



**REGULAR MEETING
MINUTES**

**PLANNING COMMISSION
January 10, 2017**

The Planning Commission convened in a regular meeting on January 10, 2017 @ 301 W. 2nd Street, Austin, TX 78701.

Chair Stephen Oliver called the Commission Meeting to order at 6:16 p.m.

Commission Members in Attendance:

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

William Burkhardt – Ex-Officio

Absent:

**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.

Mr. Gavino Fernandez – Mr. Fernandez provided the Commission with an introduction and background information on the neighborhood organization El Concilio. Mr. Fernandez also discussed land use issues in the neighborhood.

B. APPROVAL OF MINUTES

1. Approval of minutes from December 13, 2016.

The motion to approve the minutes of December 13, 2016 was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

C. PUBLIC HEARINGS

1. **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 Creek East and Carson Creek Watersheds; Montopolis NP Area
Owner/Applicant: Ocampo Partners, Ltd.
Agent: Coats Rose (John M. Joseph)
Request: Industry to Mixed Use land use
Staff Rec.: **Deny the plan amendment. Request by Applicant for indefinite postponement.**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

The motion to grant the Applicant's request for indefinite postponement of this item was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

2. **Rezoning:** [C14-2016-0085 - Montopolis - Ben White Zoning Amendment; District 3](#)
- Location: 6700 & 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 M. Joseph)
- Request: LI-NP to CS-MU-NP
- Staff Rec.: **Deny the rezoning request. Request by Applicant for indefinite postponement.**
- Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department

The motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

3. **Restrictive Covenant Termination:** [C14-78-220\(RCT\) - Montopolis - Ben White Subdivision; District 3](#)
- Location: 6700 & 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 M. Joseph)
- Request: To terminate the restrictive covenant as it relates to this property
- Staff Rec.: **Deny the Restrictive Covenant Termination. Request by Applicant for indefinite postponement.**
- Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department

The motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

4. **Plan Amendment:** [NPA-2016-0005.03 - 2509 Montopolis Drive; District 3](#)
- Location: 2507, 2509, & 2511 Montopolis Drive, Country Club East Creek Watershed; Montopolis NP Area
- Owner/Applicant: John Robert Stratton
- Agent: Graves, Dougherty, Hearon & Moody (Michael Whellan)
- Request: Commercial to Mixed Use land use
- Staff Rec.: **Deny the plan amendment. Postponement request by Staff to February 14, 2017.**
- Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

The motion to grant Staff's request for postponement of this item to February 14, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

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

Location: 2507, 2509, 2511 Montopolis Drive, Country Club East and Carson Creek Watersheds; Montopolis NP Area
Owner/Applicant: John Robert Stratton
Agent: Graves, Dougherty, Hearon & Moody (Michael Whellan)
Request: CS-NP to CS-MU-NP
Staff Rec.: **Deny the rezoning request. Postponement request by Staff to February 14, 2017**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department

The motion to grant Staff's request for postponement of this item to February 14, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

6. **Plan Amendment:** [NPA-2016-0005.04 - 500 Montopolis Drive; District 3](#)

Location: 500 Montopolis Drive, Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: KEEP Investment Group LLC
Agent: Drenner Group (Leah Bojo)
Request: Single Family to Mixed Use land use
Staff Rec.: **Request for postponement by Staff to February 28, 2017**
Staff: Ming-ru Chu, 512-974-6413, ming-ru.chu@austintexas.gov
Planning and Zoning Department

The motion to grant Staff's request for postponement of this item to February 28, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

7. **Plan Amendment:** [NPA-2016-0016.02 – 20 Strandtman Cove; District 3](#)

Location: 20 Strandtman Cove, Colorado River Watershed; Govalle/Johnston Terrace NP Area
Owner/Applicant: Brian Bilderback (AUS Holdings LLC), William Wappler
Agent: Dale Glover
Request: Industrial to Mixed Use land use
Staff Rec.: **Request for postponement by Applicant to February 28, 2017**
Staff: Ming-ru Chu, 512-974-6413, ming-ru.chu@austintexas.gov
Planning and Zoning Department

The motion to grant Staff's request for postponement of this item to February 28, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

8. Plan Amendment: [NPA-2016-0014.01 - 4500 Nuckols Crossing Road; District 2](#)

Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Angelous Angelos and John Sasaridis
Agent: Thrower Design (Ron Thrower)
Request: Single Family, Multifamily, Recreation & Open Space to Multifamily and Recreation & Open Space land use
Staff Rec.: **Request for postponement by Applicant to February 28, 2017**
Staff: Kathleen Fox, 512-974-7877, kathleen.fox@austintexas.gov
Planning and Zoning Department

The motion to grant Applicant's request for postponement of this item to February 28, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

9. Plan Amendment: [NPA-2016-0016.04 - The Rail Spur Building; District 3](#)

Location: 618 Tillery Street, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) NP Area
Owner/Applicant: Tom Calhoon
Agent: Land Use Solutions, LLC (Michele Hausmann)
Request: Office and Mixed Use to Commercial and Mixed Use land uses
Staff Rec.: **Request for postponement by Applicant to February 28, 2017**
Staff: Kathleen Fox, 512-974-7877, kathleen.fox@austintexas.gov
Planning and Zoning Department

The motion to grant Applicant's request for postponement of this item to February 28, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

10. Plan Amendment: [NPA-2016-0002.01 - 78 San Marcos St.; District 3](#)

Location: 78 San Marcos Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area
Owner/Applicant: Carrie Altemus
Agent: McLean & Howard, LLP (Jeff Howard)
Request: Civic to Neighborhood Mixed Use land use
Staff Rec.: **Request for postponement by the Appicant to February 14, 2017**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

The motion to grant Applicant's request for postponement of this item to February 14, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

11. 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: Sprouse Shrader Smith PLLC (Terry Irion)
Request: LR-NP to GR-MU-NP
Staff Rec.: **Pending; Postponement request by Staff to February 14, 2017**
Staff: Andrew Moore, 512-974-7604
Planning and Zoning Department

The motion to grant Staff's request for postponement of this item to February 14, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

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

Location: 1507, 1509, 1511, 1601 & 1603 Shoal Creek Blvd, Shoal Creek Watershed; Downtown Austin Plan
Owner/Applicant: F. Scott Holdings LLC (John S. Neal)
Agent: Site Specifics (John Hussey)
Request: SF-3, LO, GO to GO-MU-V
Staff Rec.: **Withdrawn by Applicant; no action required.**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department

Item withdrawn; no action taken.

13. Rezoning: [C14-2016-0050 - Plaza Saltillo Tract 1/2/3; District 3](#)

Location: 901, 1011 and 1109 East 5th Street, 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

Items C-13 – C-15 taken in tandem.

Public Hearings closed.

There was a motion by Commissioner Zaragoza, seconded by Commissioner Karen McGraw to grant Staff recommendation with an additional condition to restrict the height on Tracts 1/2/3 to 70 feet.

Friendly amendment by Commissioner Seeger to amend the main motion by allowing a maximum building height of 80 feet on Tracts 1/2/3. Amendment accepted by the maker and seconded by Commissioner McGraw.

Friendly amendment by Commissioner White for Council to consider options for future participation by the City in increasing the number of affordable housing units up to the 25% level as described in Section 4.3 of the Plaza Saltillo Regulating Plan (see: [Saltillo Regulating Plan](#)). Amendment accepted by the maker and seconded by Commissioner McGraw.

Friendly amendment by Commissioner White to stipulate the 41 affordable Units on Tract 6 shall be made up of 30 two bedroom apartments and 11 one bedroom apartments. Friendly amendment not accepted.

Friendly amendment by Commissioner Shieh to stipulate on Tracts 1, 2, 3, 4, and 5 that the units shall be 80 % one bedroom units and 20% two bedroom units. Friendly amendment not accepted.

Substitute motion by Commissioner Wilson, seconded by Commissioner Schissler to grant Staff recommendation.

Friendly amendment by Vice-Chair Kazi to recommend Council consider options for future participation by the City in increasing the number of affordable housing units up to the 25% level as described in Section 4.3 of the Plaza Saltillo Regulating Plan (see: [Saltillo Regulating Plan](#)). Amendment accepted by the maker seconded by Commissioner Schissler.

Friendly amendment by Commissioner Shieh to include language that the Planning Commission does not intend that support for the height increase on this project be considered a guiding precedent for the overall area. The Planning Commission supported the height requests on these zoning cases because of the specific issues of the cases. Namely: This is the Plaza Saltillo project owned by Capital Metro, which has been planned for higher intensity; the project is located within a transit oriented zoning district, which was designed for higher density; the project is located within a central urban renewal combining district, which allows greater intensity in order to promote revitalization; the location of the proposed 125 foot height limit is located closer to Interstate 35.

Friendly amendment by Commissioner White to stipulate the 41 affordable Units on Tract 6 shall be made up of 30 two bedroom apartments and 11 one bedroom apartments. Friendly amendment not accepted.

After debate and amendments the substitute motion by Commissioner Wilson, seconded by Commissioner Schissler was approved on a vote of 9-4. Those voting aye were Chair Oliver, Vice-Chair Kazi and Commissioners De Hoyos Hart, Schissler, Shieh, Thompson, Seeger, Wilson and Vela. Those voting nay were Commissioners McGraw, Nuckols, White and Zaragoza.

- 14. Rezoning:** [**C14-2016-0049 - Plaza Saltillo Tract 4/5; District 3**](#)
- Location: 1211 and 1301 East 5th Street, 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

See item C-13 for Commission action.

- 15. Rezoning:** [**C14-2016-0051 - Plaza Saltillo Tract 6, District 3**](#)
- Location: 413 Navasota Street, 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

See item C-13 for Commission action.

- 16. Appeal:** [**HDP-2016-0648 - 1207 and 1209 W. 22-1/2 Street - Appeal of granting of demolition permit by the Historic Landmark Commission; District 9**](#)
- Location: 1207 and 1209 W. 22-1/2 Street, Shoal Creek Watershed; West University NP Area
Appellant: 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
Planning and Zoning Department

Motion by Commissioner Zaragoza, seconded by Commissioner Vela to grant the Appellant's request for postponement of this item to February 14, 2017 was approved on a vote of 12-0. Commissioner Nuckols recused from this item due to a conflict of interest (Client has taken official position on this item).

17. 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

Public Hearing closed.

Motion by Commissioner Wilson, seconded by Commissioner Schissler to grant CS-MU-V-NP combining district zoning with additional conditions was approved for C14-2016-0097 - South Congress Residences located at 4714 South Congress Avenue on a vote of 12-1. Commissioner Seeger voted nay.

Additional Conditions:

Provide 10% rental units at 60% median family income with a unit mix reflecting the makeup of the units as the rest of the development and all amenities will be available to the residents of the affordable units, and incorporating the conditions in the list of conditions from the October 19th South Congress Combined Neighborhood Plan Contact Team meeting, to the extent possible.

18. 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

Public Hearing closed.

Motion by Vice-Chair Kazi, seconded by Commissioner Vela to grant CS-MU-V-NP combining district zoning with additional conditions was approved for C14-2016-0106 - 4411 SOCO located at 4411 South Congress Avenue and 4510 Lucksinger Lane on a vote of 10-2. Commissioner McGraw and Seeger voted nay on this item. Commissioner Schissler recused on this item due to a conflict of interest (professional services rendered).

Additional Conditions:

Provide 10% rental units at 60% median family income with a unit mix reflecting the makeup of the units as the rest of the development, and all amenities will be available to the residents of the affordable units.

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

Location: 1616 E. Oltorf Street, Harper's Branch Creek 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.: **Recommended, with conditions**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department

The motion to grant Staff's request for postponement of this item to January 24, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

20. Rezoning: [C14H-2016-0120 - Darnall House; District 9](#)

Location: 2805 Wooldridge Drive, Shoal Creek Watershed; Central West Austin
NP Area
Owner/Applicant: Tadd and Holly Lanham, owners
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 combining district zoning for C14H-2016-0120 - Darnall House located at 2805 Wooldridge Drive was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

21. Rezoning: [C14H-2016-0122 - Brundrett-Winkler House; District 9](#)

Location: 104 W. 32nd Street, Waller Creek Watershed; North University NP
Area
Owner/Applicant: Rowena and Kevin Dash, owners
Request: SF-3-NCCD-NP to SF-3-H-NCCD-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-NCCD-NP combining district zoning for C14H-2016-0122 - Brundrett-Winkler House located at 104 W. 32nd Street was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

- 22. Appeal of Denial of Site Plan:** [SP-2016-0196C - 2010 South Lamar Office; District 5](#)
- Location: 2010 South Lamar Blvd, Bouldin Creek Watershed; Zilker NP Area
Owner/Applicant: Frontier Enterprises LLC (Melissa Neslund)
Agent: Big Red Dog Consulting Engineering (Jerrett Daw)
Request: Appeal by applicant for the administrative denial of a site plan
Staff Rec.: **Pending**
Staff: Scott Grantham, 512-974-2942, scott.grantham@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Commissioner Nuckols, seconded by Commissioner Schissler to grant the appeal by the Applicant for the administrative denial of a site plan and recommend traffic mitigation per the Neighborhood Traffic Analysis (See Staff Report – [Neighborhood Traffic Analysis](#); November 30, 2016. Page 20) as follows:

Applicant to contribute \$37,000 towards the identified traffic signal improvements at the intersection of Hether Street/S. Lamar Blvd/West Mary Street.

Applicant to modify southwest corner of intersection to facilitate identified traffic control improvements.

Applicant to comply with South Lamar Boulevard streetscape improvements as presented in the South Lamar Corridor Study.

Motion was approved on a vote of 10-2. Vice-Chair Kazi and Commissioner McGraw voted nay. Commissioner Vela off the dais.

- 23. Site Plan - Variance Only:** [SP-2016-0073C - The Carpenter; District 5](#)
- Location: 400 Josephine Street, West Bouldin Creek Watershed; Zilker NP Area
Owner/Applicant: RRRTI, Breadmakers LP (John Davenport)
Agent: Stantec (Jennifer Brase)
Request: The applicant is requesting to remove two heritage trees with stems greater than 30" in diameter.
Staff Rec.: **Recommended**
Staff: Keith Mars, 512-974-2755, keith.mars@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Vice-Chair Kazi, seconded by Commissioner Wilson to grant Staff's recommendation for SP-2016-0073C - The Carpenter located at 400 Josephine Street was approved on a vote of 9-3. Commissioners Nuckols, Seeger and Zaragoza voted nay. Commissioner Vela off the dais.

24. **Partial Subdivision - Plat Vacation:** [C8-69-0026\(VAC\) - The Highlands of University Hills Section Two; District 1](#)
- Location: Friendswood Drive at Vernon Avenue, Little Walnut Creek Watershed; University Hills & Windsor Park Combined NP Area
- Owner/Applicant: Trimel Enterprises, Et Al (Mark C. Rose)
- Agent: Catalyst Engineering Group (Tim Moltz)
- Request: Approve the partial vacation of The Highlands of University Hills Section Two subdivision.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for C8-69-0026(VAC) - The Highlands of University Hills Section Two located at Friendswood Drive at Vernon Avenue was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

25. **Replat Subdivision with Variance:** [C8-2015-0165.0A - Replat of The Highlands of University Hills Section Two; District 1](#)
- Location: Friendswood Drive at Vernon Avenue, Little Walnut Creek Watershed; University Hills & Windsor Park Combined NP Area
- Owner/Applicant: Trimel Enterprises, Et Al (Mark C. Rose)
- Agent: Catalyst Engineering Group (Tim Moltz)
- Request: Approve a variance from LDC 25-4-175 to allow flag lots and the replat of 10.85 acres into 48 lots.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department

Public Hearing closed.

The motion to grant staff's recommendation for C8-2015-0165.0A - Replat of The Highlands of University Hills Section Two located at Friendswood Drive at Vernon Avenue was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 12-1. Commissioner McGraw voted nay on this item.

26. Resubdivision: **C8-2015-0200.1A - Woodbridge Subdivision; District 1**

Location: 5306 Samuel Huston Avenue, Fort Branch Watershed; Fort Branch Watershed; MLK-183 NP Area
Owner/Applicant: Polis Properties, LLC (Chris Peterson)
Agent: Civiltude Engineering (Fayez Kazi)
Request: Approval of the Woodbridge Subdivision, a resubdivision of Lot 1, Bunche Road Subdivision, comprised of 10 lots on 2.87 acres.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public Hearing closed.

The motion to grant Staff's recommendation for C8-2015-0165.0A - Woodbridge Subdivision located at 5306 Samuel Huston Avenue was approved by general consent on a vote of 11-0. Vice-Chair Kazi recused on this item due to a conflict of interest (professional services rendered). Commissioner Schissler recused on this item due to a conflict of interest (professional services rendered).

27. 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, rosemary.avila@austintexas.gov
Development Services Department

The motion to grant Applicant's request for postponement of this item to February 14, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

28. **Site Plan - Conditional Use Permit:** [SPC-2016-0119A - Pershing House; District 3](#)
- 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, donna.galati@austintexas.gov
Development Services Department

The motion to grant Applicant's request for postponement of this item to January 24, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

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: 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.: **Recommended**
- Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Commissioner De Hoyos Hart, seconded by Commissioner Nuckols to grant the conditional use permit for SPC-2016-0160A - Tamale House Conditional Use Permit located at 1706 E. 5th Street was approved on a vote of 12-0. Commissioner Vela off the dais.

30. **Final Plat - Resubdivision:** [**C8-2016-0245.0A - Webberville Road Addition; District 1**](#)
Location: 1601 Webberville Road, Fort Branch Creek Watershed; MLK-183 NP Area
Owner/Applicant: Johnson A J Real Estate LLC
Agent: Texas Design Interests LLC (Jeff Shindler)
Request: Approval of Webberville Road Addition composed of 3 lots on 1.54 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
31. **Resubdivision - Final Plat:** [**C8-2016-0244.1A - Resubdivision of Lots A and B, D. E. Grieder Addition; District 1**](#)
Location: 3200 Northeast Drive, Little Walnut Creek Watershed; University Hills NP Area
Owner/Applicant: MAFAB Designs LLC (Moody Andrews)
Agent: Prossner and Associates, Inc. (Kurt Prossner)
Request: Approval of resubdivision of Lots A and B, D. E. Grieder Addition final plat composed of 3 lots on 0.47 acres
Staff Rec.: **Disapproval**
Staff: Ramon Rezvanipour, 512-974-3124, ramon.rezvanipour@austintexas.gov
Development Services Department
32. **Resubdivision:** [**C8-2016-0249.0A - Resubdivision of Lot A of Lot A and B, Antoine Subdivision; District 1**](#)
Location: 901 East 13th Street, Waller Creek Watershed; Central East NP Area
Owner/Applicant: New Castle Homes (Alex Zwarun)
Agent: Jeff Shindler, P.E. Texas Design Interests, LLC
Request: The request is for approval of Resubdivision of Lot A of Lot A and B, Antoine Subdivision. The proposed plat is composed of 2 lots on 0.22 acres.
Staff Rec.: **Disapproval**
Staff: Jeremy Siltala, 974-2945, jeremy.siltala@austintexas.gov
Development Services Department

Public Hearings closed.

The motion to disapprove Items 30-32 was approved on the consent agenda by Commissioner Zaragoza, seconded by Vice-Chair Kazi on a vote of 13-0.

D. NEW BUSINESS

1. Initiate a Code Amendment to Create a Zoning Overlay for 1615/1617 South 2nd 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 2nd Street.

Motion by Commissioner Thompson, seconded by Commissioner Zaragoza to indefinitely postpone this item was approved on a vote of 11-1. Commissioner Wilson voted nay. Commissioner Vela off the dais.

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

Codes and Ordinances Joint Committee – No report provided.

Comprehensive Plan Joint Committee – No report provided.

Land Development Code Advisory Group – No report provided.

Small Area Planning Joint Committee – No report provided.

Chair Stephen Oliver adjourned the meeting without objection on Wednesday, January 11, 2017 at 1:15 a.m.

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