



**PLANNING COMMISSION  
MINUTES**

**August 8, 2017**

The Planning Commission convened in a regular meeting on August 8, 2017@ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701.

**Chair Oliver called the Commission Meeting to order at 6:06 p.m.**

**Commission Members in Attendance:**

**Greg Anderson  
Angela De Hoyos Hart  
Fayez Kazi – Vice-Chair  
Tom Nuckols  
Stephen Oliver – Chair  
James Schissler  
Patricia Seeger  
James Shieh  
Jeffrey Thompson  
Nuria Zaragoza**

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

**Absent:**

**Karen McGraw  
Jose Vela  
Trinity White**

**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.

## **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.

Mr. Stuart Hersh: Mr. Hersh discussed housing, density and matters related to CodeNEXT.

Donna Hoffman: Ms. Hoffman discussed matters related to East Austin and CodeNEXT

## **B. APPROVAL OF MINUTES**

1. Approval of minutes from July 25, 2017.

Motion to approve the minutes from July 25, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Commissioner Seeger on a vote of 10-0. Commissioners McGraw, Vela and White absent.

## **C. PUBLIC HEARINGS**

### **1. Plan Amendment: [NPA-2016-0016.02 - Red Bluff Mixed Use Development; District 3](#)**

Location:	20 Strandman Cove and 5221 East Cesar Chavez Street, Colorado River Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant:	20 Strandtman Cv (Brian Bilderback), 5221 E. Cesar Chavez St. (William Wappler)
Agent:	Coats Rose, PC (John M. Joseph) & Graves, Dougherty, Hearon, Moody (Michael Whellan)
Request:	Industry to Mixed Use
Staff Rec.:	<b>Postponement request by Staff to September 26, 2017</b>
Staff:	<u><a href="#">Maureen Meredith</a></u> , 512-974-2695 Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to September 26, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Commissioner Seeger on a vote of 10-0. Commissioners McGraw, Vela and White absent.

**2. 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.: **Postponement request by Staff to September 12, 2017**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to September 12, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Commissioner Seeger on a vote of 10-0. Commissioners McGraw, Vela and White absent.

**3. Rezoning: [C14H-2017-0055 - 500 Montopolis; District 3](#)**

Location: 500 Montopolis Drive, Country Club East Creek Watershed; Montopolis NP Area  
Owner/Applicant: KEEP Investment Group, LLC (Austin Stilwell)  
Agent: City of Austin, Planning and Zoning Department (Jerry Rusthoven)  
Request: SF-3-NP to GR-MU-H-NP and GR-MU-NP  
Staff Rec.: **Postponement request by Staff to September 12, 2017**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to September 12, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Commissioner Seeger on a vote of 10-0. Commissioners McGraw, Vela and White absent.

**4. 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: Peter Barlin  
Request: Office and Mixed Use to Commercial and Mixed Use land uses  
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to September 12, 2017**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to September 12, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Commissioner Seeger on a vote of 10-0. Commissioners McGraw, Vela and White absent.

**5. 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: Peter Barlin  
Request: LO-CO-NP and LO-MU-CO-NP to GR-NP and GR-MU-NP  
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to September 12, 2017**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to September 12, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Commissioner Seeger on a vote of 10-0. Commissioners McGraw, Vela and White absent.

**6. 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 (Govalle) NP Area  
Owner/Applicant: Painter Enterprises, Inc. a Texas Corporation  
Agent: Husch Blackwell (Nikelle Meade)  
Request: Commerical and Industry to Multifamily (Tract A) and Mixed Use land use (Tract B) (application amended on April 25, 2017)  
Staff Rec.: **Recommended**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Motion by Commissioner Schissler, seconded by Commissioner Seeger to grant Staff's recommendation of Commercial and Industry to Multifamily land use (Tract A) and Mixed Use land use (Tract B) for NPA-2016-0016.01 - 3212 E. Cesar Chavez located at 3212 East Cesar Chavez Street & 111 Tillery Street was approved on a vote of 9-1. Commissioner Zaragoza voted nay. Commissioners McGraw, Vela and White absent.

**7. 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 (Govalle) 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 by Commissioner Schissler, seconded by Commissioner Seeger to grant Staff's recommendation of MF-6-CO-NP combining district zoning and CS-MU-CO-NP combining district

zoning was approved on a vote of 9-1. Commissioner Zaragoza voted nay. Commissioners McGraw, Vela and White absent.

**8. 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.: **Not recommended.**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to September 12, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Commissioner Seeger on a vote of 10-0. Commissioners McGraw, Vela and White absent.

**9. Rezoning:** [C14-2016-0085 - Montopolis - Ben White Zoning 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. (Chris Mallett)  
Agent: Coats Rose, PC (John M. Joseph)  
Request: LI-NP to CS-MU-NP for Tracts 1 & 2, LI-NP to CS-NP for Tract 3  
Staff Rec.: **Not recommended.**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to September 12, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Commissioner Seeger on a vote of 10-0. Commissioners McGraw, Vela and White absent.

**10. Restrictive Covenant Termination:** [C14-78-220\(RCT\) - Montopolis - Ben White Subdivision; 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. (Chris Mallett)  
Agent: Coats Rose, PC (John M. Joseph)  
Request: To terminate the provision restricting this property to only commercial uses and the requirement for a Planned Development Area Agreement.  
Staff Rec.: **Recommended.**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to September 12, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Commissioner Seeger on a vote of 10-0. Commissioners McGraw, Vela and White 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 grant Applicant's request for postponement of this item to October 11, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Commissioner Seeger on a vote of 10-0. Commissioners McGraw, Vela and White absent.

**12. Rezoning:**                        **[C14-2017-0027 - Texas Motor Transportation & Oil Field Haulers, Inc.; District 1](#)**

Location:                    700 East 11th Street, Waller Creek Watershed; Downtown NP Area  
Owner/Applicant:        Texas Motor Transportation & Oil Field Haulers, Inc. (John Esparza)  
Agent:                      Metcalfe Wolff Stuart & Williams (Michele R. Lynch)  
Request:                    CS to CBD  
Staff Rec.:                **Recommended**  
Staff:                        [Scott Grantham](#), 512-974-3574  
                                  Planning and Zoning Department

Public Hearing Closed.

Motion to grant Staff's recommendation of CBD district zoning for C14-2017-0027 - Texas Motor Transportation & Oil Field Haulers, Inc. located at 700 East 11th Street was approved on the consent agenda by Commissioner Zaragoza, seconded by Commissioner Seeger on a vote of 10-0. Commissioners McGraw, Vela and White absent.

**13. Rezoning:**                        **[C14-2016-0074 - Gilfillan Place; District 9](#)**

Location:                    603 West 8th Street, Shoal Creek Watershed; Downtown NP Area (Northwest District)  
Owner/Applicant:        2015 Austin Gilfillan LP (Rene Campos)  
Agent:                      Drenner Group (Dave Anderson)  
Request:                    GO-H, GO-MU, GO to DMU-H  
Staff Rec.:                **Recommended; Postponement request by the Staff to September 12, 2017**  
Staff:                        [Scott Grantham](#), 512-974-3574  
                                  Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to September 12, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Commissioner Seeger on a vote of 9-0. Commissioners McGraw, Vela and White absent. Chair Oliver recused himself on this item due to conflict of interest (rendered professional services).

**14. 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: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to August 22, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Commissioner Seeger on a vote of 10-0. Commissioners McGraw, Vela and White absent.

**15. Rezoning:** [C14-2016-0135 - 2500 N. Lamar; District 9](#)

Location: 1200 West 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

Motion to grant Applicant's request for postponement of this item to August 22, 2017 was approved on the consent agenda by Commissioner Zaragoza, seconded by Commissioner Seeger on a vote of 10-0. Commissioners McGraw, Vela and White absent.

**16. Site Plan** [SP-2011-0099C\(XT2\) - Airport/IH 35; District 9](#)

**Extension:**

Location: 4515 Airport Boulevard, Boggy Creek Watershed; North Loop NP Area  
Owner/Applicant: 4508 Motel Properties, LTD. (Georgia Gay Ribar-Cox)  
Agent: Land Design Studio, L.P. (Gary Bellomy)  
Request: Approval of a 3-year extension to a previously approved site plan.  
Staff Rec.: **Recommended with the condition the applicant completes a site plan correction and is granted an administrative floodplain variance.**  
Staff: [Donna Galati](#), 512-974-2733  
Development Services Department

Public Hearing Closed.

Motion to grant Staff's recommendation for SP-2011-0099C(XT2) - Airport/IH 35 located at 4515 Airport Boulevard located at 4515 Airport Boulevard was approved on the consent agenda by Commissioner Zaragoza, seconded by Commissioner Seeger on a vote of 10-0. Commissioners McGraw, Vela and White absent.

**17. Preliminary Plan:**     [C8-04-0043\(R8\) - Mueller Section 2](#)

Location:                    3600 Manor Road, Boggy Creek Watershed; RMMA  
Owner/Applicant:        COA-Redevelopment Services Office (Pam Hefner)  
Agent:                      Stantec Consulting Services Inc. (Hillary Paris)  
Request:                    Approval of Mueller Section 2 composed of 411 lots on 452 acres  
Staff Rec.:                **Disapproval**  
Staff:                        Development Services Department

**18. Final Plat:**             [C8-2017-0161.0A - 1808 West 6th Street Tract](#)

Location:                    1808 West 6th Street, Johnson Creek Watershed; Old West Austin NP Area  
Owner/Applicant:        Syllabus Partners LLC (James Lindsey)  
Agent:                      Syllabus Partners (James Lindsey)  
Request:                    Approval of 1808 West 6th Street Tract composed of 1 lot on 0.354 acres  
Staff Rec.:                **Disapproval**  
Staff:                        Development Services Department

**19. Final Plat - Resubdivision:**     [C8-2016-0017.5A - Grant A Subdivision; District 1](#)

Location:                    3601 Grant Street, Tannehill Branch Watershed; East MLK Combined NP Area  
Owner/Applicant:        Scott Way  
Agent:                      Big Red Dog Consulting Engineering (Jerrett Daw)  
Request:                    Approval of the Grant A Subdivision Final Plat composed of 11 lots on 1.89 acres  
Staff Rec.:                **Disapproval**  
Staff:                        Development Services Department

**20. Final Plat - Resubdivision:**     [C8-2017-0166.3A - Grant B Subdivision; District 1](#)

Location:                    3602 Pennsylvania Avenue, Tannehill Branch Watershed; East MLK Combined NP Area  
Owner/Applicant:        Scott Way  
Agent:                      Big Red Dog Consulting Engineering (Jerrett Daw)  
Request:                    Approval of the Grant B Subdivision Final Plat composed of 11 lots on 1.049 acres  
Staff Rec.:                **Disapproval**  
Staff:                        Development Services Department



- 21. Final Plat - Previously Unplatted:** [C8-2017-0164.0A - People Helping People](#)
- Location: 1101 North IH-35 Service Road Northbound, Waller Creek Watershed; Central East Austin NP Area
- Owner/Applicant: Travis County Credit Union (Wayne Watters)
- Agent: Civiltude Engineers and Planners (James Schissler)
- Request: Approval of the People Helping People final plat composed of 1 lot on 0.67 acres.
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

Public Hearing Closed.

Motion to disapprove C8-2017-0164.0A - People Helping People located at 1101 North IH-35 Service Road Northbound was approved on the consent agenda by Commissioner Zaragoza, seconded by Commissioner Seeger on a vote of 8-0. Commissioners McGraw, Vela and White absent. Vice-Chair Kazi recused himself on this item due to conflict of interest (rendered professional services). Commissioner Schissler recused on this item due to conflict of interest (Commissioner is the Applicant of this case).

- 22. Final Plat - Previously Unplatted:** [C8-2017-0165.0A - Groomers Subdivision](#)
- Location: 10815-1/2 North IH-35 Service Road Northbound, Walnut Creek Watershed; Windsor Hills NP Area
- Owner/Applicant: Groomer's Seafood Partnership Account
- Agent: Binkley and Barfield (Nicholas Sandlin)
- Request: Approval of the Groomers Subdivision final plat composed of 1 lot on 2.08 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

- 23. Final Plat - Resubdivision:** [C8-2017-0167.0A - 4414 Merle Subdivision](#)
- Location: 4414 Merle Drive, Williamson Creek Watershed; South Manchaca NP Area
- Owner/Applicant: S&L Land Design (Jeffery Keith Davis)
- Agent: LandDev Consulting, LLC (Judd Willmann)
- Request: Approval of the 4414 Merle Subdivision final plat composed of 2 lots on 0.29 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

Public Hearings Closed.

Items C-19 – 20 and C-22 and C-23 were disapproved on the consent agenda by Commissioner Zaragoza, seconded by Commissioner Seeger on a vote of 10-0. Commissioners McGraw, Vela and White absent.

#### **D. NEW BUSINESS**

**1. Discussion and possible nomination of members of the Planning Commission to be considered by the Austin City Council for the purpose of serving on the following Committees:**

[Code and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

Motion by Commissioner Schissler, seconded by Commissioner Shieh to nominate the following Committee assignments by slate:

Code and Ordinances Joint Committee - Commissioners Kazi, Schissler, Seeger and Zaragoza

Comprehensive Plan Joint Committee – Commissioners McGraw, Thompson and Vela

Small Area Planning Joint Committee - Commissioners Anderson, Oliver, Shieh and White

The motion was approved on a vote of 10-0. Commissioners Vela and White absent.

**2. Discussion and possible action regarding Annual Internal Review and Report of the Planning Commission.**

Motion by Chair Oliver, seconded by Vice-Chair Kazi to defer this item for review and discussion to the Planning Commission Executive Committee and postpone the item to the August 22, 2017 Planning Commission meeting was approved on a 10-0 vote. Commissioners McGraw, Vela and White absent.

#### **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.

## **F. COMMITTEE REPORTS**

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

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

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

## **ADJOURNMENT**

**Chair Oliver adjourned the meeting without objection on Tuesday, August 8, 2017 at 8:06 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.