



Planning Commission
May 24, 2016 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701

Fayez Kazi – Vice-Chair
Karen McGraw
Tom Nuckols
Stephen Oliver – Chair
Angela PineyroDeHoyos
James Schissler – Parliamentarian
Patricia Seeger
James Shieh – 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 May 10, 2016.

Facilitator: Donna Galati, 512-974-2733

City Attorney: Robert Davis, 512-974-2188

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2015-0015.03 - 5010 & 5012 Heflin Lane; District 1](#)
Location: 5010 & 5012 Heflin Lane, Fort Branch Creek Watershed; East MLK Combined NP Area
Owner/Applicant: Heflin Phase 1, LLC (Lynn Yuan) and Shirley Davis
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: Amend the future land use map (FLUM) from Single-Family to High Density Single-Family land use
Staff Rec.: **Applicant requests postponement to July 26, 2016.**
Staff: [Kathleen Fox](#), 512-974-7877
Planning and Zoning Department
- 2. Rezoning:** [C14-2015-0114 - 5010 & 5012 Heflin Lane; District 1](#)
Location: 5010 & 5012 Heflin Lane, Fort Branch Creek Watershed; East MLK Combined NP Area
Owner/Applicant: Heflin Phase 1, LLC (Lynn Yuan)
Agent: Metcalfe Wolff, Stuart & Williams, LLP (Michele R. Lynch)
Request: SF-4A-NP to SF-6-NP
Staff Rec.: **Applicant requests postponement to July 26, 2016.**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2016-0020.01 - 440 E. St. Elmo Plan Amendment; District 3](#)
Location: 440 East St. Elmo Road, Building F, Williamson Creek Watershed; South Congress Combined (East Congress) NP Area
Owner/Applicant: Atlas/Zimmerman Family, L.L.C.
Agent: Thrower Design (Ron Thrower)
Request: Industry to Commercial land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 4. Rezoning:** [C14-2016-0024 - 440 E. St. Elmo Road Rezoning; District 3](#)
Location: 440 East St. Elmo Road, Building F, Williamson Creek Watershed; South Congress Combined (East Congress) NP Area
Owner/Applicant: The Elmo Yard, LLC (Adam Zimmerman)
Agent: Thrower Design (Ron Thrower)
Request: LI-NP to CS-1-CO-NP
Staff Rec.: **Recommended, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Facilitator: [Donna Galati](#), 512-974-2733

City Attorney: [Robert Davis](#), 512-974-2188

5. **Rezoning:** [C14-2016-0031 – Kaleidoscope Village; District 1](#)
Location: 6314 FM 969 and 6307 Parliament Drive, Walnut Creek Watershed; MLK-183 Combined NP Area
Owner/Applicant: KV Creation LP (Clifford May)
Request: Tract 1: From SF-6-NP, LR-MU-NP, and LR-NP to MF-2-NP;
Tract 2: From LR-NP and SF-6-NP to LR-MU-NP
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
6. **Rezoning:** [C14-2016-0022 - 502 W 15th Street; District 9](#)
Location: 502 West 15th Street, Shoal Creek Watershed; Downtown Austin Plan
Owner/Applicant: Moore JH 502, LLC (Ann E. Vanderburg)
Agent: Mike McHone Real Estate (Mike McHone)
Request: LR to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: [Victoria Haase](#), 512-974-7691
Planning and Zoning Department
7. **Rezoning:** [C14-2016-0034 - 701 Rio Grande; District 9](#)
Location: 701 Rio Grande Street and 602 West 7th Street, Shoal Creek Watershed; Downtown Austin Plan
Owner/Applicant: Rio Grande Street Partners, LP (Diana Zuniga) and 602 7th Street Partners, LP (John Berkowitz)
Agent: Drenner Group (Jewels Watson)
Request: GO to DMU-CO
Staff Rec.: **Recommended**
Staff: [Victoria Haase](#), 512-974-7691
Planning and Zoning Department
8. **Code Amendment:** [C20-2015-018 - Tenant Relocation](#)
Request: Consider amendments to Title 25 of the Land Development Code related to recommendations regarding tenant relocation assistance requirements.
Staff Rec.: **Recommended; Postponement request by Staff to June 14, 2016**
Staff: [Lauren Avioli](#), 512-974-3141
Neighborhood Housing and Community Development
9. **Code Amendment:** **C20-2015-008 - Traffic Mitigation**
Request: Consider amendments to Title 25 of the Land Development Code relating to right-of-way dedications and transportation improvements required as a condition to mitigate the impacts of development approval.
Staff Rec.: **Recommended**
Staff: [Andy Linseisen](#), 512-974-2239
Development Services Department

Facilitator: [Donna Galati](#), 512-974-2733

City Attorney: [Robert Davis](#), 512-974-2188

10. **Code Amendment:** [C20-2015-007 - Educational Facilities](#)
Request: Consider amendments to Title 25 of the Land Development Code relating to site development standards for educational facilities.
Staff Rec.: **Recommended**
Staff: [Donna Galati](#), 512-974-2733
Development Services Department
11. **Code Amendment:** [C20-2015-019 - Festival Beach Waterfront Overlay Subdistrict](#)
Request: Consider a site-specific amendment to Title 25 of the Land Development Code relating to site development regulations for the Festival Beach Subdistrict of the Waterfront Overlay.
Staff Rec.: **Pending**
Staff: [Jerry Rusthoven](#), 512-974-3207,
Planning and Zoning Department
12. **Code Amendment:** [C20-2015-002 - Lake Austin Updates](#)
Request: Consider amendments to Chapter 25-2 and 25-8 of the Land Development Code relating to regulation of development along City of Austin lakes.
Staff Rec.: **Recommended**
Staff: [Liz Johnston](#), 512-974- 2619,
Watershed Protection Department
13. **Site Plan Conditional Use Permit:** [SPC-2015-0322C - Montopolis Water Reclamation Reservoir, District 3](#)
Location: 2711 Montopolis Drive, Carson Creek and Country Club Creek Watersheds; Montopolis NP Area
Owner/Applicant: City of Austin - Public Works Department (Imane Mrini)
Agent: K. Friese and Associates, Inc. (Dale Murphy, PE)
Request: To approve a CUP for development greater than 1 acre in P-Public zoning
Staff Rec.: **Recommended**
Staff: [Lynda Courtney](#), 512-974-2810
Development Services Department
14. **Resubdivision:** [C8-2015-0078.0A - Resubdivision of Lots 7 and 8, Block 17, Glenwood Addition; District 1](#)
Location: 1301 and 1303 Cedar Avenue, Boggy Creek Watershed; Chestnut NP Area
Owner/Applicant: ME1 Investments, LP
Agent: Genesis 1 Engineering (George Gonzalez)
Request: Approval of the resubdivision consisting of 4 lots on 0.278 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Facilitator: [Donna Galati](#), 512-974-2733

City Attorney: [Robert Davis](#), 512-974-2188

- 15. Resubdivision:** [C8-2015-0243.0A - Manor Forest; District 1](#)
Location: 2910 Rogge Lane, Fort Branch Creek Watershed; Pecan Springs - Springdale NP Area
Owner/Applicant: Manor Forest, LLC
Agent: Brown & Gay Engineering (Pablo Martinez)
Request: Approval of the resubdivision consisting of 1 lot on 1.65 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 16. Plat Vacation:** [C8-70-006\(VAC\) - Rosewood Village, Section 5; District 1](#)
Location: 3013 Kuhlman Avenue, Boggy Creek Watershed; Rosewood NP Area
Owner/Applicant: Jolyn Piercy
Agent: Hector Avila
Request: Partial vacation of Rosewood Village, Section 5
Staff Rec.: **Application withdrawn; no action required**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 17. Encroachment of Right-of-Way:** [F#9647-1602](#)
Request: Encroachment of the 13th 1/2 Street right-of-way by the exterior chimney and facade of an existing structure.
Staff Rec.: **Recommended**
Applicant: Fayezi Kazi, of Civilitude
Owner: Austin Spirits, LLC (Lewis Goldstein)
Staff: [Eric Hammack](#), 512-974-7079
Office of Real Estate Services
- 18. Master Plan:** [South Waterfront Master Plan](#)
Request: Discuss and consider a recommendation of the South Waterfront Master Plan
Staff Rec.: **Recommended**
Staff: [Alan Holt](#), 512-974-2716; [Elizabeth Smith](#) 974-2856
Planning and Zoning Department

Facilitator: [Donna Galati](#), 512-974-2733

City Attorney: [Robert Davis](#), 512-974-2188

- 19. Preliminary Plan:** [C8-2016-0094 - Austin Gardens; District 1](#)
Location: 5603 Hudson Street, Fort Branch Creek Watershed; MLK-183 NP Area
Owner/Applicant: Emily & Joseph Hazen; Mark Marsee
Agent: Perales Engineering (Jerry Perales)
Request: Approval of Austin Gardens composed of 40 lots on 5.64 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 20. Final Plat - Resubdivision:** [C8-2016-0092.0A - Johns C.R. Subdivision Lot 1 and 2 Block 15 Resubdivision; District 1](#)
Location: 2000 East 22nd Street, Boggy Creek Watershed; Upper Boggy Creek NP Area
Owner/Applicant: Scott Group (Craig Scott)
Agent: Perales Engineering (Jerry Perales)
Request: Approval of the Johns C.R. Subdivision Lot 1 and 2 Block 15 Resubdivision composed of 3 lots on 0.44 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 21. Final Plat - Resubdivision:** [C8-2016-0090.0A - Gault Street Final Plat; District 7](#)
Location: 7709 Gault Street, Waller Creek Watershed; Crestview NP Area
Owner/Applicant: Katahomes, Inc.
Agent: Perales Engineering (Jerry Perales)
Request: Approval of the Gault Street Final Plat composed of 2 lots on 0.33 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 22. Preliminary Plan:** [C8-2016-0091 - Highlands of University Hills, Section 2; Re-Plat; District 1](#)
Location: 6100 Friendswood Drive, Little Walnut Creek Watershed; Windsor Park NP Area
Owner/Applicant: Trimel Opportunities LLC
Agent: Catalyst Engineering Group (Timothy J. Moltz)
Request: Approval of the Highlands of University Hills, Section 2; Re-Plat composed of 47 lots on 8.58 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: [Donna Galati](#), 512-974-2733

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- 23. Final Plat - Resubdivision:** [C8-2016-0089.0A - Villas at Vinson Oak Resubdivision; District 3](#)
- Location: 4511 Vinson Drive, Williamson Creek Watershed; South Manchaca NP Area
- Owner/Applicant: Notigius (Antonio Giustino)
- Agent: Perales Engineering (Jerry Perales)
- Request: Approval of the Villas at Vinson Oak Resubdivision composed of 20 lots 1.9 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

D. NEW BUSSINESS

E. COMMITTEE REPORTS

Committee on Codes and Ordinances

Committee on the Comprehensive Plan

Garage Working Group

Land Development Code Advisory Group

Small Area Planning Joint Committee

F. 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 2 days (48 hours) 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.

Facilitator: [Donna Galati](#), 512-974-2733

City Attorney: [Robert Davis](#), 512-974-2188