



Planning Commission

September 26, 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 September 12, 2017.

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 (AUS Holdings, Inc., Brian Bilderback, Managing Member) and 5221 E. Cesar Chavez St. (Hustle and Flow, LLC, Elizabeth Lambert, Manager)
Agent: Coats Rose, PC (John M. Joseph) & Graves, Dougherty, Hearon, Moody (Michael Whellan)
Request: Industry land use to Mixed Use land use
Staff Rec.: **Staff requests postponement to November 14, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Plan Amendment:** [**NPA-2017-0018.01 - Burnet Lane; District 7**](#)
Location: 2106 and 2108 Payne Avenue & 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.: **Staff requests postponement to November 14, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 3. 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.: **Applicant requests postponement to October 24, 2017**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 4. Code Amendment:** [**C20-2016-008 - Watershed Protection Amendments**](#)
Request: Watershed Protection Amendments – Discuss and consider amendments to Title 25 and 30 of the City Code, including Section 25-8-25 (Redevelopment Exception in Urban and Suburban Watersheds), Section 25-8-26 (Redevelopment Exception in the Barton Springs Zone), Section 25-8-27 (Redevelopment Exception in the Water Supply Rural and Water Supply Suburban Watersheds), Section 25-8-211 (Water Quality Control Requirement), and Section 30-5-211 (Water Quality Control Requirement). This action concerns land located within the Barton Springs Zone.
Staff Rec.: **Staff request for indefinite postponement**
Staff: [Andrea Bates](#), 512-974-2291
Watershed Protection Department

5. **Final Plat with Preliminary:** [C8-04-0043.08.3A.SH - Mueller Section 10B Final Plat; District 9](#)
Location: 3600 Manor Road, Boggy Creek Watershed; RMMA
Owner/Applicant: City of Austin - Economic Development Department (Pam Hefner)
Agent: Stantec (Jose Farias, P.E.)
Request: Approval of the Mueller Section 10B Final Plat composed of 12 lots on 4.34 acres
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
6. **Final Out of Preliminary Plan (Resubdivision):** [C8-2013-0081.4A.SH - Colorado Crossing IV Section Nine; District 2](#)
Location: Autumn Bay Drive, Onion Creek Watershed; Southeast Combined (Southeast) NP Area
Owner/Applicant: Lennar Buffington Zach Scott LP
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approve a resubdivision which is also a final plat out of an approved preliminary plan of 238 lots on 49.85 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
7. **Final Plat - Amended Plat:** [C8-2017-0208.0A - 1600 S. 1st.; District 9](#)
Location: 1600 South 1st Street, Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: 1600 South First
Agent: PSW Communities, LP (Casey Giles)
Request: Approval of the 1600 S. 1st plat, composed of 1 lot on 1.44 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
8. **Final Plat - Resubdivision:** [C8-2017-0210.0A - Resubdivision of Lot 7, Block 4 Banister Acres; District 5](#)
Location: 4425 Banister Lane, Williamson Creek Watershed; South Manchaca NP Area
Owner/Applicant: Paula Hobbs
Agent: Hector L. Avila
Request: Approval of the Resubdivision of Lot 7, Block 4 Banister Acres plat, composed of 2 lots on 0.5 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

9. Final Plat - [C8-2017-0214.0A - Koenig Lane; District 7](#)

Resubdivision:

Location: 1301 West Koenig Lane, Shoal Creek Watershed; Brentwood NP Area
Agent: Koenig Lane Development Partners (Pat Petterson)
Request: Approval of Koenig Lane composed of 2 lots on 5.41 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

10. Final Plat: [C8-2017-0215.0A - 1601 Chelsea Lane; District 9](#)

Location: 1601 Chelsea Lane, Harpers Branch Watershed; South River City NP Area
Owner/Applicant: TAJ Holdings, LP (Tatiana Jitkoff)
Agent: Jacobs Engineering (Joel Bock)
Request: Approval of 1601 Chelsea Lane composed of 3 lots on 0.85 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. 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)

2. Governance Working Group

Discussion and possible action to establish the Governance Working Group tasked with planning the structure and format of public engagement Listening Sessions regarding CodeNEXT. (Sponsor: Chair Oliver; Co-Sponsor: Vice-Chair Kazi)

F. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[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.

Facilitator: Don Perryman, 512-974-2786

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	