



Planning Commission
June 13, 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 May 23, 2017.

Facilitator: Scott Grantham, 512-974-3574

C. PUBLIC HEARINGS

1. **Plan Amendment:** [NPA-2017-0014.01 - McComb Commercial FLUM Amendment, District 2](#)
Location: 8008 Burleson Road, Onion Creek Watershed; Southeast Combined (Southeast) NP Area
Owner/Applicant: Jim and Shirlene McComb
Agent: Thrower Design (A. Ron Thrower)
Request: Warehouse/Limited Office land use to Commercial land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

2. **Rezoning:** [C14-2017-0030 - McComb Commercial; District 2](#)
Location: 8008 Burleson Road, Onion Creek Watershed ; Southeast Combined (Southeast) NP Area
Owner/Applicant: Jim and Shirlene McComb
Agent: Thrower Design (A. Ron Thrower)
Request: DR-NP; W/LO-NP; IP-CO-NP to CS-NP
Staff Rec.: **Recommendation of CS-CO-NP**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

3. **Restrictive Covenant Termination:** [C14-86-141\(RCT\) - McComb Commercial; District 2](#)
Location: 8008 Burleson Road, Onion Creek Watershed; Southeast Combined (Southeast) NP Area
Owner/Applicant: Jim and Shirlene McComb
Agent: Thrower Design (A. Ron Thrower)
Request: To terminate the Restrictive Covenant that applies to the property
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

4. **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 Watershed; East Bouldin Creek Watershed; 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
5. **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 Watershed; East Bouldin Creek Watershed; 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
6. **Plan Amendment:** [**NPA-2016-0016.01 - 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: Commerical and Industry to Multifamily and Mixed Use land use (application amended on April 25, 2017)
- Staff Rec.: **Mixed Use on the entire tract**
- Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

7. **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.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
8. **Plan Amendment:** [NPA-2016-0016.04 - The Rail Spur Building; District 3](#)
Location: 618 Tillery Street, Colorado River Watershed; Govalle/Johnston Terrace Combined 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 July 27, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
9. **Rezoning:** [C14-2017-0020 - The Rail Spur Building; District 3](#)
Location: 618 Tillery Street, Colorado River Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Tom Calhoon
Agent: Land Use Solutions, LLC (Michele Haussmann)
Request: LO-CO-NP and LO-MU-CO-NP to GR-NP and GR-MU-NP
Staff Rec.: **Pending; Postponement request by Applicant to July 27, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
10. **Plan Amendment:** [NPA-2017-0025.01 - Oak Bridge Amendment, District 8](#)
Location: 6707 Raccoon Run, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Fidelma O'Leary
Agent: Yousef Nazif
Request: Single Family land use to Multifamily
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

- 11. Rezoning:** [**C14-2017-0019 - Oak Bridge Amendment, District 8**](#)
Location: 6707 Raccoon Run, Williamson Creek Watershed-Barton Springs Zone;
Oak Hill Combined (West Oak Hill) NP Area

Owner/Applicant: Fidelma O'Leary
Agent: Yousef Nazif
Request: SF-1-NP & RR-NP to MF-1-CO-NP
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 12. Rezoning:** [**C14-2017-0053 - Red Bird Blue Bird; District 3**](#)
Location: 206 Red Bird Lane, Williamson Creek Watershed; South Congress
Combined (West Congress) NP Area

Owner/Applicant: Rudolfo and Rose Conde
Agent: PTR (Justin Poses)
Request: SF-2-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 13. Rezoning:** [**C14-2017-0054 - San Antonio Street Rezoning; District 9**](#)
Location: 1202 San Antonio Street, Shoal Creek Watershed; Downtown
Owner/Applicant: Texas Association of Counties (Gene Terry)
Agent: A Glasco Consulting (Alice K Glasco)
Request: GO to DMU
Staff Rec.: **DMU-CO (Conditional Overlay for 60 foot height limit)**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
- 14. Rezoning:** [**C14-2016-0135 - 2500 N. Lamar; District 9**](#)
Location: 1200 W 25th Street, Shoal Creek Watershed; West University NP Area
Owner/Applicant: 2500 N. Lamar LLC
Agent: Drenner Group (Amanda Swor)
Request: GO-MU-CO-NP to GO-MU-V-CO-NP
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
- 15. Rezoning:** [**C14-2017-0050 - 1501 Airport Commerce Drive Rezoning; District 3**](#)
Location: 1501 Airport Commerce Drive, Carson Creek; Montopolis
Owner/Applicant: W2 Hill ACP II LP (Steven Freche)
Agent: Thrower Design (A. Ron Thrower)
Request: CS-CO-NP to CS-CO-NP
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604,
Planning and Zoning Department

- 16. Resubdivision:** [**C8-2016-0092.0A - Verde Hills resubdivision; District 1**](#)
Location: 2000 E 22nd Street, Boggy Creek; Upper Boggy Creek
Owner/Applicant: Scott Group (Craig Scott)
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Resubdivision of Lots 1 and 2, Block 15 of Johns C.R. Subdivision, comprised of 3 lots on 0.44 acre.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175,
Development Services Department
- 17. Code Amendment:** [**C20-2017-001 - Historic Landmark Commission Majority Vote**](#)
Request: Discuss and consider an amendment to Title 25 of the City Code to change Historic Landmark Commission voting requirements such that a simple majority is required to recommend Historic Zoning over the objection of a property owner.
Staff Rec.: **Recommended**
Staff: [Jerry Rusthoven](#), 512-974-3207
Planning and Zoning Department
- 18. COA-AISD Interlocal Amendment:** [**Redevelopment of Bowie High School**](#)
Location: 4103 W. Slaughter Lane, Barton Springs Zone
Owner/Applicant: Watershed Protection (Chuck Lesniak)
Agent: AISD - Paul Turner
Request: Approve an Agreement between the City of Austin and the Austin Independent School District establishing site development standards for redevelopment of Bowie High School. This action concerns land located within the Barton Springs Zone.
Staff Rec.: **Recommended**
Staff: [Chuck Lesniak](#), (512)974-2699
Watershed Protection Department
- 19. Preliminary Plan:** [**C8J-2016-0188 - Easton Park Section 2C Preliminary Plan; District 2**](#)
Location: 8304 Sassman Road, Cottonmouth & North Fork Dry Creek Watersheds; Pilot Knob MUD
Owner/Applicant: Carna Easton LLC, (Logan Kimble)
Agent: Kitchen Table Civil Engineering (Jonathon Fleming)
Request: Approval of the preliminary plan composed of 304 lots on 120.49 acres.
Staff Rec.: **Recommended**
Staff: [Sue Welch](#), 512-854-7637
Travis County Single-Office

20. **Site Plan - Conditional Use Permit:** [SPC-2016-0419C - Dove Spring Springs Recreation Center Expansion](#)
Location: 5801 Ainez Drive, Williamson Creek; McKinney Neighborhood Plan Area
Owner/Applicant: COA - Parks and Recreation Department (Kevin Johnson)
Agent: Doucet + Chan (John King P.E.)
Request: Request approval of a conditional use site plan for the expansion of Dove Springs Recreation Center, because the site is zoned P, public and over 1 acre in size. [Section 25-2-625(D)(2)]
Staff Rec.: **Recommended**
Staff: [Nikki Hoelter](#), (512)974-2863
Development Services Department
21. **Site Plan - Conditional Use Permit:** [SPC-2016-0404C - Kingsbery Solar](#)
Location: 942 Lott Avenue, Tannehill Branch; East MLK Combined NP Area
Owner/Applicant: PowerFin Partners
Agent: Grace McNamara
Request: The applicant proposes to build a commercial energy project on approximately 15.95 acres with associated improvements.
Staff Rec.: **Recommended**
Staff: [Clarissa Davis](#), (512) 974-1423
Development Services Department
22. **Site Plan Extension:** [SP-2008-0349C\(XT3\) - Chestnut Plaza Phase III](#)
Location: 2921 E 17th St., Boggy Creek Watershed; Chestnut NP Area
Owner/Applicant: 1800 Alexander (Chris Kopaceck)
Agent: Drenner Group (Dave Anderson)
Request: Approval of a 2-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Donna Galati](#), 512-974-2733
Development Services Department
23. **Site Plan - Conditional Use Permit:** [SPC-2016-0288A - Flower Hill Foundation; District](#)
Location: 1316 W 6th St, Lady Bird Lake; Old West Austin NP Area
Owner/Applicant: Flower Hill Foundation
Agent: Katherine Loayza
Request: The applicant proposes a Cultural Services use in an existing historic residence.
Staff Rec.: **Recommended with conditions**
Staff: [Christine Barton-Holmes](#), (512) 974-2788
Development Services Department

24. **Right –of- Way Encroachment:** [F# 9680-1605 – Aerial Encroachment of a portion of East Cesar Chavez Street Right-of-Way; District 9](#)
Location: Near the intersection of East Cesar Chavez Street and Trinity Street.
Owner/Applicant: Richard Suttle
Agent: South ½ Block 8 Venture
Request: Aerial Encroachment of a portion of East Cesar Chavez Street Right-of-Way by a cantilevered /overhead enclosed building space near the intersection of East Cesar Chavez Street and Trinity Street.

Staff Rec.: **Recommended**
Staff: [Andy Halm](#), Senior Property Agent, 512-974-7185
Office of Real Estate Services
25. **Final Plat- Resub:** [C8-2017-0117.0A - The Mont Subdivision](#)
Location: 6503 Carson Ridge, Country Club East; Montopolis NP Area
Owner/Applicant: Larry and Elizabeth D. Petree
Agent: Walker Partners Engineers, Surveyors (Nicholas Kehl)
Request: The Approval of The Mont Subdivision composed of 1 lot on 9.92 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
26. **Final Plat - Previously Unplatted:** [C8-2017-0121.0A - Shady Lane Retail](#)
Location: 5116 Bolm Road, Boggy Creek; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: SL4 Airport, LP (John Kiltz)
Agent: Jones & Carter (Sam Pheiffer)
Request: The approval of the Shady Lane Retail Final Plat composed of 1 lot on 1.564 acres

Staff Rec.: **Disapproval**
Staff: Development Services Department
27. **Final Plat- Resub:** [C8-2017-0116.0A - Resubdivision of portions of Lots 5 and 6, Rector's Subdivision](#)
Location: 1500 E 11th St, Town Lake; Central East Austin NP Area
Owner/Applicant: Monika Bustamante & Walter M Coots
Agent: Moncada Enterprises, LLC (phil Moncada)
Request: The Approval of Resubdivision of portions of Lots 5 and 6, Rector's Subdivision composed of 2 lots on .19 acres

Staff Rec.: **Disapproval**
Staff: Development Services Department

- 28. Final Plat - Resubdivision:** [C8-2017-0122.0A - Resubdivision of Lot 2 T.W. & Ophelia Kinceon Subdivision](#)
Location: 1311 Hackberry Street, Town Lake; Central East Austin NP Area
Owner/Applicant: MX3 Homes (Sal Martinez)
Agent: Southwest Engineers (Gabe Hovdey)
Request: Approval of the Resubdivision of Lot 2 T.W. & Ophelia Kinceon Subdivision Final Plat composed of 2 lots on 0.25 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 29. Preliminary Plan:** [C8-2017-0124 - Lightfield](#)
Location: 4902 Lott Avenue, Fort Branch; MLK-183 NP Area
Owner/Applicant: MX3 Homes (Sal Martinez)
Agent: Southwest Engineers (Gabe Hovdey)
Request: The approval of the Lightfield composed of 25 lots on 5 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 30. Final Plat- Resub:** [C8-2017-0124.1A - Lightfield](#)
Location: 4902 Lott Avenue, Fort Branch; MLK-183 NP Area
Owner/Applicant: MX3 Homes (Sal Martinez)
Agent: Southwest Engineers (Gabe Hovdey)
Request: The approval of the Lightfield composed of 25 lots on 5 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 31. Final Plat - Previously Unplatted:** [C8-2017-0123.0A - Austex Resubdivision](#)
Location: 6414 Hudson Street, Gilleland Creek
Owner/Applicant: Austex Auto Sales & Care Inc.
Agent: ATX Design Group (Ramon Duran)
Request: Approval of the Austex Subdivision Final Plat composed of 1 lot on 0.47 acres; MLK-183/East MLK Combined
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

E. 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)

Facilitator: [Scott Grantham](#), 512-974-3574

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	