

PLANNING COMMISSION SUMMARY SHEET

NEIGHBORHOOD PLAN AMENDMENT: NPA-2019-0012.01.SH -The Abali - Conduct a public hearing and approve an ordinance amending Ordinance No. 020801-91, the Upper Boggy Creek Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known as 4603, 4605, 4607, 4609 & 4611 North I.H. 35 SVRD NB (Boggy Creek Watershed) from Office to Multifamily land use. Staff recommendation and Planning Commission recommendation: To grant Multifamily land use. Owner/Applicant: Saeed Moshfegh, Behzad, Bahrami & Nemerow Investments, LLC. Agent: Megan Lash. City Staff: Maureen Meredith, (512) 974-2695

ZONING CASE: C14-2019-0046.SH – The Abali

RESTRICTIVE COVENANT TERMINATION: C14-87-087(RCT) – The Abali, LLC

DISTRICT: 1

REQUEST: Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4603, 4605, 4607, 4609 and 4611 N. IH-35 Service Road Northbound (Upper Boggy Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning, limited office-neighborhood plan (LO-NP) combining district zoning, and community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning to multifamily residence-high density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district zoning. Staff Recommendation: To grant multifamily residence-high density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district zoning. Planning Commission Recommendation: To grant multifamily residence-high density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district zoning. Owner: Saeed Moshfegh, Bahrami Behzad & Nemerow Investments, LLC (Saeed Moshfegh). Applicant: The Abali, LLC (Megan Lasch) City Staff: Heather Chaffin, 512-974-2122.

Conduct a public hearing and approve a restrictive covenant termination on a property locally known as 4605, 4607, and 4609 N. IH-35 Service Road Northbound (Upper Boggy Creek Watershed). Applicant request: To terminate the public restrictive covenant associated with zoning case C14-2019-0046.SH. Staff recommendation: To grant the restrictive covenant termination. Planning Commission recommendation: To grant the restrictive covenant termination. Owner: Bahrami Behzad. Applicant: The Abali, LLC (Megan Lasch) City Staff: Heather Chaffin, 512-974-2122.

DATE: June 6, 2019

PLANNING COMMISSION ACTION:

May 28, 2019: To grant MF-6-CO-NP and approved RCT as requested by the Applicant, on Consent (12-0). [J. Shieh- 1st, P. Howard- 2nd, K. McGraw- Absent]