



Planning Commission

August 22, 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 August 8, 2017.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2017-0018.01 - Burnet Lane; District 7](#)
Location: 2106 and 2108 Burnet Lane & 6431 Burnet Lane, Shoal Creek Watershed; Brentwood/Highland Combined NP Area
Owner/Applicant: ARCH Properties Inc., Trustee
Agent: Drenner Group (Amanda Swor)
Request: Single Family and Mixed Use/Office land use to Mixed Use land use
Staff Rec.: **Pending. Staff postponement request to September 26, 2017.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Rezoning:** [C14-2017-0050 - 1501 Airport Commerce Drive Rezoning; District 3](#)
Location: 1501 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: W2 Hill ACP II LP (Steven Freche)
Agent: Thrower Design (A. Ron Thrower)
Request: CS-CO-NP to CS-CO-NP, to change a condition of zoning
Staff Rec.: **Recommendation Pending; Staff postponement request to September 12, 2017.**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 3. 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
- 4. Rezoning:** [C14-2017-0087 - Mockingbird; District 3](#)
Location: 203 West Mockingbird Lane, Williamson Creek Watershed; South Congress Combined (West Congress) NP Area
Owner/Applicant: Stuart Carr
Agent: Cody Carr
Request: SF-4A-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

5. **Rezoning:** [C14-2017-0083 - Mosaic Sound Collective; District 1](#)
Location: 6400 FM 969, Walnut Creek Watershed; MLK-183 NP Area
Owner/Applicant: Austin 1825 Fortview, Inc. (Jimmy Nassour)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GO-NP to CS-1-MU-NP (Tract 1) and CS-MU-NP (Tract 2)
Staff Rec.: **CS-1-MU-CO-NP (Tract 1) and CS-MU-CO-NP (Tract 2)**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
6. **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
7. **Rezoning:** [C14-2017-0079 - 3003 & 3005 Manchaca Road; District 5](#)
Location: 3003 & 3005 Manchaca Road, West Bouldin Creek Watershed; South Lamar Combined NP Area (Suspended)
Owner/Applicant: Goodman-Lee, LLC (Daniel Carl) & Aziz and Nneka Laurent
Agent: Metcalfe Wolff Stuart & Williams (Michele Rogerson Lynch)
Request: SF-3 to LO-MU
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
8. **Rezoning:** [C14-2017-0080 - 3101 Manchaca Road; District 5](#)
Location: 3101 Manchaca Road, West Bouldin Creek Watershed; South Lamar Combined NP Area (Suspended)
Owner/Applicant: Goodman-Lee, LLC (Daniel Carl)
Agent: Metcalfe Wolff Stuart & Williams (Michele Rogerson Lynch)
Request: SF-3 to LO-MU
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
9. **Rezoning:** [C14-2017-0081 - 2005 South Lamar Blvd; District 5](#)
Location: 2005 South Lamar Boulevard, West Bouldin Creek Watershed; South Lamar Combined NP Area (Suspended)
Owner/Applicant: Michael J Kuhn
Agent: Metcalfe Wolff Stuart & Williams (Michele Rogerson Lynch)
Request: SF-3 to CS-V
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

- 10. Resubdivision:** [C8-2017-0039.0A - Resubdivision of Lot 1, Uptown Business Park; District 1](#)
- Location: 5110 Manor Road, Tannehill Branch Watershed; Windsor Park Combined NP Area
- Owner/Applicant: North American Islamic Trust (Mothafar Mahmoud)
- Agent: AJ Ghaddar & Associates (AJ Ghaddar)
- Request: Approval of the Resubdivision of Lot 1 of Uptown Business Park, Section 1, comprised of four lots on 6.7 acres.
- Staff Rec.: **Recommended**
- Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 11. Final Plat - Resubdivision:** [C8-2017-0010.0A - Cary Vista Subdivision, Subdivision of Lot 3 of the Shriver Addition; District 10](#)
- Location: 3305 Jamesborough Street, Taylor Slough North Watershed; West Austin Neighborhood Group NP Area
- Owner/Applicant: Clay Cary
- Agent: KBGE Engineering
- Request: To resubdivide 1 lot into 2 Lots on 34,578 sq. ft. (Lot 1 with 16,902 sq. ft. & Lot 2 with 17,677 sq. ft.)
- Staff Rec.: **Recommended**
- Staff: [David Wahlgren](#), 512-974-6455
Development Services Department
- 12. Final Plat - Resubdivision:** [C8-2016-0144.0A - Fiskville School Addition; District 4](#)
- Location: 211 Beaver Street, Little Walnut Creek Watershed; Georgian Acres NP Area
- Owner/Applicant: Josue Flores
- Agent: Miguel Gonzales, Jr. TBPE Firm No. 15437 (Miguel Gonzales)
- Request: Approval of Fiskville School Addition, composed of 3 lots on 0.5 Acres. The Applicant also requests a variance from Section 25-4-175(A)(2) in order to resubdivide a lot with a flag lot configurations.
- Staff Rec.: **Recommended**
- Staff: [Don Perryman](#), 512-974-2786
Development Services Department

- 13. Site Plan - Conditional Use Permit:** [SPC-2017-0011A - Little Tiger Chinese Immersion School](#)
Location: 5111 Eilers Avenue, Boggy Creek Watershed; Georgian Acres NP Area
Owner/Applicant: Green Osa LLC. (Michael Osborne)
Agent: Vincent Gerard & Associates, Inc. (Vincent Huebinger)
Request: Request approval of a conditional use permit to allow a Daycare Services (commercial) use and private primary education use within a SF-3-NP zoning district.
Staff Rec.: **Recommended**
Staff: [Nikki Hoelter](#), 512-974-2863
Development Services Department
- 14. Site Plan - Extension:** [SPC-97-0320C\(XT4\) - St. Andrews Episcopal High School](#)
Location: 5901 Southwest Parkway, Barton Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area
Owner/Applicant: John Murphy
Agent: Stantec (Chris Randazzo)
Request: Request approval of a 15 year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Nikki Hoelter](#), 512-974-2863
Development Services Department
- 15. Final Plat:** [C8-2017-0183.0A - 4427 Gillis Subdivision; District 5](#)
Location: 4427 Gillis Street, Williamson Creek Watershed; South Austin (South Manchaca) Combined NP Area
Owner/Applicant: Cantegra Investments, LLC (Shaun Ryan)
Agent: Austin Civil Engineering, Inc. (Gracie Luna)
Request: Request approval of the resubdivision of 4427 Gillis St. composed of 2 lots on 0.5 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 16. Final Plat:** [C8-2017-0185.0A - Bergstrom Storage; District 3](#)
Location: 530 Bastrop Highway Southbound, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: Jennifer McElhenny Bertino (Jennifer Bertino)
Agent: M3 Engineering LLC (Troy Moore)
Request: Request approval of the Bergstrom Storage resubdivision composed of 1 lot on 14.89 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 17. Final Plat:** [C8-2017-0186.0A - Crossroads Amended Plat; District 3](#)
Location: 2505 East Riverside Drive, Lake Austin/Country Club West Watersheds;
East Riverside Corridor (Riverside) NP Area
Owner/Applicant: 2505 Riverside Ltd. (Thomas Terkel)
Agent: Stantec Consulting Services (Katie Frazier)
Request: Request approval of the Crossroads Amended Plat composed of 3 lots on 6.4
acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 18. Final Plat -
Previously
Unplatted:** [C8-2017-0176.0A - Oak Hill Storage; District 8](#)
Location: 7919 West US Highway 71, Williamson Creek Watershed-Barton Springs
Zone; West Oak Hill NP Area
Owner/Applicant: Ridgelea Properties Inc (Wesley Peoples)
Agent: M3 Engineering, LLC (Troy Moore)
Request: Request approval of Oak Hill Storage, composed of 1 lot on 7.65 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 19. Final Plat -
Previously
Unplatted:** [C8-2017-0177.0A - 5810 Harold Court Subdivision; District 1](#)
Location: 5800-6409 Harold Court, Boggy Creek Watershed; MLK-183 NP Area
Owner/Applicant: James A. Smith
Agent: Foresite Studio (A.J. Smith)
Request: Request approval for 5810 Harold Court Subdivision, composed of 1 lot on
0.16 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 20. Final Plat -
Resubdivision:** [C8-2017-0169.0A - Block 1 Crest Haven Addition, A Resubdivision of
Lot 12, Block 1; District 1](#)
Location: 2000 E M Franklin Avenue, Tannehill Branch Watershed; MLK-183 NP
Area
Owner/Applicant: Sal Martinez
Agent: Southwest Engineers (Gabriel Hovdey)
Request: Approval of the 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

21. **Final Plat -** [C8-2017-0170.0A - Eastover, Second Resubdivision of a Portion of Lot 8 Block A; District 1](#)
Resubdivision:
Location: 3611 Munson Street, Boggy Creek Watershed; MLK NP Area
Owner/Applicant: Sal Martinez
Agent: Southwest Engineers (Travis Flake)
Request: Approval of the Eastover, Second Resubdivision of a Portion of Lot 8 Block A

Staff Rec.: **Disapproval**
Staff: Development Services Department
22. **Final Plat -** [C8-2017-0174.0A - Resubdivision of Lot 2, Woodwillow Addition \(Withdraw / Resubmittal of C8-2016-0117.0A\); District 3](#)
Resubdivision:
Location: 3409 Willow Springs Road, Blunn Creek Watershed; St. Edwards NP Area
Owner/Applicant: Khabe Lehfed Properties (Steve Portnoy)
Agent: AJ Ghaddar, PE & Associates (Marco Castaneda)
Request: Approval of Resubdivision of Lot 2, Woodwillow Addition (Withdraw / Resubmittal of C8-2016-0117.0A) composed of 2 lots on 0.375 acres

Staff Rec.: **Disapproval**
Staff: Development Services Department
23. **Final Plat -** [C8-2017-0175.0A - Lot 12 W.C. Belcher Subdivision of Outlot 35 Division B: Resubdivision; District 1](#)
Resubdivision:
Location: 1710 Chestnut Avenue, Boggy Creek Watershed; Chestnut NP Area
Owner/Applicant: MX3 Homes, LLC (Sal Martinez)
Agent: Southwest Engineers (Alberto Gutierrez)
Request: Approval of Lot 12 W.C. Belcher Subdivision of Outlot 35 Division B: Resubdivision composed of 2 lots on 0.17 acres

Staff Rec.: **Disapproval**
Staff: Development Services Department
24. **Final Plat -** [C8-2017-0182.0A - Resubdivision of Block D Met Center II, Section 5 and Buratti Pecora II; District 2](#)
Resubdivision:
Location: 3306-1/2 McCall Lane, Onion Creek Watershed; Southeast NP Area
Owner/Applicant: Met Center NCTEX Phase II LTd. (Howard Yancy, General Partner)
Agent: Thrower Design (Ron Thrower)
Request: Approval of the Resubdivision of Block D Met Center II, Section 5 and Buratti Pecora II, composed of 1 lot on 30.26 acres.

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

- 25. Right of Way Vacation:** **F#9835-1705 Right of Way Vacation – Alley of E. 7th St.**
Location: Generally located at 711 Trinity.
Owner/Applicant: The Domestic & Foreign Missionary Society of The Protestant Episcopal Church in the USA
Agent: Leah Bojo, Senior Land Use & Policy Manager Drenner Group, PC
Request: Full vacation of the East 7th alley between Neches Street and Trinity Street (unconstructed area, currently used as a parking lot), generally located at 711 Trinity
Staff Rec.: **Recommended**
Staff: [Kim Vasquez](#) Office of Real Estate Services, 512-974-9241
- 26. Right of Way Vacation:** **F#9157-1301 Street Vacation Application of Viola St., aka Christopher St.**
Location: Near the 900 block of the west side of South 2nd Street
Owner/Applicant: 1st Street Highland, L.P.
Agent: Jarred Corbell, PE Senior Project Manager, PSW Real Estate
Request: Vacation of 8,470 sq. ft. of an unconstructed Viola Street, aka Christopher Street (previous request was 8,200 sq. ft. of Christopher Street) near the 900 block of the west side of South 2nd Street, between the south line of Block 2 and the north line of Block 3, dedicated per Oak Cliff Addition, a subdivision recorded in Volume 3, Page 81, PRTC, Texas.
Staff Rec.: **Recommended**
Staff: [Kim Vasquez](#) Office of Real Estate Services, 512-974-9241

D. NEW BUSINESS

1. 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 Plan Joint Committee](#).
2. Discussion and possible action regarding Annual Internal Review and Report of the Planning Commission.

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

Facilitator: Steve Hopkins, 512-974-3175

[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	