



Planning Commission

June 27, 2017 @ 6:00 P.M.

City Hall – Boards and

Commissions 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

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 June 13, 2017.

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. and 2601 Montopolis Dr., Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: Ocampo Partners, Ltd.
Agent: Coats Rose, PC (John M. Joseph)
Request: Industry to Mixed Use (Tracts 1 & 2) and Commercial (Tract 3) land use
Staff Rec.: **Recommendation pending. Postponement request by Staff to July 11, 2017.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Rezoning:** [C14-2016-0085- Montopolis - Ben White; District 3](#)
Location: 6700 and 6800 E. Ben White Blvd. and 2601 Montopolis Dr, Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: Ocampo Partners, Ltd.
Agent: Coats Rose, PC (John M. Joseph)
Request: LI-NP to CS-MU-NP for Tracts 1&2 and LI-NP to CS-NP for Tract 3, as amended.
Staff Rec.: **Recommendation pending. Postponement request by Staff to July 11, 2017.**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 3. Rezoning:** [C14-78-220\(RCT\) - Montopolis - Ben White; District 3](#)
Location: 6700 and 6800 E. Ben White Blvd. and 2601 Montopolis Dr, Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: Ocampo Partners, Ltd.
Agent: Coats Rose, PC (John M. Joseph)
Request: Terminate restrictive covenant as it relates to this property.
Staff Rec.: **Recommendation pending. Postponement request by Staff to July 11, 2017.**
Staff: [Andrew Moore](#), 512-974-7604
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 (Amanda Swor)
Request: Single Family to Mixed Use land use
Staff Rec.: **Recommendation pending. Case was renotified for July 11, 2017 due to amended application.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
5. **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 by Staff to July 11, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
6. **Rezoning:** [C14-2017-0020 - 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: LO-CO-NP and LO-MU-CO-NP to GR-NP and GR-MU-NP
Staff Rec.: **Pending; Postponement by Staff to July 11, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
7. **Rezoning:** [C14-2017-0064 - Verizon Wireless Armadillo; District 2](#)
Location: 6705-1/2 Emerald Forest Drive, Williamson Creek Watershed; South Austin Combined (Garrison Park) NP Area
Owner/Applicant: James Hembree and Tina Keeling
Agent: Vincent Gerard & Associates, Inc. (Vincent Huebinger)
Request: NO-MU-CO-NP to NO-MU-CO-NP, to allow for additional land uses on the Property
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

8. **Rezoning:** [C14-2017-0059 - 1105 Rio Grande Street; District 9](#)
Location: 1105 Rio Grande Street, Shoal Creek Watershed; Downtown
Owner/Applicant: Asa Christensen
Agent: Asa Christensen
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
9. **Rezoning:** [C14-2017-0062 - Velocity - E 11th Street; District 1](#)
Location: 610 E 11th Street, Waller Creek Watershed; Downtown
Owner/Applicant: Velocity (Debbie Mitchell)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: CS and CS-1 to CBD
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
10. **Code Amendment:** [C20-2017-003 - Signs](#)
Request: Consider an ordinance amending the Land Development Code, Chapters 25-10 and 25-2, relating to the regulation of signs.
Staff Rec.: **Recommended**
Staff: [Brent Lloyd](#), 512-974-2974,
Law Department
11. **Site Plan - Conditional Use Permit:** [SPC-2016-0583A - Growing Curiosity](#)
Location: 9000 Georgian Drive, Walnut Creek Watershed; North Lamar Combined NP Area
Owner/Applicant: 9000 Georgian LLC (Breana Sylvester)
Agent: KBGE (Abby Stephenson)
Request: Request approval of a conditional use site plan permit to allow a Day Care Services (Commercial) use in an SF-3 zoning district.
Staff Rec.: **Recommended**
Staff: [Nikki Hoelter](#), (512)974-2863
Development Services Department

- 12. Resubdivision:** [C8-2016-0141.0A - Resubdivision of Lot 7, Block B, Schieffer Place, Section 5; District 9](#)
Location: 3901 Brookview Road, Boggy Creek Watershed; Upper Boggy Creek NP Area
Owner/Applicant: BDB Ventures, LLC (Shawn Breedlove)
Agent: BDB Ventures, LLC (Dale Thornton)
Request: Approval of the resubdivision of one lot into a three lot subdivision on 0.634 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 13. Final Plat with Preliminary:** [C8J-2016-0112.2A - Stoney Ridge C-3A](#)
Location: 7110 Heine Farm Road, Dry Creek East Watershed; Moore's Crossing Municipal Utility District
Owner/Applicant: SRD Development, Inc. (William Gurasich)
Agent: Carlson, Brigrance and Doering, Inc. (Bill E. Couch)
Request: Approval of Stoney Ridge C-3A Final Plat composed of 30 lots on 2.64 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 14. Final Plat - Resubdivision:** [C8-2017-0134.0A - Resubdivision of Lot A Resubdivision of Lots 1 and 2 Block 3 Hartwell Addition Section 1](#)
Location: 203 Broadway, Johnson Creek Watershed; Govalle/Johnston Terrace (Govalle) NP Area
Owner/Applicant: McAdams Enterprises, LLC (Solomon Adams)
Agent: Southwest Engineers, LLC (Matt Dringenberg)
Request: Approval of the Resubdivision of Lot A Resubdivision of Lots 1 and 2 Block 3 Hartwell Addition Section 1 Final Plat composed of 2 lots on 0.3 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 15. Final Plat - Resubdivision:** [C8-2017-0136.0A.SH - Goodnight Ranch Phase Two Section One; District 2](#)
Location: 9509 Old Lockhart Road, Onion Creek Watershed
Owner/Applicant: MVE Venture, Ltd. (Dean Goodnight)
Agent: Civile LLC (Greg Fortman)
Request: Approval of the Goodnight Ranch Phase Two Section One Final Plat composed of 1 lot on 13.05 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 16. Final Plat - Resubdivision:** [C8-04-0043.09.1A - Berkman Tower View Subdivision](#)
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 Berkman Tower View Subdivision composed of 58 lots on 3.02 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 17. Final Plat - Resubdivision:** [C8-2017-0133.0A - Block 1 Crest Haven Addition, A Resubdivision of Lot 12, Block 1](#)
Location: 2000 E M Franklin Avenue, Tannehill Branch Watershed; MLK NP Area
Owner/Applicant: MX3 Homes, LLC (Sal Martinez)
Agent: Southwest Engineers, Inc. (Gabriel Hovdey)
Request: Approval of Block 1 Crest Haven Addition, A Resubdivision of Lot 12, Block 1 composed of 2 lots on 0.51 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 18. Final Plat - Previously Unplatted:** [C8-2017-0139.0A - Govalle Terrace](#)
Location: 5300 Jain Lane, Boggy Creek Watershed; Johnston Terrace NP Area
Owner/Applicant: Govalle Terrace Partners (Paul Park)
Agent: Big Red Dog (Brittany Lankford)
Request: Approval of Govalle Terrace composed of 1 lot on 5.238 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 19. Final Plat - Amended Plat:** [C8-2017-0137.0A - Rancho Garza Subdivision: Amended Plat](#)
Location: 3800 Ben Garza Lane, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (East Oak Hill) NP Area
Owner/Applicant: Pathfinder Development/Path Hotel Six (Chirag Patel); AGR Apartments (Matt Enzler); Brandywine Garza Office (H. Leon Shadowen Jr.)
Agent: Robert Allen
Request: Approval of the Rancho Garza Subdivision Amended Plat composed of 10 lots on 32.59 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

20. **Final Plat - Amended Plat:** [C8-2017-0125.0A - EM Franklin Second Resubdivision of Lots 8 and 9, Block 2, Crest Haven Addition](#)
Location: 2001 E M Franklin Avenue, Tannehill Branch Watershed; MLK NP Area
Owner/Applicant: EM Franklin LP (Ryan Diepenbrock)
Agent: PSW Real Estate LLC (Casey Giles)
Request: Approval of the EM Franklin Second Resubdivision of Lots 8 and 9, Block 2, Crest Haven Addition composed of 30 lots on 4.65 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
21. **Final Plat:** [C8J-2017-0138.0A - 4900 Gilbert Road](#)
Location: 4900 Gilbert Road, Decker Creek Watershed
Owner/Applicant: East Austin Pet Development (Nick Poling)
Agent: Perales Engineering (Jerry Perales)
Request: Approval of the 4900 Gilbert Road Final Plat, composed of one lot on 4.33 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. ITEMS FROM THE COMMISSION

E. NEW BUSINESS

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	