



Planning Commission
May 9, 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
Ann Teich – 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 April 25, 2017.

C. PUBLIC HEARINGS

- 1. 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.: **Pending; Postponement request by Staff to May 23, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Rezoning:** [C14H-2017-0006 - 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: SF-3-NP to LO-MU-H-NP
Staff Rec.: **Pending; Postponement request by Staff to May 23, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2016-0016.01 - 3212 E. Cesar Chavez; District 3](#)
Location: 3212 East Cesar Chavez Street, 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 May 23, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 4. Rezoning:** [C14-2016-0079 - 3212 E. Cesar Chavez; District 3](#)
Location: 3212 East Cesar Chavez Street, 111 Tillery Street, Colorado River Watershed; Govalle/Johnston 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 MF-6-CO-NP and CS-MU-CO-NP, as Amended
Staff Rec.: **Pending; Postponement request by Staff to May 23, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

5. **Rezoning:** [C14-2017-0037 - Burrell Johnston; District 9](#)
Location: 1108 Nueces Street, Shoal Creek Watershed; Downtown
Owner/Applicant: Burrell D. Johnston
Agent: Bennett Consulting (Rodney K. Bennett)
Request: GO to DMU
Staff Rec.: **DMU-CO (Conditional Overlay for 60 foot height limit)**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
6. **Rezoning:** [C14-2017-0034 - 3718 Manchaca Road; District 5](#)
Location: 3718 Manchaca Road, West Bouldin Creek Watershed; South Lamar NP Area (Suspended)
Owner/Applicant: Margaret and Robert Anderson
Agent: Robert Anderson
Request: LO to LO-MU
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
7. **Preliminary with a variance:** [C8J-2015-0255 - Easton Park Section 2B Preliminary Plan; District 2](#)
Location: 7901 Colton Bluff Springs Road, Cottonmouth & North Fork Dry Creek Watersheds; Pilot Knob MUD
Owner/Applicant: Carna Easton LLC, (Logan Kimble)
Agent: Peloton Land Solutions (Paulo Misi)
Request: Approval of the preliminary plan composed of 549 lots on 174.34 acres with a variance from LDC 30-5-342(A) to allow fill.
Staff Rec.: **Recommended with conditions**
Staff: [Sue Welch](#), 512-854-7637,
Travis County Single-Office
8. **Final Plat - Resubdivision:** [C8-2017-0084.0A - Penn Heights \(Withdraw / Resubmittal of C8-2016-0043.0A\); District 1](#)
Location: 3413 Pennsylvania Avenue, Boggy Creek Watershed; MLK NP Area
Owner/Applicant: Scott Way
Agent: Southwest Engineers, Inc. (Travis Flake)
Request: Approval of Penn Heights (Withdraw / Resubmittal of C8-2016-0043.0A) composed of 5 lots on 0.74 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

9. **Final Plat - Resubdivision:** [C8-2017-0083.0A - Penn Heights Two \(Withdraw / Resubmittal of C8-2016-0071.0A\); District 1](#)
Location: 3409 Pennsylvania Avenue, Boggy Creek Watershed; MLK NP Area
Owner/Applicant: Scott Way
Agent: Southwest Engineers, Inc. (Travis Flake)
Request: Approval of Penn Heights Two (Withdraw / Resubmittal of C8-2016-0071.0A) composed of 2 lots on 0.27 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat - Resubdivision:** [C8-2017-0082.0A - Penn Heights Four \(Withdraw / Resubmittal of C8-2016-0070.0A\); District 1](#)
Location: 3502 Pennsylvania Avenue, Tannehill Branch Creek Watershed; MLK NP Area
Owner/Applicant: Scott Way
Agent: Southwest Engineers, Inc. (Travis Flake)
Request: Approval of Penn Heights Four (Withdraw / Resubmittal of C8-2016-0070.0A) composed of 2 lots on 0.27 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat w/Replat:** [C8-2017-0077.0A - Lake Shore Colony; Replat; District 3](#)
Location: 2215 Town Lake Circle, Town Lake Watershed; Riverside NP Area
Owner/Applicant: FBZ TOWN LAKE CIRCLE LP, Diana Zuniga, Robyn & Jonathan Gancas, Scott Sepic
Agent: KBGE Surveying LLC (Armando Portillo)
Request: Approval of Lake Shore Colony; Replat composed of 9 lots on 13.5 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat - Resubdivision:** [C8-2017-0085.0A - Resubdivision of Lot 1 Bertha Ferguson Subdivision; District 1](#)
Location: 1191 Greenwood Avenue, Tannehill Branch Creek Watershed; MLK NP Area
Owner/Applicant: Scott Way
Agent: Southwest Engineers, Inc. (Travis Flake)
Request: Approval of Resubdivision of Lot 1 Bertha Ferguson Subdivision composed of 2 lots on 0.23 acres
Staff Rec.: **Disapproval**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

- 13. Final Plat - Resubdivision:** [C8-2017-0086.0A - Resubdivision of Lot 4 Bertha Ferguson Subdivision; District 1](#)
Location: 1197 Greenwood Avenue, Tannehill Branch Creek Watershed; MLK NP Area
Owner/Applicant: Scott Way
Agent: Southwest Engineers, Inc. (Travis Flake)
Request: Approval of Resubdivision of Lot 4 Bertha Ferguson Subdivision composed of 2 lots on 0.27 acres
Staff Rec.: **Disapproval**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
- 14. Final Plat - Resubdivision:** [C8-2017-0089.0A - Flournoy Heights Section 3 Resubdivision of Lot 38; District 1](#)
Location: 1412 Waldorf Avenue, Tannehill Branch Creek Watershed; MLK NP Area
Owner/Applicant: Deborah Yeh
Agent: Hector Avila
Request: Approval of Flournoy Heights Section 3 Resubdivision of Lot 38 composed of 2 lots on 0.28 acres.
Staff Rec.: **Disapproval**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 15. Final Plat - Amended Plat:** [C8-2017-0090.1A - Greenlee Amended Plan; District 10](#)
Location: 2906 Greenlee Drive, Taylor Slough South Watershed; West Austin Neighborhood Group NP Area
Owner/Applicant: Rajesh Idnami
Agent: Perales Engineering (Jerry Perales)
Request: Approval of Greenlee Amended Plan composed of 2 lots on 1.04 acres
Staff Rec.: **Disapproval**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 16. Final Plat - Resubdivision:** [C8-2017-0092.0A - Bouldin Court; District 9](#)
Location: 900 South 2nd Street, East Bouldin Creek Watershed; Bouldin Creek Watershed
Owner/Applicant: 1st. Street Highlands
Agent: PSW (Jarred Corbell)
Request: Approval of Bouldin Court composed of 2 lots on 3.65 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. Austin Water Capital Improvement Projects

Discussion and possible recommendation of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in Austin Water 5-year capital spending plan.

Staff: [Kristi Fenton](#), Utility Finance Manager, 512-972-0178
Austin Water Utility

2. Fiscal Year 2017-2018 Long-Range Capital Improvement Program Strategic Plan

Discussion and possible action to adopt a letter to the City Manager with recommendations on ways that the Capital Improvement Program can assist in implementing the Imagine Austin Comprehensive Plan.

Staff: [Stevie Greathouse](#), Program Manager, 512-974-7226
Planning and Zoning Department

E. BRIEFING

1. Flood Mitigation Task Force Recommendations

Informative briefing regarding the recommendations from the Flood Mitigation Task Force.

Staff: [Matt Hollon](#), Program Manager, 512-974-2212
Watershed Protection Department

2. Small Area Plan Implementation Annual Report

Informative Briefing on the Small Area Plan Implementation Annual Report

Staff: [Stevie Greathouse](#), Program Manager, 512-974-7226
Planning and Zoning Department

F. ITEMS FROM COMMISSION

1. CodeNEXT

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

2. CodeNEXT Working Groups

Discussion and possible establishment of working groups tasked with reviewing the CodeNEXT draft. (Sponsor: Chair Oliver; Co-Sponsor: Vice-Chair Kazi)

Facilitator: [Natalia Rodriguez](#), 512-974-3099

G. 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	