



Planning Commission
April 11, 2017 @ 6:00 P.M.
City Hall – Council Chambers
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 March 28, 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, John Sasaridis and Smith County Affordable Housing LTD
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 25, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
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 25, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 3. 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: John Robert Stratton
Request: Commercial to Mixed Use land use
Staff Rec.: **Not recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 4. Rezoning:** [C14-2016-0113 - 2509 Montoplis Drive; District 3](#)
Location: 2509 Montopolis Drive, Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: John Robert Stratton
Agent: Drenner Group (Leah Bojo)
Request: CS-NP to CS-MU-CO-NP
Staff Rec.: **Not Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

5. **Plan Amendment:** [**NPA-2017-0013.01 - Bouldin Creek Neighborhood Plan Area-Wide Garage Placement; District 9**](#)
- Location: Area bounded by Lady Bird Lake on the north, South Congress Avenue on the east, Oltorf Street on the south and the Union Pacific Railroad tracks on the west, West Bouldin Creek, East Bouldin Creek Watersheds; Bouldin Creek NP Area
- Owner/Applicant: Bouldin Creek Neighborhood Plan Contact Team (Sean Kelly, Current Chair. Application was submitted by Stuart Hampton, Previous Chair)
- Agent: Sean Kelly, Chair
- Request: To add the Garage Placement Design Tool to the neighborhood planning area to single-family residential use, a duplex residential use, or a two-family residential use
- Staff Rec.: **Recommended**
- Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
6. **Rezoning:** [**C14-2017-0026 - Bouldin Creek Neighborhood Plan Area-Wide Garage Placement; District 9**](#)
- Location: Area bounded by Lady Bird Lake on the north, South Congress Avenue on the east, Oltorf Street on the south and the Union Pacific Railroad tracks on the west, West Bouldin Creek, East Bouldin Creek Watersheds; Bouldin Creek NP Area
- Owner/Applicant: Bouldin Creek Neighborhood Plan Contact Team (Sean Kelly, Current Chair. Application was submitted by Stuart Hampton, Previous Chair)
- Agent: Sean Kelly, Chair
- Request: To add the Garage Placement Design Tool to the neighborhood planning area to single-family residential use, a duplex residential use, or a two-family residential use
- Staff Rec.: **Recommended**
- Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
7. **Site Plan Conditional Use Permit:** [**SPC-2016-0551A - Still Austin Conditional Use Permit; District 3**](#)
- Location: 440 E St Elmo Rd, Unit F-1, Williamson Creek Watershed; East Congress NP Area
- Owner/Applicant: Atlas/Zimmerman Family LLC & The Yard Holdings LLC
- Agent: Thrower Design (A. Ron Thrower)
- Request: Approval of a conditional use permit for a cocktail lounge use in a CS-1 base zoning district.
- Staff Rec.: **Recommended**
- Staff: [Rosemary Avila](#), 512-974-2784
Development Services Department

8. **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
9. **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
10. **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

- 11. 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
- 12. Resubdivision:** [C8-2016-0194.0A - Resubdivision of Lot 12, Block A of Barton Heights "B"; District 5](#)
Location: 1604 Collier Street, Lady Bird Lake Watershed; Zilker NP Area (suspended)
Owner/Applicant: Joel McNinch
Agent: Texas Design Interests, LLC (Jeff Shindler)
Request: Approval of the resubdivision of an existing lot and a portion of an existing lot into a one lot subdivision on 0.238 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 13. Final Plat - Resubdivision:** [C8-2015-0279.0A - Marcy Hill Resubdivision; District 5](#)
Location: 1104 Marcy Street, West Bouldin Creek Watershed; South Manchaca NP Area
Owner/Applicant: Jaomi Brasher
Agent: Michael Friedman
Request: Approval of the Marcy Hill Resubdivision, a resubdivision of 2 lots to 4 lots.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 14. Final Plat - Resubdivision:** [C8-2016-0203.0A - Resubdivision of Lot 17 and a Portion of Lot 16 Block 3 Carrington's Subdivision; District 9](#)
Location: 1207 and 1209 W 22nd Street, Shoal Creek Watershed; West University NP Area
Owner/Applicant: Brian Copland & Bernard & Belinda G Reingold
Agent: Mike McHone Real Estate (Mike McHone)
Request: Approval of the Resubdivision of Lot 17 and a Portion of Lot 16 Block 3 Carrington's Subdivision composed of 3 lots on 0.33 acres
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

- 15. Final Plat:** [C8-2016-0153.0A - Silveredge Creek Subdivision; District 1](#)
Location: 1400 E. Applegate Dr., Walnut Creek Watershed; Windsor Hills NP Area
Owner/Applicant: Dessau Silveredge, LP
Agent: Cuatro Consultants (Hugo Elizondo)
Request: Approval of the Silveredge Creek Subdivision composed of 14 lots on 8.04 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 16. Final Plat - Resubdivision:** [C8-2016-0220.0A - Domain Lot D11 Subdivision; District 7](#)
Location: 11901-11925 Alterra Parkway, Walnut Creek Watershed; North Burnet NP Area
Owner/Applicant: TIER REIT; TR DOMAIN, LLC (Greg Brooke)
Agent: Stantec Consulting Services, Inc. (Allison Lehman)
Request: Approval of the Domain Lot D11 Subdivision composed of 2 lots on 55.58 acres
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 17. Site Plan Conditional Use Permit:** [SPC-2016-0553AT - Barton Creek Medical; District 8](#)
Location: 5251-1/2 and 5243 West US 290 Highway Service Road Eastbound; Barton Creek/Williamson Creek Watersheds-Barton Springs Zone; East Oak Hill NP Area
Owner/Applicant: Oncourse Strategies Golf Inc.
Agent: Page Southerland Page (Denny Kumm, P.E.)
Request: Approval of a conditional use permit for a land use change of use to Hospital (General). Hospital (General) is a conditional use in GR zoning.
Staff Rec.: **Recommended**
Staff: [Clarissa Davis](#), 512-974-1423
Development Services Department

- 18. Aerial Right-of-Way Encroachment:** [F#9784-1612 – Aerial Encroachment; District 9](#)
Location: Near the intersection of East 4th Street and Neches Street
Owner: Austin Convention Enterprise, Inc.
Agent/Applicant: Husch Blackwell (Nikelle Meade)
Request: Aerial Encroachment of a portion of East 4th Street by a pedestrian bridge near the intersection of East 4th Street and Neches Street. Encroachment will be used for an overhead pedestrian bridge to connect the existing Hilton Hotel and the Convention Center.
Staff Rec.: **Recommended**
Staff: [Andy Halm](#), 512-974-7185
Office of Real Estate Services
- 19. Preliminary Plan:** [C8-04-0043.09.SH - Mueller Section 2; District 9](#)
Location: 3600 Manor Road, Tannehill Branch Watershed; RMMA
Owner/Applicant: Austin Modern Lofts, LLC, Manager: Austin Modern Lofts Management, LLC (Ross Wang)
Agent: Doucet & Associates, Inc. (Davood Salek)
Request: Approval of Mueller Section 2 composed of 604 lots on 167.89 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 20. Final Plat - Previously Unplatted:** [C8-2017-0055.0A - Lenox Oaks; District 3](#)
Location: 500 Bastrop Highway Southbound, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: Jimmy Nassour Law Office (Jimmy Nassour)
Agent: Jones & Carter (Ross T Corder, P.E.)
Request: Approval of the Lenox Oaks Final Plat composed of 1 lot on 19.811 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 21. Final Plat - With Preliminary:** [C8-2017-0056.0A - Lenox Oaks 2; District 3](#)
Location: 434 Bastrop Highway Southbound, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: Jimmy Nassour Law Office (Jimmy Nassour)
Agent: Jones & Carter (Ross T Corder, P.E.)
Request: Approval of the Lenox Oaks 2 Final Plat composed of 1 lot on 3.25 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

22. **Final Plat - Resubdivision:** [C8-2017-0060.0A - Matthews Place Resubdivision, Phase 2; District 5](#)
Location: 6801 Manchaca Road, Williamson Creek Watershed; Garrison Park NP Area
Owner/Applicant: Broaddus Properties NW, Ltd. (Scott Broaddus)
Agent: Permit Partners, LLC. (Mark Vaughn)
Request: Approval of Matthews Place Resubdivision, Phase 2 composed of 2 lots on 1.80 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
23. **Final Plat - Previously Unplatted:** [C8-2017-0057.0A - Steelcreek Austin 183; District 1](#)
Location: 3304-1/2 Tannehill Lane, Boggy Creek Watershed; East MLK Combined NP Area
Owner/Applicant: Two Three Four LLC (George Watson)
Agent: Steven B. Sylliaasen, P.E. Consulting Civil Engineer, L.L.C.
Request: Approval of the Steelcreek Austin 183 Final Plat composed of 2 lots on 4.25 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. **New Business:** [5201 E. Riverside Drive; District 3](#)
Location: 5201 E. Riverside Drive, Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: KEEP Investment Group LLC
Agent: City of Austin, Planning and Zoning Department (Jerry Rusthoven)
Request: Discussion and possible initiation of rezoning for a portion of the property located at 5201 E. Riverside Drive to remove from the East Riverside Corridor Plan.
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
2. [Comprehensive Planning Joint Committee](#)
Discussion and possible nomination of a member of the Planning Commission to be considered by the Austin City Council for the purpose of serving on the Comprehensive Planning Joint Committee.
3. **Planning Commission Officers**
Nomination and election of Planning Commission officers.

E. ITEMS FROM COMMISSION

Facilitator: Cezar Zavala, 512-974-3404

1. CodeNEXT

Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling. (Sponsor: Chair Stephen Oliver; Co-Sponsor: Vice-Chair Faye Kazi)

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	