



**Planning Commission**

**October 24, 2017 @ 6:00 P.M.**

**City Hall – Board and  
Commissions Room  
301 W. 2<sup>nd</sup> 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 October 10, 2017.

## C. PUBLIC HEARINGS

- 1. Plan Amendment:** [\*\*NPA-2017-0029.01 - Austin Humane Society Plan Amendment; District 4\*\*](#)

Location: 7600, 7602, 7604, 7608, 7610, 7614, and 7616 Bennett Avenue, Buttermilk Branch Watershed; St. John NP Area

Owner/Applicant: Humane Society of Austin & Travis County (Frances Jonon)

Agent: Garrett-Ihnen Civil Engineers (Mike Wilson)

Request: Single Family to Mixed Use land use

Staff Rec.: **Postponement request by Staff to December 12, 2017**

Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
- 2. Rezoning:** [\*\*C14-2017-0092 - Austin Humane Society Rezoning: District 4\*\*](#)

Location: 7600, 7602, 7604, 7608, 7610, 7614, and 7616 Bennett Avenue, Buttermilk Branch Watershed; St. John NP Area

Owner/Applicant: Humane Society of Austin & Travis County (Frances Jonon)

Agent: Garrett-Ihnen Civil Engineers (Mike Wilson)

Request: SF-3-NP to CS-MU-NP

Staff Rec.: **Postponement request by Staff to December 12, 2017**

Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 3. Plan Amendment:** [\*\*NPA-2017-0005.03 - Affordable Dream Homes; District 3\*\*](#)

Location: 2404 Thrasher Lane, Carson Creek Watershed; Montopolis NP Area

Owner/Applicant: Vahonia Realty (Octavian F. Heresan)

Agent: Land Answers, Inc. (Jim Wittliff)

Request: Commercial to Higher Density Single Family land use

Staff Rec.: **Recommended**

Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
- 4. Rezoning:** [\*\*C14-2017-0098 - Affordable Dream Homes: District 3\*\*](#)

Location: 2404 Thrasher Lane, Carson Creek Watershed; Montopolis NP Area

Owner/Applicant: Vahonia Realty (Octavian F. Heresan)

Agent: Land Answers, Inc. (Jim Wittliff)

Request: CS-NP to SF-5-CO-NP

Staff Rec.: **Recommended**

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

5. **Plan Amendment:** [NPA-2017-0015.01 - Little Walnut Creek Greenbelt Rezoning Amendment; District 1](#)  
Location: 5100 E. 51st Street, Little Walnut Creek / Fort Branch Watersheds; Pecan Springs – Springdale NP Area  
Owner/Applicant: City of Austin, Real Estate Services Division  
Agent: City of Austin – Parks and Recreation Department (Gregory Montes)  
Request: Multifamily, Mixed Use, and Mixed Residential to Recreation & Open Space  
Staff Rec.: **Recommended**  
Staff: [Kathleen Fox](#), 512-974-7877  
Planning and Zoning Department
6. **Rezoning:** [C14-2017-0088 - Little Walnut Creek Greenbelt; District 1](#)  
Location: 5100 E. 51st Street, Little Walnut Creek / Fort Branch Watersheds; Pecan Springs – Springdale NP Area  
Owner/Applicant: City of Austin, Real Estate Services Division  
Agent: City of Austin – Parks and Recreation Department (Gregory Montes)  
Request: MF-3-CO-NP, GR-NP, SF-6-NP and CS-MU-CO-NP to P-NP  
Staff Rec.: **Recommended**  
Staff: [Scott Grantham](#), 512-974-3574  
Planning and Zoning Department
7. **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 land use to Mixed Use land use (Tracts 1 & 2) and Commercial (Tract 3) land use  
Staff Rec.: **Not recommended**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
8. **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-CO-NP for Tracts 1 & 2, LI-NP to CS-CO-NP for Tract 3  
Staff Rec.: **Not recommended**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department

9. **Restrictive Covenant Termination:**  
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
10. **Rezoning:**  
Location: 611 East Braker Lane, Walnut Creek Watershed; North Lamar Combined NP Area  
Owner/Applicant: Priesmeyer Family, LP (Victoria Priesmeyer)  
Agent: Lenworth Consulting, LLC (Nash Gonzales)  
Request: GR-CO-NP to CS-NP  
Staff Rec.: **Recommended, with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
11. **Rezoning:**  
Location: 6507 E. Riverside Drive, Carson Creek Watershed; East Riverside Corridor  
Owner/Applicant: TLH Riverside 6507 MF-1, LP (David Cox)  
Agent: Graves, Dougherty, Hearon & Moody (Michael Whellan)  
Request: ERC-NR to ERC-CMU  
Staff Rec.: **Recommended, with conditions; Postponement request by Staff to November 14, 2017**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department
12. **Rezoning:**  
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; Postponement request by Applicant to November 14, 2017**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department

- 13. 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; Postponement request by Applicant to November 14, 2017**  
Staff: [Scott Grantham](#), 512-974-3574  
Planning and Zoning Department
- 14. Rezoning:** [C14-2017-0118 - Texas Health & Science University Clinic; District 5](#)  
Location: 1707 & 1709 Fort View Road, West Bouldin Creek Watershed; South Lamar Combined NP Area  
Owner/Applicant: T & L LP (Lisa and Paul Lin)  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: GR & LO to GR-MU  
Staff Rec.: **Recommended**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department
- 15. Rezoning:** [C14-2017-0116 - Texas Health & Science University Library; District 5](#)  
Location: 4004 Valley View Road, West Bouldin Creek Watershed; South Lamar Combined NP Area  
Owner/Applicant: Lisa and Paul Lin  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: SF-3 to LO-MU  
Staff Rec.: **Recommended**  
Staff: [Andrew Moore](#), 512-974-7604  
Planning and Zoning Department
- 16. Rezoning:** [C14H-2017-0040 - Spencer and Ora Lee Nobles House](#)  
Location: 2008 E. 8th Street, Boggy Creek Watershed; Central East Austin NP Area  
Owner/Applicant: City of Austin  
Agent: City of Austin - Historic Preservation Office, Steve Sadowsky  
Request: SF-3-NP to SF-3-H-NP  
Staff Rec.: **Recommended**  
Staff: [Steve Sadowsky](#), 512-974-6454

- 17. Final Plat - Resubdivision:** [C8-2017-0089.0A - Resubdivision of Lot 38, Flournoy Heights Section 3](#)  
Location: 1412 Waldorf Avenue, Tannehill Branch Watershed; East MLK Combined NP Area  
Owner/Applicant: Deborah Yeh  
Agent: Hector Avila  
Request: Approval of the Resubdivision of Lot 38 of Flournoy Crossing Heights, Section Three, comprised of 2 lots on 12,601 square feet.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 974-3175  
Development Services Department
- 18. Final Plat - With Preliminary:** [C8J-2015-0021.2A - Easton Park Section 1C, Phase 2; District 2](#)  
Location: William Cannon Drive at Lomard Lane, Cottonmouth Creek Watershed; Pilot Knob MUD  
Owner/Applicant: Carma Easton LLC (Luke Gosda)  
Agent: Peloton Land Solutions Inc. (Paulo Misi)  
Request: Approval of Easton Park Section 1C, Phase 2 Final Plat composed of 11 lots on 8.04 acres.  
Staff Rec.: **Recommended**  
Staff: [Sue Welch](#) - Single Office, 512-854-7637  
Travis County, Transportation and Natural Resources Dept.
- 19. Final Plat - With Preliminary:** [C8J-2015-0255.2A - Easton Park Section 2B, Phase 1; District 2](#)  
Location: 7901 Colton Bluff Springs Road, Cottonmouth Creek Watershed; Pilot Knob MUD  
Owner/Applicant: Carma Easton LLC (Luke Gosda)  
Agent: Peloton Land Solutions Inc. (Paulo Misi)  
Request: Approval of Easton Park Section 2B, Phase 1 Final Plat composed of 152 lots on 83.26 acres.  
Staff Rec.: **Recommended**  
Staff: [Sue Welch](#) - Single Office, 512-854-7637  
Travis County, Transportation and Natural Resources Dept.

- 20. COA-AISD Interlocal Amendment:** [Agreement with AISD for redevelopment of school campuses within the Barton Springs Zone](#)
- Location: Barton Springs Zone
- Owner/Applicant: COA - Watershed Protection & Development Services Departments
- Agent: AISD - Paul Turner
- Request: Conduct a public hearing and consider an ordinance authorizing execution of an agreement with Austin Independent School District establishing site development standards and allowing transfers of impervious cover for redevelopment of school campuses within the Barton Springs Zone. (This action concerns land located within the Barton Springs Zone.)
- Staff Rec.: **Recommended**
- Staff: [Chuck Lesniak](#), 512-974-2699  
Watershed Protection Department
- 21. Site Plan - Compatibility Setback Waiver:** [SP-2017-0081C - South 5th Street Apartments; District 3](#)
- Location: 2421 South 5th Street, West Bouldin Creek Watershed; Galindo (Future) NP Area
- Owner/Applicant: LJA Engineering, Inc. (Michael Porvaznik, PE)
- Agent: Austin South 5th, LLC (Patrick Youngh)
- Request: Request approval to construct a multi-family project with associated improvements with a waiver for reduced compatibility setbacks (LDC Section 25-2-1063).
- Staff Rec.: **Recommended**
- Staff: [Christine Barton-Holmes](#), 512-974-2788  
Development Services Department
- 22. Site Plan - Conditional Use Permit:** [SPC-2017-0044A - The Draught House CUP Expansion; District 10](#)
- Location: 4112 Medical Parkway, Shoal Creek Watershed; Rosedale (Future) NP Area
- Owner/Applicant: Draught House Pub & Brewery (Glenda Smith)
- Agent: Jackson Walker LLP (Katherine Loayza)
- Request: Request approval of a Conditional Use Permit for a cocktail lounge expansion within an existing building
- Staff Rec.: **Postponement request by Staff to November 14, 2017**
- Staff: [Christine Barton-Holmes](#), 512-974-2788  
Development Services Department

- 23. Site Plan - Conditional Use Permit:** [SPC-2016-0368A - Didactica Preschool; District 5](#)  
Location: 1507 Hether St., West Bouldin Creek Watershed; Zilker NP Area  
Owner/Applicant: Barton Hills Properties LLC (Atticus Macias)  
Agent: Logan Wagner  
Request: Request approval of a conditional use permit to change the use from a single family home to a day care (commercial) land use.  
Staff Rec.: **Recommended**  
Staff: [Nikki Hoelter](#), 512-974-2863  
Development Services Department
- 24. Site Plan - Conditional Use Permit:** [SPC-03-0337C\(R2\) - Gus Garcia Recreation Center; District 4](#)  
Location: 1201 E. Rundberg Dr., Little Walnut Creek Watershed; Heritage Hills NP Area  
Owner/Applicant: City of Austin – Public Works Department (Raymundo Minjarez)  
Agent: MWM Design (Shari Pape)  
Request: Request approval of a conditional use site plan because the site is zoned P, Public and over 1 acre. [LDC Section 25-2-625(D)(2)]  
Staff Rec.: **Recommended**  
Staff: [Nikki Hoelter](#), 512-974-2863  
Development Services Department
- 25. Final Plat - Resubdivision:** [C8-2016-0227.0A - Domain Lot D12 Subdivision; District 7](#)  
Location: 11800 Alterra Parkway, Walnut Creek Watershed; North Burnet / Gateway TOD  
Owner/Applicant: TR Domain, LLC  
Agent: Stantec Consulting Services, Inc. (Allison Lehman)  
Request: Approval of Domain Lot D12 resubdivision composed of 2 lots on 52.55 acres  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department
- 26. Final Plat - Previously Unplatted:** [C8-2017-0238.0A - Braker at Burnet Section III; District 7](#)  
Location: 11400 Burnet Road, Walter E. Long Lake Watershed; North Burnet / Gateway TOD  
Owner/Applicant: Vaquero Bastrop Partners, LP (W.A. Landreth)  
Agent: Scheibe Consulting, Inc (Eric Schiebe)  
Request: Approval of Braker at Burnet Section III, composed of 1 lot on 0.78 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department



- 27. Final Plat - Previously Unplatted:** [C8-2017-0239.0A - 5810 Harold Court Subdivision; District 1](#)  
Location: 5800-6409 Harold Court, Boggy Creek Watershed; MLK-183 NP Area  
Owner/Applicant: Foresite Construction Construction 6 (James A. Smith)  
Agent: B Squared Eng. (Brian Baird)  
Request: Approval of 5810 Harold Court Subdivision, composed of 1 lot on 0.16 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 28. Final Plat - Resubdivision:** [C8-2017-0243.0A - Pleasant Hill Addition - Resubdivision of Lot 23, Block 5; District 3](#)  
Location: 206 Red Bird Lane, Williamson Creek Watershed; South Congress Combined (West Congress) NP Area  
Owner/Applicant: Redbird Bluebird Partners LLC (Justin Poses)  
Agent: Same as owner  
Request: Approval of the Pleasant Hill Addition - Resubdivision of Lot 23, Block 5 Final Plat composed of 3 lots on 0.5 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 29. Final Plat with Preliminary:** [C8-92-0064.4A - Barton Creek Section N Tecoma Circle Phase 2 Right-of-Way](#)  
Location: 8212 Barton Club Drive, Barton Creek Watershed-Barton Springs Zone  
Owner/Applicant: Stratus Properties Operating Co. LP (Erin D. Pickens)  
Agent: LJA Engineering & Surveying, Inc. (John A. Clark)  
Request: Approval of Barton Creek Section N Tecoma Circle Phase 2 Right-of-Way Final Plat composed of 1 lot on 14.819 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
- 30. Final Plat - Resubdivision:** [C8-2017-0247.0A - 1109 W 31st Street; District 10](#)  
Location: 1109 West 31st Street, Shoal Creek Watershed; Windsor Road NP Area  
Owner/Applicant: St. Andrew's Episcopal School (John P. & Barbara C. Watson)  
Agent: Perales Engineering, LLC (Jerry Perales)  
Request: Approval of 1109 W 31st Street composed of 2 lots on 0.48 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 31. Final Plat with Preliminary:** [C8-04-0043.10.1A.SH - Mueller Section 11 Subdivision and Amended Block 109 Lot 1; District 9](#)  
Location: 3600 Manor Road, Boggy Creek Watershed; RMMA  
Owner/Applicant: City of Austin, Redevelopment Services Office (Pam Hefner)  
Agent: Stantec Consulting Services, Inc. (Hillary Paris)  
Request: Approval of Mueller Section 11 Subdivision and Amended Block 109 Lot 1 composed of 397 lots on 452 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

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

1. Discussion and possible adoption of the Planning Commission regular meeting schedule for calendar year 2018.

#### **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. CODE-NEXT BREAKOUT SESSION GROUPS**

1. CodeNEXT Breakout Session Groups to be led by members of the Planning Commission to discuss and review various chapters of CodeNEXT Draft #2.

*Note: Planning Commission will recess to allow members to participate in CodeNEXT Breakout Session Groups.*

2. Debriefing and possible action regarding information gathered from the CodeNEXT Breakout Session Groups.

*Note: Planning Commission will reconvene to discuss the CodeNEXT Breakout Session Groups.*

#### **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
<b>Applicant / Agent</b>	1	5 min (Additional 3 minute rebuttal)
<b>Speakers For</b>	Up to 3	3 min.
<b>Speakers For</b>	Up to 16	1 min.
<b>Primary Speaker</b>	1	5 min.
<b>Speakers Against</b>	Up to 3	3 min.
<b>Speakers Against</b>	Up to 16	1 min.

**Speakers are limited to 10 minutes maximum.**

### POSTPONEMENT

Speaker	Number	Time Allocated
<b>Primary Speaker Favoring Postponement</b>	1	3 min.
<b>Secondary Speaker Favoring Postponement</b>	1	2 min.
<b>Primary Speaker Opposing Postponement</b>	1	3 min.
<b>Secondary Speaker Opposing Postponement</b>	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	