



Planning Commission
January 10, 2017 @ 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
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.

B. APPROVAL OF MINUTES

1. Approval of minutes from December 13, 2016.

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
Planning and Zoning Department
- 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
Planning and Zoning Department
- 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
Planning and Zoning Department

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
Planning and Zoning Department
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
Planning and Zoning Department
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
Planning and Zoning Department
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
Planning and Zoning Department

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
Planning and Zoning Department
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 Haussmann)
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
Planning and Zoning Department
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
Planning and Zoning Department
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

- 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
Planning and Zoning Department
- 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
Planning and Zoning Department
- 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
Planning and Zoning Department
- 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
Planning and Zoning Department
- 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
Planning and Zoning Department

- 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
Planning and Zoning Department
- 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
Planning and Zoning Department
- 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
Planning and Zoning Department
- 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
Planning and Zoning Department
- 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
Planning and Zoning Department

- 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
Development Services Department
- 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
Development Services Department
- 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
Development Services Department
- 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
Development Services Department

- 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
Development Services Department
- 27. Site Plan - Compatibility Waiver:** [**SP-2016-0008C - Lofts at 12th Street; District 1**](#)
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
- 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
Development Services Department

- 29. Site Plan - Conditional Use Permit & Variance:**
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
Development Services Department
- 30. Final Plat - Resubdivision:**
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:**
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
Development Services Department
- 32. Resubdivision:**
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
Development Services Department

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.

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

Codes and Ordinances Joint Committee

Comprehensive Plan Joint Committee

Land Development Code Advisory Group

Small Area Planning Joint Committee

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 Andrew Rivera at Planning & Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Speaker Testimony Time Allocation

PUBLIC HEARING

Speaker	Number	Time Allocated
Applicant / Agent	1	5 min (Additional 3 minute rebuttal)
Speakers For	Up to 3	3 min.
Speakers For	Up to 16	1 min.
Primary Speaker	1	5 min.
Speakers Against	Up to 3	3 min.
Speakers Against	Up to 16	1 min.

Speakers are limited to 10 minutes maximum.

POSTPONEMENT

Speaker	Number	Time Allocated
Primary Speaker Favoring Postponement	1	3 min.
Secondary Speaker Favoring Postponement	1	2 min.
Primary Speaker Opposing Postponement	1	3 min.
Secondary Speaker Opposing Postponement	1	2 min.

2017 PLANNING COMMISSION MEETING SCHEDULE

January 10, 2017	July 11, 2017
January 24, 2017	July 25, 2017
February 14, 2017	August 8, 2017
February 28, 2017	August 22, 2017
March 14, 2017	September 12, 2017
March 28, 2017	September 26, 2017
April 11, 2017	October 10, 2017
April 25, 2017	October 24, 2017
May 9, 2017	November 14, 2017
May 23, 2017	November 28, 2017
June 13, 2017	December 12, 2017
June 27, 2017	