



**PLANNING COMMISSION
MINUTES**

June 27, 2017

The Planning Commission convened in a regular meeting on June 27, 2017@ 301 W. 2nd Street, Austin, TX 78701.

Chair Oliver called the Commission Meeting to order at 6:04 p.m.

Commission Members in Attendance:

**Greg Anderson
Karen McGraw
Tom Nuckols
Stephen Oliver – Chair
James Schissler
James Shieh
Jeffrey Thompson**

**William Burkhardt – Ex-Officio
Ann Teich – Ex-Officio**

Absent:

**Fayez Kazi – Vice-Chair
Angela De Hoyos Hart
Patricia Seeger
Jose Vela
Trinity White
Nuria Zaragoza**

Robert Hinojosa – 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

Ms. Amy Mok – Ms. Mok discussed matter related to Imagine Austin and CodeNEXT

B. APPROVAL OF MINUTES

1. Approval of minutes from June 13, 2017.

Motion to approve the minutes of June 13, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 7-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, Seeger, Vela, White and Zaragoza absent.

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

Motion to grant Staff's request for postponement of this item to July 11, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 7-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, Seeger, Vela, White and Zaragoza absent.

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

Motion to grant Staff's request for postponement of this item to July 11, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 7-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, Seeger, Vela, White and Zaragoza absent.

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

Motion to grant Staff's request for postponement of this item to July 11, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 7-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, Seeger, Vela, White and Zaragoza absent.

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

Renotified; no action required

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

Motion to grant Staff's request for postponement of this item to July 11, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 7-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, Seeger, Vela, White and Zaragoza absent.

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

Motion to grant Staff's request for postponement of this item to July 11, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 7-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, Seeger, Vela, White and Zaragoza absent.

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

Motion to grant Neighborhood's request for postponement of this item to July 25, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 7-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, Seeger, Vela, White and Zaragoza absent.

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

Public Hearing closed.

The motion to grant Staff's recommendation of DMU-CO combining district zoning for C14-2017-0059 - 1105 Rio Grande Street located at 1105 Rio Grande Street was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 7-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, Seeger, Vela, White and Zaragoza absent.

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

Public Hearing closed.

The motion to grant Staff's recommendation of CBD district zoning for C14-2017-0062 - Velocity - E 11th Street located at 610 E 11th Street was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 7-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, Seeger, Vela, White and Zaragoza absent.

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

The motion to postpone this item by the Planning Commission to July 11, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 7-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, Seeger, Vela, White and Zaragoza absent.

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

Public Hearing closed.

The motion to grant Staff's recommendation for SPC-2016-0583A - Growing Curiosity located at 9000 Georgian Drive was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 7-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, Seeger, Vela, White and Zaragoza absent.

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

Motion to grant Staff's request for postponement of this item to July 11, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 7-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, Seeger, Vela, White and Zaragoza absent.

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

Public Hearing closed.

Motion to disapproved items C-13 – C-21 was approved on the consent agenda by Commissioner

Schissler, seconded by Commissioner Shieh on a vote of 7-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, Seeger, Vela, White and Zaragoza absent.

D. ITEMS FROM THE COMMISSION

E. NEW BUSINESS

F. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#) – No report provided.

[Comprehensive Plan Joint Committee](#) – No report provided.

[Land Development Code Advisory Group](#). – No report provided.

[Small Area Planning Joint Committee](#) – No report provided.

Chair Oliver adjourned the meeting without objection on Tuesday, June 27, 2017 at 6:20 p.m.

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 4 days before the meeting date. Please call Jerry Rusthoven at Planning & Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.