



Planning Commission
July 25, 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
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

Facilitator: Clarissa Davis, 512-974-1423

1. Approval of minutes from July 11, 2017.
2. Approval of minutes from Special Called meeting July 20, 2017

C. PUBLIC HEARINGS

- 1. 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
- 2. 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
- 3. 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; Staff postponement request to August 8, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

4. **Rezoning:** [C14-2017-0010 - 4500 Nuckols Crossing Road Rezoning; District 2](#)
Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Angelou Angelos and John Sasaridis; Smith County Affordable Housing, Ltd. (Chris Richardson)
Agent: Thrower Design (Ron Thrower)
Request: RR-CO-NP; SF-2-NP; MF-2-CO-NP to MF-3-NP
Staff Rec.: **Recommendation Pending; Request for Indefinite Postponement by the Applicant**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
5. **Rezoning:** [C814-2017-0001 - 425 W. Riverside Drive PUD; District 9](#)
Location: 425 W. Riverside Drive, Lady Bird Lake Watershed; Bouldin Creek NP Area
Owner/Applicant: Stream Realty Partners (David Blackbird)
Agent: Armbrust & Brown, PLLC (Richard Suttle)
Request: CS-1-V-NP to PUD-NP
Staff Rec.: **Pending; Request for Postponement by Staff to September 12, 2017**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
6. **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; Postponement request by the Neighborhood to August 22, 2017**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
7. **Rezoning:** [C14-2017-0058 - Tap 24; District 9](#)
Location: 1004 West 24th Street, Shoal Creek Watershed; West University NP Area
Owner/Applicant: AMS Retail Two LLC (Tony Davenport)
Agent: Mike McHone Real Estate (Mike McHone)
Request: CS-NP to CS-1-NP
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

- 8. Rezoning:** [**C14-2017-0073 - 7100 W US 290; District 8**](#)
Location: 7100 West US Highway 290, Williamson Creek Watershed (Barton Springs Zone); West Oak Hill NP Area
Owner/Applicant: Cielo Paso Oak Hill LP (Marcus Meyer)
Agent: Metcalfe Wolff Stuart & Williams (Michele Rogerson Lynch)
Request: GR-CO-NP to GR-MU-CO-NP
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 9. Resubdivision:** [**C8-2016-0149.0A - Resubdivision of Lot 19 Block A Tillery Square Subdivision; District 3**](#)
Location: 201 Tillery Square, Colorado River Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: MX3 Homes, LLC (Kyle Cluck)
Agent: Southwest Engineers (Gabe Hovdey)
Request: Approve a resubdivision of one lot into 3 lots on 0.468 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
- 10. Resubdivision:** [**C8-2016-0102.0A - Theodore Low Heights; District 5**](#)
Location: 3200 Clawson Avenue, West Bouldin Creek Watershed; South Lamar NP Area
Owner/Applicant: Clawson Development LLC (Muazaz Younes)
Agent: Vincent Gerard & Associates, Inc. (Vincent Huebinger)
Request: Approval of the resubdivision of Lot 5, Theodore Low Heights, comprised of two flag lots and one regular lot on 0.81 acre, including a variance for the two flag lots.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 11. Resubdivision:** [**C8-2016-0224.0A - Westfield Resubdivision; District 10**](#)
Location: 1403 Possum Trot, Johnson Creek Watershed; West Austin NP Area
Owner/Applicant: Khazana Way, Inc. (Oam Parkash)
Agent: Miguel Gonzales
Request: The resubdivision of Lot 6B of Westfield "A" subdivision, comprised of 2 lots on 0.415 acre, and a variance for the flag lot.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

- 12. Vacation of Right-of-Way:** [File# 9642-1601 Vacation of an Unconstructed Right-of-Way](#)
Location: Grove Boulevard, located at 500 Montopolis Drive
Owner: KEEP Investment Group, LLC
Agent: Amanda Swor, Senior Project Manager, Drenner Group, PC
Request: Consider vacation of a portion of unconstructed right-of-way of Grove Boulevard at 500 Montopolis Drive
Staff Rec.: **Recommended**
Staff: [Kim Vasquez](#), 512-974-9241
Office of Real Estate Services
- 13. Final Plat - Resubdivision:** [C8-2017-0157.0A - 1706 Redd Street](#)
Location: 1706 Redd Street, Williamson Creek Watershed; South Manchaca NP Area
Owner/Applicant: David Hernandez
Agent: Austin Civil Engineering (Gracie Luna)
Request: Approval of 1706 Redd Street composed of 2 lots on 0.31 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 14. Final Plat - Resubdivision:** [C8-2017-0153.0A - 600 Kemp Street](#)
Location: 600 Kemp Street, Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: Wilson Brundt
Agent: Perales Engineering, LLC (Angela Kinsella)
Request: Approval of 600 Kemp Street composed of 9 lots on 5.36 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 15. Amended Plat:** [C8-2017-0148.0A - Amended Plat of Lots 192 and 193 Tarry-Town 6; District 10](#)
Location: 2515 Winsted Lane, Johnson Creek Watershed; West Austin Neighborhood Group NP Area
Owner/Applicant: Robert D. Ettinger
Agent: Doucet & Associates (Sydney Xinos, P.E.)
Request: Approval of the Amended Plat of Lots 192 and 193 Tarry-Town 6 Final Plat composed of 2 lots on 0.31 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 16. Final Plat - Resubdivision:** [C8-2017-0152.0A - George L. Robertson, Resubdivision of Lot 6 and a Portion of Lot 5, Block 3 Outlot 2 & 3 Division B](#)
Location: 1113 East 9th Street, Lady Bird Lake Watershed; Central East Austin NP Area
Owner/Applicant: Guadalupe Neighborhood Development Corporation (Mark Rodgers)
Agent: Civiltude, LLC (Fayez Kazi)
Request: Approval of the George L. Robertson, Resubdivision of Lot 6 and a Portion of Lot 5, Block 3 Outlot 2 & 3 Division B composed of 2 lots on 0.32 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 17. Preliminary Plan:** [C8-2017-0151 - Pioneer Hill Preliminary Plan; District 1](#)
Location: 10017-1/2 Dessau Road, Walnut Creek Watershed; Windsor Hills NP Area
Owner/Applicant: DRH Land Opportunities I, Inc. (Kevin Pape)
Agent: Pape-Dawson Engineers Inc. (Terry Reynolds)
Request: Approval of the Pioneer Hill Preliminary Plan composed of 420 lots on 200.38 acres
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)

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	