



PLANNING COMMISSION MINUTES

October 10, 2017

The Planning Commission convened in a regular meeting October 10, 2017 @ 301 W. 2nd Street, Austin, TX 78701.

Chair Oliver called the Commission Meeting to order at 6:02 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
Nuria Zaragoza**

**Ann Teich – Ex-Officio
William Burkhardt – 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

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 conveyed his concerns regarding CodeNEXT.

Mr. Fernando Reyes – Mr. Reyes conveyed his concerns regarding CodeNEXT.

Mr. Yesseff Habib - Mr. Habib conveyed his concerns regarding CodeNEXT.

Ms. Bonnie Wences - Mr. Wences conveyed her concerns regarding CodeNEXT.

B. APPROVAL OF MINUTES

1. Approval of minutes from September 26, 2017.

Motion to approve the minutes from September 26, 2017 was approved on the consent agenda by Commissioner Schissler, seconded Commissioner Seeger by on a vote of 13-0.

C. PUBLIC HEARINGS

- 1. 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: Thomas Calhoon
Agent: Peter Barlin
Request: Office and Mixed Use land use to Commercial and Mixed Use land uses
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

The motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Seeger on a vote of 13-0.

- 2. 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: Thomas Calhoon
Agent: Peter Barlin
Request: LO-CO-NP and LO-MU-CO-NP to GR-NP and GR-MU-NP
Staff Rec.: **Recommended with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

The motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Seeger on a vote of 13-0.

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 November 28, 2017**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

The motion to grant Staff's request for postponement of this item to November 28, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Seeger on a vote of 13-0.

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.: **Recommendation Pending; Postponement request by Staff to October 24, 2017**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

The motion to grant Staff's request for postponement of this item to October 24, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Seeger on a vote of 13-0.

5. **Rezoning:** [C14-2016-0074 - Gilfillan Place; District 9](#)
Location: 603 West 8th Street, Shoal Creek Watershed, Downtown Austin Plan (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 Staff to November 14, 2017**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

The motion to grant Staff's request for postponement of this item to November 14, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Seeger on a vote of 13-0.

6. **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**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

The motion to grant Staff's request for postponement of this item to October 24, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Seeger on a vote of 13-0.

7. **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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2013-0081.4A.SH - Colorado Crossing IV Section Nine located at Autumn Bay Drive was approved on the motion by Commissioner Nuckols, seconded by Commissioner Schissler on a vote of 13-0.

8. **Resubdivision:** [C8-2017-0019.0A - Resubdivision of Lot 8 and a Portion of Lot 7, Block 12, C.R. Johns Subdivision of Outlot 45 Division B; District 1](#)
Location: 2201 E. 22nd Street, Boggy Creek Watershed, Upper Boggy Creek NP Area
Owner/Applicant: Coletto Corner, LLC (Scott Turner)
Agent: Thrower Design (A. Ron Thrower)
Request: Approval of the resubdivision of an existing lot, a portion of an existing lot, and a vacated alley composed of two lots on 0.3132 acres
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0019.0A - Resubdivision of Lot 8 and a Portion of Lot 7, Block 12, C.R. Johns Subdivision of Outlot 45 Division B was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Seeger on a vote of 13-0.

9. **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.: **Withdrawn by the Applicant**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Withdrawn; no action taken.

10. **Final Plat - Amended Plat:** [C8-2017-0226.0A - Amended Plat of Lot 8 Lakeshore Phase 1 Subdivision; District 3](#)
Location: 1200-1312 Lady Bird Lane, Lady Bird Lake Watershed, Riverside NP Area
Owner/Applicant: Lakeshore Property Owners Association, Inc. c/o Goodwin Management (Michelle Myer)
Agent: Stantec Consulting Services, Inc. (Megan Meyer)
Request: The approval of Amended Plat of Lot 8 Lakeshore Phase 1 Subdivision composed of 1 lot on 2.72 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

11. **Final Plat - Previously Unplatted:** [C8-2017-0216.0A - Flores-Gonzalez Subdivision; District 4](#)
Location: 10311 Ray Avenue, Little Walnut Creek Watershed, North Austin Civic Association NP Area
Owner/Applicant: Carlos Flores
Agent: Genesis 1 Engineering (George Gonzalez)
Request: The approval of the Flores-Gonzales Subdivision, composed of 2 lots on 0.38 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

12. **Final Plat - Previously Unplatted:** [C8-2017-0228.0A - Govalle Terrace; District 3](#)
Location: 5300 Jain Lane, Boggy Creek Watershed, Johnston Terrace NP Area
Owner/Applicant: Govalle Terrace Partners, LP, Cesar Chavez Foundation (Paul Park)
Agent: Big Red Dog, Inc. (Brittany Lankford)
Request: The approval of Govalle Terrace, composed of 1 lot on 5.24 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat - Previously Unplatted:** [C8-2017-0231.0A - Gritzka Subdivision; District 1](#)
Location: 1404 E. M. Franklin Avenue, Tannehill Branch Watershed, Johnston Terrace NP Area
Owner/Applicant: Boris and Angelika Gritzka
Agent: AJ Ghaddar, P.E. & Associates (Marco Castaneda)
Request: The approval of the Gritzka Subdivision composed of 2 lots on 0.43 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Final Plat - Previously Unplatted:** [C8-2017-0237.0A - F.B. Foster Subdivision of Outlot 58 Division B; District 1](#)
Location: 1905 E. 12th St., Boggy Creek Watershed, Central East Austin NP Area
Owner/Applicant: 2016 Thurgood
Agent: Binkley & Barfield, P.E. (Nicholas Sandlin)
Request: The approval of the F.B. Foster Subdivision of Outlot 58 Division B composed of 1 lot on 0.17 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat - Resubdivision:** [C8-2017-0217.0A - Resubdivision of Lot 3B, Block A, Amended Plat of West Park; District 8](#)
Location: 7860-1/2 West US 290 Highway, Williamson Creek Watershed-Barton Springs Zone, West Oak Hill NP Area
Owner/Applicant: Buffalo Equities, Ltd. (Chris Mallet)
Agent: LJA Engineering (Joseph Longaro); Coats Rose (John M. Joseph)
Request: The approval of the Resubdivision of Lot 3B, Block A, Amended Plat of West Park, composed of 2 lots on 7.81 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 16. Final Plat -** [C8-2017-0218.0A - Marlton Terrace; District 10](#)
Resubdivision:
Location: 2402 Marlton Drive, Johnson Creek Watershed, West Austin NP Area
Owner/Applicant: Cater Joseph
Agent: Hector L. Avila
Request: The approval of Marlton Terrace, composed of 2 lots on 0.44 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 17. Final Plat -** [C8-2017-0221.0A - Resubdivision of the south 74 feet of Lot 18, Block 1, Crest Haven Addition; District 1](#)
Resubdivision:
Location: 2106 E M Franklin Avenue, Tannehill Branch Watershed, MLK NP Area
Owner/Applicant: Joaquin Avila Graces
Agent: Noble Surveying & Engineering, LLC (Gabriel Morales)
Request: The approval of Resubdivision of south 74 feet of Lot 18, Block 1, Crest Haven Addition composed of 2 lots on 0.51 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 18. Final Plat -** [C8-2017-0222.0A - 4414 Merle Subdivision; District 5](#)
Resubdivision:
Location: 4414 Merle Drive, Williamson Creek Watershed, South Manchaca NP Area
Owner/Applicant: S&L Land Design (Jeffrey Davis)
Agent: LandDev Consulting, LLC (Judd Willmann)
Request: The approval of 4414 Merle Subdivision composed of 2 lots on 0.29 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 19. Final Plat -** [C8-2017-0227.0A - Resubdivision of Lot 3, Block 1, Marlo Heights, Section 1; District 1](#)
Resubdivision:
Location: 3507 Pecan Springs Rd., Fort Branch Watershed, MLK NP Area
Owner/Applicant: Franciscus Sani
Agent: Hector Avila
Request: The approval of the Resubdivision of Lot 3, Block 1 Marlo Heights, Section 1 composed of 2 lots on 0.307 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

20. **Final Plat - Previously Unplatted:** [C8-2017-0236.0A - C.Q. Horton Estate Subdivision; District 1](#)
- Location: 1713 E. 12th Street, Boggy Creek Watershed, Central East Austin NP Area
- Owner/Applicant: 2013 Austin East 12th St.
- Agent: Binkley & Barfield, P.E. (Nicholas Sandlin)
- Request: The approval of the C.Q. Horton Estate Subdivision composed of 1 lot on 0.17 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

Public Hearings closed.

Motion to disapprove Items C-10 – C-20 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Seeger on a vote of 13-0.

D. NEW BUSINESS

1. [Discuss and consider initiation of an amendment to Title 25 of the City Code related to the order of process for public hearings at the Zoning and Platting Commission and/or Planning Commission.](#) (Sponsor: Commissioner Zaragoza; Co-Sponsor: Commissioner Seeger)

Motion by Commissioner Seeger, seconded by Commissioner Nuckols to defer to Codes and Ordinances for further review and return the item to Planning Commission at a later date was approved on a vote of 9-2. Commissioners Anderson and Schissler voted nay. Commissioners De Hoyos Hart and Vela off the dais.

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

Presentation was made by [Preston Stewart](#), 512-974-9324, Economic Development Review Department.

3. [Discussion and possible action to adopt the Annual Internal Review and Report of the Planning Commission.](#)

Motion by Commissioner Schissler, seconded by Commissioner Shieh was approved on a vote of 11-0. Commissioners De Hoyos Hart and Vela off the dais.

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. CodeNEXT Working Group

Discussion and possible action establishing the Residential Design Standards CodeNEXT working group. (Sponsor: Commissioner Shieh; Co-Sponsor: Commissioner White)

Motion by Commissioner White, seconded by Commissioner Schissler to establish the Residential Design Standards CodeNEXT working group was approved on a vote of 11-0. Commissioners De Hoyos Hart and Vela off the dais.

F. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#) – No report given.

[Comprehensive Plan Joint Committee](#) – No report given.

[Small Area Planning Joint Committee](#) – No report given.

ADJOURNMENT

Chair Oliver adjourned the meeting without objection on Tuesday, October 10, 2017 at 10:38 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.