



**Planning Commission**

**November 28, 2017 @ 6:00 P.M.**

**City Hall – Board and  
Commission 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 Special Called November 1, 2017 and November 14, 2017.

## C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2017-0016.05 - Tillery MF; District 3](#)  
Location: 507 Tillery Street, Colorado River and Boggy Creek Watersheds; Govalle-Johnston Terrace NP Area  
Owner/Applicant: 507 Tillery House LLC (Caren W. Wendt & Kathryn L Ingerly)  
Agent: Rize Planning Development & Construction (Ross Frie)  
Request: Single Family to Multifamily land use  
Staff Rec.: **Pending; Postponement request by Staff to December 12, 2017**  
Staff: [Maureen Meredith](#), 512-974-2695, Planning and Zoning Department
- 2. Rezoning:** [C14-2017-0106 - Tillery MF; District 3](#)  
Location: 507 Tillery Street, Colorado River and Boggy Creek Watersheds; Govalle-Johnston Terrace NP Area  
Owner/Applicant: 507 Tillery House LLC (Caren W. Wendt & Kathryn L Ingerly)  
Agent: Rize Planning Development & Construction (Ross Frie)  
Request: SF-3-NP to MF-2-NP  
Staff Rec.: **Pending; Postponement request by Staff to December 12, 2017**  
Staff: [Heather Chaffin](#), 512-974-2122, Planning and Zoning Department
- 3. 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; Postponement request by Staff to December 12, 2017**  
Staff: [Andrew Moore](#), 512-974-7604, Planning and Zoning Department
- 4. 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.: **Pending; Postponement request by Staff to January 9, 2017**  
Staff: [Andrew Moore](#), 512-974-7604, Planning and Zoning Department

5. **Rezoning:** [C14-2017-0122 - 1311 S. Lamar VMU; District 5](#)  
 Location: 1311 S. Lamar Blvd, Unit 2 and 1401 S. Lamar Blvd, West Bouldin Creek Watershed; Zilker NP Area  
 Owner/Applicant: Seamless GCW (Joe Warnock)  
 Agent: Armbrust & Brown, PLLC (Richard Suttle)  
 Request: CS-CO & CS-V-CO to CS-V-CO  
 Staff Rec.: **Recommended**  
 Staff: [Andrew Moore](#), 512-974-7604, Planning and Zoning Department
6. **Site Plan - Conditional Use Permit:** [SPC-2016-0368A - Didactica Preschool; District 5](#)  
 Location: 1507 Hether Street, 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
7. **Compatibility Waiver:** [SP-2017-0339C - W. 49th Street Office; District 7](#)  
 Location: 1210 West 49th Street, Waller Creek Watershed; Brentwood NP Area  
 Owner/Applicant: Michael Polombo  
 Agent: Eyad Kasemi  
 Request: Compatibility Waiver to encroach 2 ft. into the compatibility setback.  
 Staff Rec.: **Recommended**  
 Staff: [Clarissa Davis](#), 512-974-1423, Development Services Department
8. **Final Plat with Preliminary:** [C8J-2015-0255.4A - Easton Park Section 2B, Phase 3; 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 the Easton Park Section 2B, Phase 3 Final Plat composed of 142 lots on 35.64 acres  
 Staff Rec.: **Recommended**  
 Staff: [Sue Welch](#) - Single Office, 512-854-7637, Travis County, Transportation and Natural Resources Dept.

9. **Final Plat - Previously Unplatted:** [C8-2017-0267.0A - Replat of Pioneer Crossing East Section 16 Lots 1-13; District 1](#)  
Location: Sprinkle Cutoff Road, Walnut Creek Watershed;  
Owner/Applicant: Continental Homes of Texas, L.P. - DR Horton  
Agent: LJA Engineering (Walter Hoysa, P.E.)  
Request: Approval of the Replat of Pioneer Crossing East Section 16 Lots 1-13, composed of 10 lots on 3.16 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
10. **Final Plat - Previously Unplatted:** [C8-2017-0274.0A - Flores-Gonzalez Subdivision; District 4](#)  
Location: 10311 Ray Avenue, Little Walnut Creek Watershed  
Owner/Applicant: Carlos Flores  
Agent: Genesis 1 Engineering (George Gonzalez)  
Request: Approval of Flores-Gonzalez Subdivision plat, composed of 2 lots on 0.38 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
11. **Final Plat - Resubdivision:** [C8-2017-0269.0A - Oak Ranch Section 2](#)  
Location: 5412-5615 Ross Road, Onion Creek Watershed  
Owner/Applicant: Deerwood MHC LLC (Scott Roberts)  
Agent: Big Red Dog Engineering and Consulting (Jerrett Daw)  
Request: Approval of Oak Ranch Section 2 composed of 1 lot on 150.98 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
12. **Final Plat - Resubdivision:** [C8-2017-0270.0A - Shoalmont Addition, Resubdivision of Lot 1, Block 3; District 7](#)  
Location: 5400 Montview Street, Shoal Creek Watershed  
Owner/Applicant: Gary S. and Deborah J. Payne (Gary Payne)  
Agent: Southwest Engineers, Inc. (Travis Flake)  
Request: Approval of Shoalmont Addition, Resubdivision of Lot 1, Block 3 composed of 2 lots on 0.31 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

13. **Final Plat -** [C8-2017-0268.0A - Pioneer Crossing, Replat of lot 101 ; District 1](#)  
**Previously Unplatted:**  
Location: 10800-½ Sprinkle Cutoff Road, Walnut Creek  
Owner/Applicant: Continental Homes of Texas, L.P. - DR Horton  
Agent: LJA Engineering, Inc. (Walter Hoysa, P.E.)  
Request: Approval of the Pioneer Crossing, Replat of lot 101 Final Plat composed of 5 lots on 1.17 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

14. **Final Plat -** [C8-2017-0276.0A - Saint Elmo Public Market ; District 3](#)  
**Resubdivision:**  
Location: 4323 South Congress Avenue, Williamson Creek; East Congress / South Congress Combined NPA  
Owner/Applicant: SE Austin Global Development, LLC (Justin Bailey)  
Agent: KBGE (Chad Kimbell)  
Request: Approval of the Saint Elmo Public Market Final Plat composed of 1 lot on 3.43 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

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

1. [Discussion and possible action amending the Imagine Austin Comprehensive Plan by adopting the Austin Metro Area Master Community Workforce Plan.](#)

#### **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)

#### **G. 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: Wendy Rhoades, 512-974-7719

**Speaker Testimony Time Allocation**

**PUBLIC HEARING**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<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**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<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	