezone located at 4507 and 4511 Vinson Drive was approved with the following conditions: development shall not exceed 16 units, subject to 50% impervious cover.

Friendly amendment by Commissioner Zaragoza to include a restriction that a building may not contain more than two attached units; amendment accepted by the maker and seconded by Commissioner Schissler.

Friendly amendment by Commissioner Seeger to restrict the property to a single ingress/egress on to Vinson Drive; amendment accepted by the maker and seconded by Commissioner Schissler.

Friendly amendments by Commissioner White to require a 6-foot high fence along all common property lines and prohibit accessory dwelling units; amendments accepted by the maker, seconded by Commissioner Schissler.

Amendment by Commissioner McGraw to restrict the building height to two stories; amendment not accepted by the maker.

The motion by Vice-Chair Kazi, seconded by Commissioner Schissler along with the accepted friendly amendments by Seeger, White and Zaragoza was approved on a vote of 11-0.

**17. Rezoning:** [C14-2016-0071 - 1301 West Koenig Rezoning; District 7](#)

Location: 1301 West Koenig Lane, Shoal Creek Watershed; Brentwood NP Area  
Owner/Applicant: Hardeman Family Joint Venture, Ltd. (Bryan Hardeman)  
Agent: Smith, Robertson, Elliott & Douglas, L.L.P. (David Hartman)  
Request: CS-MU-CO-NP to MF-6-CO-NP for Tract 1 and CS-MU-CO-NP for Tract 2  
Staff Rec.: **Recommended, with conditions**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner McGraw, seconded by Commissioner Seeger, to grant MF-6-CO-NP combining district zoning for Tract 1 and CS-MU-CO-NP combining district zoning for Tract 2 for C14-2016-0071 - 1301 West Koenig Rezoning located at 1301 West Koenig Lane; include the findings and recommendations stated in the Traffic Impact Analysis ([See Staff Report - Traffic Impact Analysis \( December 8, 2016\), pgs. 24-27](#) ); to the extent possible, the property is subject to the conditions listed (*Items 1-11*) in the memorandum from the Brentwood Neighborhood Association Steering Committee to be memorialized by way of private restrictive covenant, public restrictive covenant and or conditional overlay ([See Staff Report - Memorandum Brentwood Neighborhood Association, pgs. 31-35](#)). Motion was approved on a vote of 11-0. Commissioner Pineyro De Hoyos and Nuckols absent.

**18. 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: Jimmy Nassour, Attorney at Law  
Agent: South Llano Strategies (Glen Coleman)  
Request: GR to MF-6-CO  
Staff Rec.: **Recommendation of MF-4**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department

Public Hearing closed.

There was a motion by Commissioner Zaragoza, seconded by Commissioner White to grant MF-4 district zoning.

There was a substitute motion by Commissioner Schissler, seconded by Commissioner Thompson to grant MF-6-CO combining district zoning with a conditional overlay with a restriction of 60 foot of building height for C14-2016-0087 - Cedar Willow Creek located at 2431 E. Oltorf Street.

Motion was approved on a vote of 8-3. Those voting aye were Chair Oliver, Vice-Chair Kazi and Commissioners Seeger, Schissler, Shieh, Thompson, Vela and Wilson. Those voting nay were Commissioners McGraw, White and Zaragoza. Commissioner Pineyro De Hoyos and Nuckols absent.

**19. Rezoning:** [C14-2016-0100 - 1207 W. 22nd Street; District 9](#)

Location: 1207 West 22nd Street, Shoal Creek Watershed; Central Austin  
Combined (West University) NP Area  
Owner/Applicant: Bernard Reingold and Brian Copeland  
Agent: Mike McHone Real Estate (Mike McHone)  
Request: SF-3-CO-NP to SF-4A-NP  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-4A-CO-NP combining district zoning with additional conditions as read into the record, for C14-2016-0100 - 1207 W. 22nd Street located at 1207 West 22nd Street was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a vote of 8-0. Commissioner Zaragoza recused herself from this item due to being a resident near the subject property and assisting in the facilitation of amendments on behalf of the neighborhood. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

Additional conditions are:

Development on each lot shall be limited to 45% impervious cover.

Floor-to-area ratio on each lot shall be 0.4 to 1.

Subject property is limited to one dwelling unit per lot.

**20. Rezoning:** [C14-2016-0117 - Neill-Cochran House Museum; District 9](#)

Location: 2310 San Gabriel Street, Shoal Creek Watershed; Central Austin  
Combined (West University) NP Area  
Owner/Applicant: National Society of the Colonial Dames of America in Texas (Dorothy Knox Houghton)  
Agent: Neill-Cochran House Museum  
Request: SF-3-H-NP to LR-H-CO-NP  
Staff Rec.: **Recommended, with conditions**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LR-H-CO-NP combining district zoning for C14-2016-0117 - Neill-Cochran House Museum located at 2310 San Gabriel Street was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

**21. 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 January 24, 2017**

Staff: [Jerry Rusthoven](#), 512-974-3207  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's request for postponement of this item to January 24, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

**22. Preliminary Subdivision:** [C8J-2016-0112 - Stoney Ridge C-3 \(SFAR\); District 2](#)

Location: 7110 Heine Farm Rd. (Ross Rd near Elroy Rd.), Dry Creek East Watershed; Moore's Crossing MUD

Owner/Applicant: SR Development Inc.

Agent: Carlson, Brigance, Doering, Inc. (Bill Couch)

Request: Approve a preliminary subdivision for 101 lots on 16.506 acres.

Staff Rec.: **Recommended**

Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2016-0112 - Stoney Ridge C-3 (SFAR) located at 7110 Heine Farm Rd. (Ross Rd near Elroy Rd.) was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

- 23. Resubdivision:** [C8-2016-0031.0A - Pharis Subdivision, Resubdivision of Tract B; District 3](#)
- Location: 2701 S. Congress Ave, East Bouldin Creek Watershed; St. Edwards NP Area
- Owner/Applicant: OSF Congress, LP
- Agent: Consort, Inc. (Enrique Serna)
- Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 1.846 acres.
- Staff Rec.: **Recommended**
- Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0031.0A - Pharis Subdivision, Resubdivision of Tract B located at 2701 S. Congress Ave. was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

- 24. Resubdivision:** [C8-2016-0046.0A - Resubdivision of Lot 9, Block B, Freewater Addition, District 3](#)
- Location: 3711 Garden Villa Lane, West Bouldin Creek Watershed; Galindo/S. Lamar Combined NP Area
- Owner/Applicant: The 360 Company (Kacee Jackson)
- Agent: Permit Partners, LLC (Mindy Briggs)
- Request: Approve a resubdivision of one lot into 2 lots on 0.501 acres.
- Staff Rec.: **Recommended**
- Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0046.0A - Resubdivision of Lot 9, Block B, Freewater Addition located at 3711 Garden Villa Lane was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

**25. Resubdivision:**            [C8-2016-2209.0A - Luke's Corner Subdivision; District 5](#)

Location:                    1300 Morgan Lane, West Bouldin Creek Watershed; South Lamar NP Area  
Owner/Applicant:        John Luke Sanchez  
Agent:                        KBGE (Armando Portillo)  
Request:                    Approval of the resubdivision of an existing lot into a two lot subdivision on 0.273 acres.  
Staff Rec.:                **Recommended**  
Staff:                        [Cesar Zavala](#), 512-974-3404  
                                  Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-2209.0A - Luke's Corner Subdivision located at 1300 Morgan Lane was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

**26. Site Plan - Compatibility**            [SP-2016-0008C - Lofts at 12th Street; District 1](#)

**Waiver:**  
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

Public Hearing Closed.

There was a motion by Commissioner Schissler, seconded by Commissioner Shieh to grant Staff's recommendation.

Commissioner White moved a substitute motion, seconded by Commissioner Vela to postpone this item to January 10, 2017. Substitute motion was approved on a vote of 7-4. Those voting aye were Chair Oliver, Vice-Chair Kazi and Commissioners McGraw, Shieh, Thompson, Vela and White. Those voting nay were Commissioners Schissler, Seeger, Wilson and Zaragoza.

**27. Site Plan - [SPC-2016-0028A - Latitude Webberville; District 1](#)  
Conditional Use Permit:**

Location: 1907 Webberville Rd., Fort Branch Creek Watershed; East MLK NP Area  
Owner/Applicant: Protestant Episcopal Church Council Diocese of Texas  
Agent: Big Red Dog Engineering (Russell Kotara)  
Request: Approval of a conditional use permit for a conceptual development plan for residential infill and neighborhood urban center.  
Staff Rec.: **Recommended**  
Staff: [Lynda Courtney](#), 512-974-2810  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation with additional conditions as read into the record for SPC-2016-0028A - Latitude Webberville located at 1907 Webberville Road was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

Additional Conditions:

Development will include more than 2.5 acres of open space, including new landscaping; invasive species removal and clean-up of existing pond areas; public access to the pedestrian/bike trail to allow for connectivity between Tannehill Drive and Webberville Road; outdoor grilling and seating/picnic area where topography allows; at a minimum, areas along trails and seating/picnic will be regularly mowed and maintained; and signage indicating community uses within the open space and at the entries to the open space.

**28. Site Plan - [SPC-2016-0119A - Pershing House; District 3](#)  
Conditional Use Permit:**

Location: 2415 E 5th St., Lady Bird Lake Watershed; Holly NP Area  
Owner/Applicant: Pershing East, LLC (Kip McClanahan)  
Agent: Armbrust & Brown (Richard Suttle)  
Request: Approval of a conditional use permit for a Club or Lodge use in LI-NP zoning.  
Staff Rec.: **Recommended**  
Staff: [Donna Galati](#), 512-974-2733  
Development Services Department

Motion to grant the Neighborhood's request for postponement of this item to January 10, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

**29. 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: Throwing Design (Ron Throwing)

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.: **Recommended**

Staff: [Rosemary Avila](#), 512-974-2784  
Development Services Department

Motion to grant the Neighborhood's request for postponement of this item to January 10, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

**30. Final Plat - Resubdivision:** [C8-2016-0142.0A - Jung Addition Section One Resubdivision of Lot 4 & part of vacated Perry Lane; District 7](#)

Location: 4615 Bull Creek Road, Shoal Creek Watershed; Rosedale NP Area

Owner/Applicant: JD Hunt Construction (Jason Hunt)

Agent: Hector L. Avila

Request: Approval of the Jung Addition Section One, resubdivision of Lot 4 & part of vacated Perry Lane, composed of 2 lots on 0.337 acres.

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 C8-2016-0142.0A - Jung Addition Section One Resubdivision of Lot 4 & part of vacated Perry Lane located at 4615 Bull Creek Road was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

- 31. Final Plat:** [C8-04-0043.08.3A.SH - Mueller Section 10B Final Plat; District 9](#)
- Location: 3600 Manor Road, Boggy Creek Watershed; Robert Mueller Municipal Airport Plan
- Owner/Applicant: City of Austin - Economic Development Department (Pam Hefner)
- Agent: Stantec (Jose Farias, P.E.)
- Request: Approval of the Mueller Section 10B Final Plat composed of 12 lots on 4.34 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department
- 32. Final Plat:** [C8-2016-0230.0A - Austex Subdivision; District 1](#)
- Location: 6414 Hudson Street, Gilleland Creek Watershed; MLK-183 NP Area
- Owner/Applicant: AUSTEX AUTO SALES & CARE INC
- 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
- 33. Final Plat:** [C8-2016-0234.0A - 911 Tillery Subdivision; District 3](#)
- Location: 911 Tillery Street, Boggy Creek Watershed; Govalle NP Area
- Owner/Applicant: Kavod Capital 911Tillery (Kavod Capital)
- Agent: Southwest Engineers, Inc. (Travis Flake)
- Request: Approval of 911 Tillery Subdivision composed of 6 lots on 1.44 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department
- 34. Final Plat:** [C8-2016-0235.0A - 8100 Cameron Road; District 4](#)
- Location: 8100 Cameron Road, Little Walnut Creek Watershed; Heritage Hills NP Area
- Owner/Applicant: HEB Grocery Company
- Agent: Kimley-Horn and Associates (Robert Smith)
- Request: Approval of 8100 Cameron Road composed of 1 lot on 6.06 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

35. **Final Plat:** [C8-2016-0238.0A - Midblock; District 3](#)
- Location: 1408 East 2nd Street, Town Lake Watershed; East Cesar Chavez NP Area
- Owner/Applicant: MX3 Investments (Sal Martinez)
- Agent: LandDev Consulting (Russell Kotara)
- Request: Approval of Midblock composed of 2 lots on 0.39 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department
36. **Final Plat:** [C8-2016-0240.0A - Amended Plat of Lots C and D, R.F. Bearden; District 1](#)
- Location: 6000 FM 969 Road, Walnut Creek Watershed; MLK-183 NP Area
- Owner/Applicant: Morning Star Projects (Trung Hoang LE)
- Agent: Moncada Enterprises (Phil Moncada)
- Request: Approval of the Amended Plat of Lots C and D, R.F. Bearden composed of 2 lots on 6.008 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department
37. **Final Plat - Previously Unplatted:** [C8-2016-0226.0A - Coral Vine; District 3](#)
- Location: 508 Thrasher Lane, Country Club East Watershed; Montopolis NP Area
- Owner/Applicant: Stunyllaer Syad, LLC
- Agent: Southwest Engineers, Inc. (Travis Flake)
- Request: Approval of the Coral Vine final plat composed of 2 lots on 0.39 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department
38. **Final Plat - Resubdivision:** [C8-2016-0224.0A - Westfield "A" Resubdivision of Lot 6B; District 10](#)
- Location: 1403 Possum Trot, Johnson Creek Watershed; North Burnet/Gateway TOD
- Owner/Applicant: Oam Parkash
- Agent: Miguel Gonzales Jr., P.E.
- Request: Approval of Westfield "A" Resubdivision composed of 2 lots on 0.42 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

- 39. Final Plat - Resubdivision:** [C8-2016-0227.0A - Domain Lot D12 Subdivision; District 7](#)  
 Location: 11800 Alterra Parkway, Walnut Creek Watershed; North Burnet/Gateway TOD  
 Owner/Applicant: TR Domain, LLC  
 Agent: Stantec Consulting Services, Inc. (Allison Lehman)  
 Request: Approval of Domain Lot D12 resubdivision composed of 2 lots on 52.55 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 40. Final Plat - Resubdivision:** [C8-2016-0233.0A - Evergreen Subdivision; District 5](#)  
 Location: 1800 Evergreen Avenue, West Bouldin Creek Watershed; Zilker NP Area  
 Owner/Applicant: 1800 Evergreen Development LLC  
 Agent: Thompson Land Engineering (Cindy Garza)  
 Request: Approval of Evergreen Subdivision composed of 1 lot on 0.75 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 41. Preliminary Subdivision:** [C8-2016-0239 - Twilight Gardens Preliminary Plan; District 8](#)  
 Location: Twilight Terrace Drive, Williamson Creek Watershed-Barton Springs Zone; West Oak Hill NP Area  
 Owner/Applicant: Seven Homes (David Lynn)  
 Agent: Perales Engineering, LLC (Jerry Perales)  
 Request: Approval of the Twilight Gardens Preliminary Plan composed of 32 lots on 18 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

Public hearing closed.

The motion to disapprove Items #31 - 41 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a 10-0 vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

**D. NEW BUSINESS**

1. **Initiate Rezoning for 1139-1/2 Poquito Street**

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 by Commissioner Schissler, seconded by Commissioner Seeger to initiate rezoning to MF-4 district zoning for 1139-1/2 Poquito Street was approved on a vote of 9-1. Commissioner McGraw voted nay. Commissioners Nuckols and Pineyro De Hoyos and Vela (left early) absent.

2. **Scheduling of Joint Sessions with the Zoning and Platting Commission**

Discussion and possible action regarding scheduling of Joint Sessions with the Zoning and Platting Commission to discuss matters related to CodeNEXT.

Staff: [Greg Guernsey](#), Director, Planning and Zoning Department, 512-974-2387

Motion by Vice-Chair Kazi, seconded by Commissioner Seeger to participate in the Joint Land Use Commission CodeNEXT Work Session on February 28, 2017, March 21, 2017, April 25, 2017, May 30, 2017, July 25, 2017 and October 31, 2017. Motion was approved on a vote of 9-0. Commissioners Nuckols and Pineyro De Hoyos, Vela (left early) and Wilson (left early) absent.

3. **Initiate a Code Amendment to Create a Zoning Overlay for 1615/1617 South 2<sup>nd</sup> Street**

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 2<sup>nd</sup> Street.

Motion to postpone this item to January 10, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner White on a unanimous vote. Commissioners Nuckols, Pineyro De Hoyos and Shieh (arrived late – absent for consent agenda) absent.

4. **Annual Internal Review of the Planning Commission**

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

Posting error; no action required.

## **E. ITEMS FROM COMMISSION**

## **F. COMMITTEE REPORTS**

Codes and Ordinances Joint Committee – Commissioner Zaragoza stated the next meeting will be held January 18, 2017 and will review the Brackenridge tract.

Comprehensive Plan Joint Committee – Commissioner McGraw stated the next meeting will be held on January 5, 2017.

Land Development Code Advisory Group – Commissioner Zaragoza stated the Group will focus on the final CAG report. Will reach out to Commissioners for suggestions on what the report should include.

Small Area Planning Joint Committee – Commissioner Shieh stated the Committee recommended to have CodeNEXT staff review the East Cesar Chavez Corridor as an initial study area. Commissioner Shieh also stated staff will research expanding the Committee’s membership to include former Waterfront Overlay Advisory Members in the capacity of Ex-Officio positions to participate in Waterfront Overlay discussion cases. The Committee continued to discuss Complete Communities. Commissioner Thompson stated the Committee reviewed the Bouldin Neighborhood Overlay Code Amendment. The Committee did not recommend the code amendment, and the neighborhood and the applicant will continue to review options.

**Chair Stephen Oliver adjourned the meeting without objection on Tuesday, December 13, 2016 at 10:15 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 4 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.