



Planning Commission

February 28, 2017 @ 6:00 P.M.

**City Hall – Board and
Commission Room
301 W. 2nd Street
Austin, TX 78701**

Greg Anderson
Fayez Kazi – Vice-Chair
Karen McGraw
Tom Nuckols
Stephen Oliver – Chair
Angela De Hoyos Hart
James Schissler – Parliamentarian
Patricia Seeger

James Shieh – Secretary
Jeffrey Thompson
Jose Vela III
Trinity White
Nuria Zaragoza
William Burkhardt – Ex-Officio
Richard Mendoza – 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 February 14, 2017.

C. PUBLIC HEARINGS

- 1. 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: A. Ron Thrower (Thrower Design)
Request: Single Family, Recreation & Open Space to Multifamily land use
Staff Rec.: **Pending; Postponement request by Applicant to April 11, 2017**
Staff: [Kathleen Fox](#), 512-974-7877
Planning and Zoning Department
- 2. 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.: **Pending; Postponement request by Applicant to April 11, 2017**
Staff: [Kathleen Fox](#), 512-974-7877
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2016-0016.02 - Red Bluff Mixed Use Development; District 3](#)
Location: 20 Strandtman Cove, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) NP Area
Owner/Applicant: Brian Bilderback (AUS Holdings LLC), William Wappler
Agent: Dale Glover
Request: Industrial to Mixed Use land use
Staff Rec.: **Pending; Indefinite Postponement request by Applicant**
Staff: [Ming-ru Chu](#), 512-974-6413
Planning and Zoning Department
- 4. 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.: **Pending; Postponement request by Staff to March 28, 2017**
Staff: [Ming-ru Chu](#), 512-974-6413
Planning and Zoning Department

5. **Plan Amendment:** [**NPA-2016-0016.01 - 3212 E. Cesar Chavez; District 3**](#)
Location: 3212 East Cesar Chavez, Colorado River Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Painter Enterprises, Inc. a Texas Corporation
Agent: Husch Blackwell (Nikelle Meade)
Request: Commerical and Industry to Mixed Use land use
Staff Rec.: **Pending; Postponement request by Staff to March 28, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
6. **Rezoning:** [**C14-2016-0079 - 3212 E. Cesar Chavez; District 3**](#)
Location: 3212 East Cesar Chavez Street, Colorado River Watershed; Govalle/Johnson Terrace Combined NP Area
Owner/Applicant: Painter Enterprises, Inc. a Texas Corporation
Agent: Husch Blackwell (Nikelle Meade)
Request: CS-CO-NP and LI-CO-NP to CS-MU-V-CO-NP
Staff Rec.: **Pending; Postponement request by Staff to March 28, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
7. **Rezoning:** [**C14-2016-0020 - Lantana IV; District 8**](#)
Location: 7717 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area
Owner/Applicant: JDI Holdings, LLC Douglas Ivey
Agent: Sprouse Shrader Smith, Terry Irion
Request: LR-NP to GR-MU-NP
Staff Rec.: **Recommendation of GR-MU-CO-NP**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
8. **Restrictive Covenant Amendment:** [**C14-85-288.8\(RCA4\) - Lantana IV; District 8**](#)
Location: 7717 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area
Owner/Applicant: JDI Holdings, LLC Douglas Ivey
Agent: Sprouse Shrader Smith, Terry Irion
Request: To amend the site development regulations for a site.
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

9. **Rezoning:** [**C14-2016-0115 - 2222 Town Lake; District 3**](#)
Location: 2222 & 2400 Town Lake Circle and 2217 & 2225 Elmont Drive, Lady Bird Lake Watershed; East Riverside Corridor
Owner/Applicant: Town Lake Holdings, LLC (David Cox)
Agent: Graves Dougherty Hearon & Moody (Michael Whellan)
Request: NMU to CMU
Staff Rec.: **Recommended; Postponement request by Staff to March 14, 2017**
Staff: [Andrew Moore](#), 512-974-7604,
Planning and Zoning Department
10. **Rezoning:** [**C14H-2017-0011 - Zilker Park Caretaker's Cottage; District 8**](#)
Location: 2105 Andrew Zilker Road, Barton Creek Watershed-Barton Springs Zone;
Owner/Applicant: City of Austin, Parks and Recreation Department
Agent: Kim McKnight, PARD
Request: P to P-H
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 974-6454
Planning and Zoning Department
11. **Site Plan CUP:** [**SPC-2016-0088C - Western Oaks Retail, District 8**](#)
Location: 4625 West William Cannon Drive, Williamson Creek Watershed-Barton Springs Zone; East Oak Hill NP Area
Owner/Applicant: AVG-Austin, LP (Peter Gilbert)
Agent: Garrett-Ihnen Engineers (Jason Rodgers)
Request: Approval of final building on a multiphase site plan, per restrictive covenant.
Staff Rec.: **Recommended**
Staff: [Lynda Courtney](#), 512-974-2810
Development Services Department
12. **Site Plan - Compatibility Waiver:** [**SPC-2016-0201DT - Grover Parking; District 7**](#)
Location: 4809-1/2 Burnet Road, Waller Creek Watershed; Brentwood NP Area
Owner/Applicant: 4801 Burnet LTD (Jimmy Nassour)
Agent: AJ Ghaddar, P.E. & Associates (AJ Ghaddar)
Request: Approval of a waiver to encroach into a 25' compatibility setback [LDC 25-2-1063] for site improvements for an offsite parking lot
Staff Rec.: **Recommended**
Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department

- 13. Resubdivision with a variance:** [**C8-2016-0079.0A - Resubdivision of a portion of Lot 8 Block A, Eastover; District 1**](#)
Location: 3609 Munson Street, Boggy Creek Watershed; M.L.K. - 183 (East M.L.K.)
Combined NP Area
Owner/Applicant: MX3 (Sal Martinez)
Agent: Southwest Engineering (Miguel Gonzalez)
Request: Approval of the resubdivision of a portion of a lot into a two lot subdivision on 0.25 acres, with a variance request from LDC Section 25-4-175 to allow a flag lot.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 14. Resubdivision with a variance:** [**C8-2016-0018.0A - Resubdivision of Lots 15 & 16, Post Road Addition; District 3**](#)
Location: 232 Lessin Lane, East Bouldin Watershed; Dawson NP Area
Owner/Applicant: Bodhi Group, LLC (Yusuf Johnson)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Approval of the resubdivision of two lots into a three lot subdivision on 0.808 acres, with a variance request from LDC Section 25-4-175 to allow a flag lot.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 15. Resubdivision with a variance:** [**C8-2016-0042.0A - Resubdivision of Lot 3C; Amended Plat of Lots 3A, 3B & 3C, Bunche Road Subdivision; District 1**](#)
Location: 1809 Webberville Road, Fort Branch Watershed; M.L.K. - 183 (East M.L.K.) Combined NP Area
Owner/Applicant: Bodhi Group, LLC (Yusuf Johnson)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Approval of the resubdivision of a lot into a three lot subdivision on 0.906 acres, with a variance request from LDC Section 25-4-175 to allow a flag lot.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

- 16. Resubdivision with a variance:** [C8-2016-0004.0A - Resubdivision of Lots 2 & 3, of the resubdivision of Lots 1 & 2, J.D. Horne Addition; District 5](#)
Location: 4016 Valley View Road, West Bouldin Creek Watershed; South Lamar NP Area (suspended)
Owner/Applicant: Bodhi Group, LLC (Yusuf Johnson)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Approval of the resubdivision two lots into a three lot subdivision on 0.61 acres, with a variance request from LDC Section 25-4-175 to allow a flag lot.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 17. Final Plat out of Approved Preliminary:** [C8J-2008-0176.01.3A - Sun Chase South Section Three; District 2](#)
Location: Sun Chase Parkway, Dry Creek East Watershed; Sun Chase MUD
Owner/Applicant: Qualico CR, LP (Vera Messaro)
Agent: Carlson Brigrance & Doering, INC (Bill Couch)
Request: Approval of the Sun Chase South Section Three Final Plat consisting of 57 lots on 14.882 acres. Water and Wastewater provided by the City of Austin.
Staff Rec.: **Recommended**
Staff: [Sarah Sumner](#), 512-854-7687
Single Office
- 18. Final Plat out of Approved Preliminary:** [C8J-2008-0176.01.4A - Sun Chase South Section Four; District 2](#)
Location: Sweet Mimosa Drive, Dry Creek East Watershed; Sun Chase MUD
Owner/Applicant: Qualico CR, LP (Vera Messaro)
Agent: Carlson Brigrance & Doering, INC (Bill Couch)
Request: Approval of the Sun Chase South Section Four Final Plat consisting of 65 lots on 15.655 acres. Water and Wastewater provided by the City of Austin.
Staff Rec.: **Recommended**
Staff: [Sarah Sumner](#), 512-854-7687
Single Office

- 19. Final Plat out of Approved Preliminary:**
Location: Sparkling Light Drive, Dry Creek East Watershed; Sun Chase MUD
Owner/Applicant: Qualico CR, LP (Vera Messaro)
Agent: Carlson Brigrance & Doering, INC (Bill Couch)
Request: Approval of the Sun Chase South Section Five Final Plat consisting of 43 lots on 11.064 acres. Water and Wastewater provided by the City of Austin.
Staff Rec.: **Recommended**
Staff: [Sarah Sumner](#), 512-854-7687
Single Office
- 20. Final Plat - Resubdivision:**
Location: 10615 Burnet Road, West Little Walnut Creek Watershed; North Burnet TOD
Owner/Applicant: Kerry Yom
Agent: James Massaro
Request: Approval of a resubdivision of 1 lot into 2 lots on 2.89 acres.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 21. Final Plat - Resubdivision:**
Location: 1712 Woodland Avenue, Lady Bird Lake Watershed; East Riverside/Oltorf Combined NP Area
Owner/Applicant: Susan Kim
Request: Approval of the Woodland Hills, Lot 13 Final Plat composed of 2 lots on 0.308 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 22. Final Plat - Resubdivision:**
Location: 2201 East 22nd Street, Boggy Creek Watershed; Upper Boggy Creek NP Area
Owner/Applicant: Coletto Corner, LLC
Agent: Thrower Design (Ron Thrower)
Request: Approval of the Resubdivision of Lot 8 and part of Lot 7, Block 12, CR Johns Subdivision of Outlot 46 Division B composed of 2 lots on 0.31 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

23. **Final Plat - Resubdivision:** [C8-2017-0027.0A - 3100 Northwest Drive; District 1](#)
Location: 3100 Northeast Drive, Little Walnut Creek Watershed; University Hills NP Area
Owner/Applicant: Andrew Milam
Agent: Texas Engineering Solutions (James Hagen)
Request: Approval of 3100 Northwest Drive composed of 2 lots on 0.32 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
24. **Final Plat - Resubdivision:** [C8-2017-0010.0A - Cary Vista Subdivision; District 10](#)
Location: 3305 Jamesborough Street, Taylor Slough North Watershed; West Austin NP Area
Owner/Applicant: Clayton and Karen Cary
Agent: Armando Portillo (KBGE)
Request: The applicant is proposing to resubdivide approximately 0.787 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
25. **Final Plat - Previously Unplatted:** [C8-2017-0025.0A - Austex Subdivision; District 1](#)
Location: 6414 Hudson Street, Gilleland Creek Watershed; MLK-183 NP Area
Owner/Applicant: Austex Auto Sales and Care
Agent: Ramon Duran
Request: The applicant is proposing to plat one parcel into one parcel with associated improvements.
Staff Rec.: **Disapproval**
Staff: Development Services Department
26. **Final Plat:** [C8-2017-0028.0A - Airport Gateway Phase 2; District 2](#)
Location: 3335 Caseybridge Court, Carson Creek Watershed; Southeast NP Area
Owner/Applicant: Airport Gateway LP (Kenneth Satterlee)
Agent: Jim Herbert
Request: Approval of Airport Gateway Phase 2 composed of 1 lot on 42.02 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
27. **Final Plat:** [C8-2017-0023.0A - Houston Street Section 2; District 7](#)
Location: 826 Houston Street, Waller Creek Watershed; Brentwood NP Area
Owner/Applicant: Houla LLC
Agent: Ann Armstrong
Request: The applicant proposes to vacate and replat one lot.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 28. Amended Plat:** [C8-2017-0013.0A - Travis Heights Addition, Amended Plat of Lots 7-10 of Block 34; District 9](#)
Location: 1814 Kenwood Avenue, Harpers Branch Watershed; South River City NP Area
Owner/Applicant: Eric Behrens
Agent: Thrower Design (Ron Thrower)
Request: The applicant is proposing to shift lot lines to create 3 lots from 4 lots.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 29. Vacation of Right of Way:** [F#9575-1509 - Vacation of Two Portions of a Road Right-of-Way Highway 183 and Ponca Street; District 3](#)
Location: Located between southbound Highway 183 and Ponca Street, immediately south of Vargas Road, adjacent to 500 Bastrop Highway, Country Club East Creek Watershed
Owner: Chase Equities Inc.
Applicant: Reese Conner of Jones & Carter (James Schissler)
Request: Vacation of two portions of a road right-of-way located between southbound Highway 183 and Ponca Street, immediately south of Vargas Road, adjacent to 500 Bastrop Highway.
Staff Rec.: **Recommended**
Staff: [Kim Vasquez](#), 512-974-9241
Office of Real Estate Services
- 30. Vacation of Right of Way:** [F#9760-1610 Alley Right-of-Way Vacation \[CR Johns Subdivision\]](#)
Location: E. 20th Street, near the intersection of Leona Street and E. 20th Street
Owner: Board of Regents of the University of Texas System
Applicant: Surveying & Aerial Mapping & Engineering (Ebenezer Laing)
Request: Vacate remainder portion of an alley right-of-way of E. 20th Street, near the intersection of Leona Street and E. 20th Street.
Staff Rec.: **Recommended**
Staff: [Kim Vasquez](#), 512-974-9241
Office of Real Estate Services

- 31. Vacation of Right of Way:** [**F#9761-1610 Street & Alley Right-of-Way Vacation \[Amelia Brass Subdivision\]**](#)
Location: Comal Street, near the intersection of Comal Street and E. 21st Street;
Concho Street, between Concho Street and Leona Street
Owner: Board of Regents of the University of Texas System
Applicant: Surveying & Aerial Mapping & Engineering (Ebenezer Laing)
Request:
 1. Vacate remainder portion of an alley right-of-way of Comal Street, near the intersection of Comal Street and E. 21st Street.
 2. Vacate remainder portion of an alley right-of-way of Concho Street, between Concho Street and Leona Street.
 3. Vacate portion of a street right-of-way at Concho Street.
Staff Rec.: **Recommended**
Staff: [Kim Vasquez](#), 512-974-9241
Office of Real Estate Services

D. NEW BUSINESS

E. ITEMS FROM COMMISSION

- 1. Initiate Historic Zoning for 2724 E. 12th Street**
Discussion and possible action to direct staff to initiate a historic zoning application for property located at 2724 E. 12th Street.
(Sponsor Commissioner James Shieh; Co-Sponsor Commissioner Angela De Hoyos Hart)

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	