



**PLANNING COMMISSION  
MINUTES**

**July 25, 2017**

**The Planning Commission convened in a regular meeting on July 25, 2017 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701.**

**Chair Oliver called the Commission Meeting to order at 6:00 p.m.**

**Commission Members in Attendance:**

**Greg Anderson  
Angela De Hoyos Hart  
Fayez Kazi – Vice-Chair  
Karen McGraw  
Tom Nuckols  
Stephen Oliver – Chair  
James Schissler  
Patricia Seeger  
James Shieh  
Jeffrey Thompson  
Jose Vela  
Trinity White**

**William Burkhardt – Ex-Officio**

**Absent:**

**Nuria Zaragoza**

**Ann Teich – Ex-Officio  
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

Mr. Stuart Hersh – Mr. Hersh discussed matters related to the University Neighborhood Overlay and CodeNEXT.

## B. APPROVAL OF MINUTES

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

Motion to approve the minutes from July 11, 2017 and minutes from the Special Called meeting on July 20, 2017 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Zaragoza absent.

## 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

Motion to postpone this item by the Planning Commission to August 8, 2017 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Zaragoza absent.

- 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

Motion to postpone this item by the Planning Commission to August 8, 2017 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Zaragoza absent.

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

Motion to grant the Staff's request for postponement of this item to August 8, 2017 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Zaragoza absent.

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

Motion to grant the Applicant's request for indefinite postponement of this item was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Zaragoza absent.

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

Motion to grant the Staff's request for postponement of this item to September 12, 2017 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Zaragoza absent.

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

Motion to grant the Neighborhood's request for postponement of this item to August 22, 2017 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Zaragoza absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of CS-1-NP combining district zoning for C14-2017-0058 - Tap 24 located at 1004 West 24th Street was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Zaragoza absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-CO-NP combining district zoning for C14-2017-0073 - 7100 W US 290 located at 7100 West US Highway 290 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Zaragoza absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation C8-2016-0149.0A - Resubdivision of Lot 19 Block A Tillery Square Subdivision located at 201 Tillery Square was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Zaragoza absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation C8-2016-0102.0A - Theodore Low Heights located at 3200 Clawson Avenue was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Zaragoza absent.

- 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

Motion to postpone this item by the Planning Commission to August 8, 2017 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Zaragoza absent.

- 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

Motion to grant Staff's recommendation for File# 9642-1601 - Vacation of an Unconstructed Right-of-Way located at 500 Montopolis Drive was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Zaragoza absent.

- 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

Public Hearing closed.

The motion to disapproved C8-2017-0148.0A - Amended Plat of Lots 192 and 193 Tarry-Town 6 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 10-0. Vice-Chair Kazi and Commissioner Schissler recused due rendering professional services to their client on this item. Commissioner Zaragoza absent.

- 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: Civilitude, 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

Public Hearing closed.

Motion to disapprove items C-13 –15 and C-17 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. Commissioner Zaragoza absent.

## **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)

Discussion occurred; no action taken.

*Note additional annotation under Planning Commission meeting reconvened.*

## **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, July 25, 2017 at 6:57 p.m.**

**Motion by Commissioner Schissler, seconded by Commissioner Shieh to reconvene the Planning Commission at 7:30 pm to reconsider item E 1 CodeNEXT, was approved on a vote of 12-0. Commissioner Zaragoza absent.**

The following presentations occurred:

- Briefing and discussion regarding Land Development Code Advisory Group's CodeNEXT Final Report.

Presentation was made by Chair Jim Duncan of the Land Development Code Advisory Group

- Briefing and discussion on Staff-led sections of CodeNEXT.

Presentation was made by Greg Guernsey, Director, Planning and Zoning Department, 512-974-2387; Jorge Rousselin, Acting Division Manager, Planning and Zoning Department, 512-974-2975 and additional Staff from the Development Services Department and the Watershed Protection Department.

- Discussion regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling.



Presentation was made by Greg Guernsey, Director, Planning and Zoning Department, 512-974-2387; Jerry Rusthoven, Assistant Director, Planning and Zoning Department, 512-974-3207 and Jorge Rousselin, Acting Division Manager, Planning and Zoning Department, 512-974-2975

**Chair Oliver adjourned the meeting without objection on Tuesday, July 25, 2017 at 10:27 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.