



Planning Commission

December 8, 2015 @ 6:00P.M.

City Hall – Council Chambers

301 W. 2nd Street

Austin, TX 78701

Fayez Kazi – Vice-Chair
Tom Nuckols
Stephen Oliver – Chair
Angela Pineyro De Hoyos
James Schissler – Parliamentarian
Patricia Seeger
James Shieh
Jean Stevens – Secretary

Jeffrey Thompson
Jose Vela III
Trinity White
Michael Wilson
Nuria Zaragoza
William Burkhardt – Ex-Officio
Howard Lazarus – Ex-Officio
Dr. Jayme Mathias – Ex -Officio

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes from November 10, 2015.

C. PUBLIC HEARINGS

- 1. Zoning:** **C814-2012-0163 - Sun Chase PUD; District 2**
Location: 15201, 15810 and 16070 Pearce Lane; 7910 Wolf Lane, Dry Creek East Watershed, Southeast Travis County MUD #1-4
Owner/Applicant: Qualico CR LP (Vera Massaro)
Agent: Armbrust & Brown, L.L.P. (Richard Suttle)
Request: I-SF-2; I-SF-4A to PUD
Staff Rec.: **Pending; Postponement request by the Staff to January 12, 2016**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
- 2. Plan Amendment:** **NPA-2015-0002.02 - 901 Spence; District 3**
Location: 901 Spence Street, Lady Bird Lake Watershed, East Cesar Chavez NP Area
Owner/Applicant: Margot Perez-Greene, Executor Estate of Ananias B. Perez
Agent: Gayle Rosenthal, Attorney/Broker
Request: Single Family land use to Mixed Use/Office land use
Staff Rec.: **Not recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department
- 3. Rezoning:** **C14-2015-0109 - 901 Spence; District 3**
Location: 901 Spence Street, Lady Bird Lake Watershed, East Cesar Chavez NP Area
Owner/Applicant: Margot Perez-Greene, Executor Estate of Ananias B. Perez
Agent: Gayle Rosenthal, Attorney/Broker
Request: SF-3-NP to GO-MU-NP
Staff Rec.: **Not recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
- 4. Plan Amendment:** **NPA-2015-0005.04 - Lenox Oaks; District 3**
Location: 6705, 6707, 6709 Ponca Street; 434 Bastrop Hwy SB; 444, 446, 448, 450, 452, 454 & 456 Bastrop Hwy SB; 500 Bastrop Hwy SB, Carson Creek Watershed, Montopolis NP Area
Owner/Applicant: 422 Bastrop Hwy, Ltd.; 500 Bastrop Hwy, Ltd.; and Chase Equities, Inc.
Agent: Smith, Robertson, Elliott & Douglas, LLP (David Hartman)
Request: Single Family, Commercial and Office land use to Mixed Use
Staff Rec.: **Staff recommends Mixed Use, Commercial, Mixed Use/Office and Multifamily land uses**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

5. **Rezoning:** **C14-2015-0104 - Lenox Oaks; District 3**
Location: 434 Bastrop Hwy SB, 444-456 Bastrop Hwy SB, 500 Bastrop Hwy SB, 6705-6709 Ponca Street, Colorado River and Carson Creek Watersheds, Montopolis NP Area
Owner/Applicant: Chase Equities (Jimmy Nassour), 422 Bastrop Hwy, Ltd (Jimmy Nassour), 500 Bastrop Hwy, Ltd (Jimmy Nassour)
Agent: Smith, Robertson, Elliott & Douglas, LLP (David Hartman)
Request: CS-NP, SF-3-NP, GO-NP & SF-2-NP to CS-MU-NP
Staff Rec.: **CS-CO-NP, CS-MU-CO-NP, LR-MU-CO-NP, GO-MU-CO-NP, MF-2-CO-NP**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department
6. **Plan Amendment:** **NPA-2015-0008.01 - Sol Wilson, District 1**
Location: 2612 Sol Wilson Avenue, Boggy Creek Watershed, Rosewood NP Area
Owner/Applicant: Fox Investment Properties, LLC
Agent: Lenworth Consulting, LLC (Nash Gonzales, Jr.)
Request: Civic land use to Mixed Use land use
Staff Rec.: **Staff recommendation is for Neighborhood Mixed Use land use**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department
7. **Rezoning:** **C14-2015-0102 - Sol Wilson, District 1**
Location: 2612 Sol Wilson Avenue, Boggy Creek Watershed, Rosewood NP Area
Owner/Applicant: Fox Investment Properties, LLC
Agent: Lenworth Consulting, LLC (Nash Gonzales, Jr.)
Request: LR-MU-V-NP to CS-MU-CO-NP
Staff Rec.: **Withdrawn**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
8. **Plan Amendment:** **NPA-2015-0023.01 - Boys and Girls - Legacy Club of Austin; District 1**
Location: 4717 Turner Lane, Walnut Creek and Little Walnut Creek Watersheds, University Hills/Windsor Hills NP Area
Owner/Applicant: Boys and Girls Club of America (Chuck Carroll)
Agent: Drenner Group. P.C. (Stephen Rye)
Request: Higher Density Single Family, Transportation, and Commercial to Civic
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

9. **Rezoning:** **C14-2015-0086 - Boys and Girls - Legacy Club of Austin; District 1**
Location: 4717 Turner Lane, Walnut Creek and Little Walnut Creek, University Hills/Windsor Hills NP Area
Owner/Applicant: Boys and Girls Club of America (Chuck Carroll)
Agent: Drenner Group. P.C. (Stephen Rye)
Request: SF-3-NP, SF-6-NP, and LR-CO-NP to GR-CO-NP
Staff Rec.: **Recommended with conditions**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
10. **Code Amendment:** **C20-2015-012 - Short-Term Rentals**
Request: Consider amendments to Title 25 of the City Code related to short-term rentals
Staff Rec.: **Recommended**
Staff: Trish Link, 512-974-2173, patricia.link@austintexas.gov
Law Department
11. **Code Amendment:** **C20-2015-010 - Porch Encroachment**
Request: Consider an amendment to Title 25 of the City Code related to street side yard porch encroachment
Staff Rec.: **Recommended**
Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov
Planning and Zoning Department
12. **Code Amendment:** **C20-2015-014 - Planned Unit Development Zoning**
Request: Consider an amendment to Title 25 of the City Code related to approval requirements for planned unit development zoning cases
Staff Rec.: **Recommended**
Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov
Planning and Zoning Department
13. **Code Amendment:** **C20-2014-003 - Small Lot Amnesty**
Request: Consider amendments to Title 25 of the City Code to limit the redevelopment of existing small (substandard) lots that are developed as a single building site.
Staff Rec.: **Recommended**
Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov
Planning and Zoning Department

- 14. Rezoning:** **C14-2014-0198 - One Two East; District 1**
Location: 1105, 1107, and 1109 N. IH 35 Service Road Northbound, Waller Creek Watershed, Central East Austin NP Area
Owner/Applicant: JH West 12th Street Partners, Ltd. (Haythem Dawlett)
Agent: Drenner Group. P.C. (Stephen Rye)
Request: Tract 1: from CS-NCCD-NP to CS-NCCD-NP, to change a condition of zoning; Tract 2: from CS-1-NCCD-NP to CS-1-NCCD-NP, to change a condition of zoning
Staff Rec.: **Recommended with conditions**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
- 15. Rezoning:** **C14-2015-0135 - South Six; District 2**
Location: 4212 Smith School Road, Williamson Creek and Onion Creek Watersheds, Southeast Combined (McKinney) NP Area
Owner/Applicant: 143 Smith School, Ltd. (Ronald Yokubaitis)
Agent: Sneed, Vine & Perry, PC (Robert Kleeman)
Request: DR-NP to LI-PDA-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
- 16. Rezoning:** **C14-2015-0141 - Allwood Condo Project; District 5**
Location: 2106 Allwood Drive & 2103 Bluebonnet Lane, West Bouldin Creek Watershed, Zilker NP Area
Owner/Applicant: River City Homes (Peter Kehle)
Agent: Hector Avila
Request: SF-3 to SF-6
Staff Rec.: **SF-6-CO**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department
- 17. Rezoning:** **C14-2015-0047 - 2303-2311 Thornton Road; District 5**
Location: 2303-2311 Thornton Road, Bouldin Creek Watershed, South Lamar NP Area
Owner/Applicant: UT Land Co. (Jimmy Nassour)
Agent: Alice Glascoe Consulting (Alice Glascoe)
Request: CS to CS-MU-V
Staff Rec.: **CS-MU-CO**
Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department

- 18. Rezoning:** **C14-2015-0062 - US 183 & McCall Lane Rezoning; District 2**
Location: 2900, 3000, 3024 US 183 Highway South and 3120 McCall Lane, Carson Creek and Onion Creek Watersheds, Southeast Combined (Southeast) NP Area
Owner/Applicant: Met Center NYCTEX Phase II, Ltd. (Howard Yancy)
Agent: Thrower Design (Ron Thrower)
Request: LI-NP; LI-CO-NP to LI-PDA-NP
Staff Rec.: **Pending; Postponement request by the Staff to**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
- 19. Final Plat - Resubdivision:** **C8-2014-0197.0A - Green Valley No. 1 Lot 1 Block 5, Resubdivision; District 1**
Location: 1126 Lott Avenue, Fort Branch Creek Watershed, MLK-183 NP Area
Owner/Applicant: Leticia Smith
Agent: Hector Avila
Request: Approval of Green Valley No. 1 Lot 1 Block 5; Resubdivision composed of 4 lots on 0.904 acres. In addition, the applicant requests a variance from LDC Section 25-4-175(A)(2) to utilize a flag lot design for a residential resubdivision.
Staff Rec.: **Recommendation pending**
Staff: Don Perryman, 512-974-2786, Don.perryman@austintexas.gov
Development Services Department
- 20. Final Plat - Resubdivision:** **C8-2015-0112.0A - Crest Haven Addition, Resubdivision of Lot 7 Block 1; District 1**
Location: Greenwood Avenue, Tannehill Branch Watershed, MLK NP Area
Owner/Applicant: Urban Ventures
Agent: Southwest Engineers (Matt Dringenberg)
Request: Approval of the Crest Haven Addition, Resubdivision of Lot 7 Block 1 composed of 4 lots on 0.99 acres. In addition, the applicant requests a variance from LDC Section 25-4-175(A)(2) to utilize a flag lot design for a residential resubdivision.
Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, Don.perryman@austintexas.gov
Development Services Department

21. **Final Plat - Resubdivision:** **C8-2015-0113.0A - Crest Haven Addition, Resubdivision of Lot 19, Block 1; District 1**
Location: 2102 E M Franklin Avenue, Tannehill Branch Watershed, MLK NP Area
Owner/Applicant: Urban Ventures
Agent: Southwest Engineers (Matt Dringenberg)
Request: Approval of the Crest Haven Addition, Resubdivision of Lot 19, Block 1 composed of 4 lots on 1.018 acres. In addition, the applicant requests a variance from LDC Section 25-4-175(A)(2) to utilize a flag lot design for a residential resubdivision.

Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, Don.perryman@austintexas.gov
Development Services Department
22. **Final Plat - Resubdivision:** **C8-2014-0243.0A - Banister Acres Lot 12 Block 5, Resubdivision; District 5**
Location: 4416 Banister Lane, West Bouldin Creek Watershed, 4416 Banister Lane
Owner/Applicant: Richard Wagner
Agent: Hector Avila
Request: Approval of the Banister Acres Lot 12 Block 5; Resubdivision composed of 2 lots on 0.50 acres.

Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, Don.perryman@austintexas.gov
Development Services Department
23. **Final Plat - Resubdivision:** **C8-2015-0153.0A - Austin Mall Lot 4. Resubdivision; District 4**
Location: 5901 Airport Boulevard, Tannehill Branch and Waller Creek Watersheds, Brentwood/Highland Combined NP Area
Owner/Applicant: Austin Community College District (Dr. Richard Rhodes)
Agent: Bury, Inc. (Craig Chonko)
Request: Approval of Austin Mall Lot 4, Resubdivision composed of 4 lots on 17.3 acres.

Staff Rec.: **Recommended**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Development Services Department
24. **Final Plat - Resubdivision:** **C8-2015-0072.0A - RREEF Domain Lot Q1 Subdivision; District 7**
Location: Kramer Lane, Walnut Creek Watershed, North Burnet TOD
Owner/Applicant: RREEF Domain LP (Ben Bufkin)
Agent: Bury-Aus, Inc. (Lauren Beavers)
Request: Approval of the RREEF Domain Lot Q1 Subdivision composed of 3 lots on 67.193 acres

Staff Rec.: **Recommended**
Staff: Don Perryman, 512-974-2786, Don.perryman@austintexas.gov
Development Services Department

- 25. Resubdivision:** **C8-2015-0177.0A - 900 South 1st Plat; District 9**
Location: 900 South 1st Street, East Bouldin Creek Watershed, Bouldin Creek NP Area
Owner/Applicant: 1st Street Highlands, L.P. (Ryan Diepenbrock)
Agent: PSW Homes, LLC (Jarred Corbell)
Request: Approval of the resubdivision of existing lots and vacated right-of-way into a 1 lot subdivision on 1.323 acres
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
- 26. Resubdivision:** **C8-2015-0023.0A - Resubdivision of Lot A Sellstrom-Spear Addition; District 10**
Location: 2617 Pecos Street, Taylor Slough South Watershed, West Austin NP Area
Owner/Applicant: Ashley Amini
Agent: Big Red Dog Engineering (Aaron Bourgeois)
Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 1.06 acres
Staff Rec.: **Recommendation pending**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
- 27. Resubdivision:** **C8-2015-0008.0A - Resubdivision of Portion of Lot 7 & 8, Block 8, C.R. Johns & Co. Subdivision; District 1**
Location: 1313 Comal Street, Boggy Creek Watershed, Central East Austin NP Area
Owner/Applicant: Alan Gonzalez
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approval of the Resubdivision of Portion of Lots 7 & 8, Block 8, C.R. Johns & Co. Subdivision composed of 1 lot on 0.1434 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
- 28. Final Plat:** **C8-2015-0254.0A - Kuykendall Heights; District 5**
Location: 1912 Paramount Avenue, Lady Bird Lake Watershed, Zilker NP Area
Owner/Applicant: Lauren Moorman
Agent: MADC, LLC (Carl McClendon)
Request: Approval of Kuykendall Heights composed of 1 lot on 0.685 acres.
Staff Rec.: **Disapproval**
Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
Development Services Department

- 29. Preliminary Plan:** [C8-2015-0260 - Rancho Garza Preliminary Plan; District 8](#)
 Location: 3800 Ben Garza Lane, Williamson Creek Watershed-Barton Springs Zone, East Oak Hill NP Area
 Owner/Applicant: Rancho Graza Ltd. (Ron White)
 Agent: Cunningham-Allen, Inc. (Jana Rice)
 Request: Approval of Rancho Garza Preliminary Plan composed of 10 lots on 34.72 acres.
 Staff Rec.: **Disapproval**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
 Development Services Department
- 30. Final Plat:** [C8-2015-0256.0A - Cactus Lane Subdivision; District 5](#)
 Location: 2103 West Ben White Boulevard, Williamson Creek Watershed, South Lamar NP Area
 Owner/Applicant: WC 2101 W Ben White LP (Rosalie Keszler)
 Agent: Doucet & Associates (Jonathan Fowler)
 Request: Approval of the Cactus Lane Subdivision composed of 2 lots on 2.864 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 31. Final Plat with Preliminary:** [C8-2015-0031.2A - EM Franklin; District 1](#)
 Location: 1190 EM Franklin Ave, Tannehill Branch Watershed, MLK NP Area
 Owner/Applicant: EM Franklin LP
 Agent: PSW Real Estate Communities LP (Casey Giles)
 Request: Approval of the EM Franklin composed of 48 lots on 4.64 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 32. Final Plat:** [C8-2015-0253.0A - Block 6 Broadacres; Resubdivision of Lot 6; District 7](#)
 Location: 5611 Jeff Davis Avenue, Shoal Creek Watershed, Brentwood NP Area
 Owner/Applicant: Noble S&E Works (Ryan Irion)
 Agent: Michel Issa
 Request: Approval of the Block 6 Broadacres; Resubdivision of Lot 6 composed of 2 lots on 0.33 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 33. Final Plat - Amended Plat:** [C8-2015-0246.0A - Bouldin Stand Two; District 8](#)
 Location: 5508 West U.S. 290 Highway Westbound, West Bouldin Creek Watershed, East Oak Hill NP Area
 Owner/Applicant: LandDev Consulting (Darren Webber)
 Agent: Legacy DCS, LLC (Cass Brewer)
 Request: Approval of the Bouldin Stand Two composed of 2 lots on 0.46 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 34. Site Plan Compatibility Waiver:**
Location: 11133-½ Wandering Way, Walnut Creek Watershed, Windsor Hills NP Area
Owner/Applicant: Austin Chinese Church (Ka Leung Lee)
Agent: Chan & Partners Engineering (Alexis Woffenden)
Request: Waiver from a 25-ft to a 5-ft setback to build parking spaces and a driveway
Staff Rec.: **Recommended**
Staff: Scott Grantham, 512-974-2942, scott.grantham@austintexas.gov
Development Services Department
- 35. Street Vacation:** **F#9243-1308; F#9244-1308; F# 9245-1308; F#9246-1308**
Request: Vacation of a 6,722 square foot portion of East Avenue; a 5,052 square foot portion of East Avenue; a 3,347 square foot portion of East Avenue, and; a 4,617 square foot portion of East Avenue. Said portions of Right-of-Way collectively abutting 801 Lambie Street. 803 Lambie Street, 805 Lambie Street, and 48 East Avenue.
Staff Rec.: **Recommended**
Staff: Eric Hammack, 512-974-7079, Eric.Hammack@AustinTexas.gov
Office of Real Estate Services
- 36. Briefing/Status Update:**
Staff: Briefing/Status Update on CodeNEXT and Sound Check
Jim Robertson, 512-974-3564, jim.robertson@austintexas.gov
Planning and Zoning Department

D. NEW BUSINESS

- 1. New Business:** Discussion and possible action on forwarding a memorandum to the Mayor and Council regarding the formation of two additional joint committees of the Planning Commission and Zoning and Platting Commission.
- 2. New Business:** Discussion and action on appointing a Commissioner to the Joint Sustainability Committee.

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

G. ADJOURNMENT

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.