



Planning Commission
February 13, 2018 @ 6:00 P.M.
City Hall – Boards and
Commissions Rooms
301 W. 2nd Street
Austin, TX 78701

Greg Anderson
Conor Kenny
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
Trinity White
Todd Shaw
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 January 23, 2018.
2. Approval of minutes of the Special Called meeting from February 7, 2018.

Facilitator: Wendy Rhoades, 512-974-7719

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2017-0016.06 - Leija Villas, District 3](#)
Location: 3305 and 3309 Hidalgo Street, Govalle-Johnston Terrace NP Area Boggy Creek Watershed
Owner/Applicant: Dr. Graciela Leija, M.D.
Agent: Michael Moran
Request: Single Family to Mixed Use/Office land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Rezoning:** [C14-2017-0150 - Leija Villas, District 3](#)
Location: 3305 and 3309 Hidalgo Street, Govalle-Johnston Terrace NP Area, Boggy Creek Watershed
Owner/Applicant: Dr. Graciela Leija, M.D.
Agent: Michael Moran
Request: SF-3-NP and SF-3-CO-NP to LO-MU-NP
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 3. Rezoning:** [C14-2017-0113.SH - Chalmers Court, District 3](#)
Location: 1640 E. 2nd Street, East Cesar Chavez NP Area, Lady Bird Lake Watershed
Owner/Applicant: Housing Authority of Austin (Michael Gerber)
Agent: Urban Design Group (J Segura)
Request: CS-NP and MF-4-NP to MF-5-NP
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 4. Rezoning:** [C814-2017-0001 - 425 W. Riverside Drive PUD; District 9](#)
Location: 425 W. Riverside Drive, Bouldin Creek NP Area; Lady Bird Lake Watershed
Owner/Applicant: Stream Realty Partners (David Blackbird)
Agent: Armbrust & Brown, PLLC (Richard Suttle)
Request: CS-1-V-NP to PUD-NP
Staff Rec.: **Recommended with conditions**
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. **Resubdivision:** [C8-2017-0175.0A - Resubdivision Of Lot 12 W.C. Belcher Subdivision Of Outlot 35 Division B; District 1](#)
 Location: 1710 Chestnut Ave; Chestnut NP Area, Boggy Creek Watershed
 Owner/Applicant: MX3 Homes LLC (Sal Martinez)
 Agent: Southwest Engineers (Alberto Gutierrez)
 Request: Approve the resubdivision of 0.175 acres into two, cottage lots.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department
7. **Final Plat:** [C8-2016-0243.0A - Windsor Park Place](#)
 Location: 6710 Mira Loma Lane; Windsor Park NP Area, Little Walnut Creek Watershed
 Owner/Applicant: Paul and Kelly Westerman
 Agent: SW Engineers (Matthew Dringenberg)
 Request: Approve Windsor Park Place, a final plat comprised of 5 lots on 0.982 acre.
 Staff Rec.: **Recommended**
 Staff: [Steve Hopkins](#), 512-974-3175
 Development Services Department
8. **Conditional Use - Site Plan:** [SPC-2017-0251C - Oltorf Commons; District 9](#)
 Location: 1616 E Oltorf Street; East Riverside/Oltorf Combined NP Area, Harper's Branch Watershed
 Owner/Applicant: 1616 Oltorf Investors, LTD
 Agent: Big Red Dog Engineering (Cliff Kendall)
 Request: Approval of a conditional use permit to allow a drive-thru service use on the site per ordinance number 20170216-046.
 Staff Rec.: **Recommended**
 Staff: [Clarissa Davis](#), 512-374-1423
 Development Services Department

- 9. Resubdivision:** [C8-2017-0027.0A - Resubdivision Lot 11, Walnut Hills Section 1, District 1](#)
Location: 3100 Northeast Drive; University Hills NP Area, Little Walnut Creek Watershed
Owner/Applicant: Parkside Homes
Agent: Texas Engineering Solutions (Stephen Delgado)
Request: Approve the resubdivision of 1 lot into 2 lots on 0.319 acres.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 10. Resubdivision:** [C8-2017-0111.0A - Gault Street Resubdivision, District 7](#)
Location: 7709 Gault Street; Crestview NP Area, Waller Creek Watershed
Owner/Applicant: KATA Homes, Kurt Thiemer
Agent: Perales Engineering (Jerry Perales)
Request: Approve the resubdivision of 1 lot into 2 lots on 0.33 acres. In addition, the applicant requests a variance from LDC Section 25-4-175(A)(2) in order to utilize a flag lot design.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 11. Resubdivision:** [C8-2016-0129.0A - Resubdivision of Lot 2, Ebony Acres; District 1](#)
Location: 3515 E. 12th Street; East MLK Combined NP Area, Tannehill Branch Watershed
Owner/Applicant: Scott Way
Agent: Southwest Engineers (Travis Flake)
Request: Approve the resubdivision of 1 lot into 2 lots on 0.22 acres
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 12. Final Plat-Resubdivision:** [C8-2017-0092.0A - Bouldin Court; District 9](#)
Location: 900 South 2nd Street; Bouldin Creek, East Bouldin Creek Watershed
Owner/Applicant: PSW Homes, LLC
Agent: Jarred Corbell (PSW)
Request: Approval of the Bouldin Court Subdivision composed of 2 lots on 3.64 acres. Additionally, the applicant requests a variance to 25-4-151 which requires extension of existing streets from adjacent properties.
Staff Rec.: **Recommended**
Staff: [Jeremy Siltala](#), 512-974-2945
Development Services Department

- 13. Resubdivision:** [C8-2017-0096.0A - Resubdivision of Lot 15, Parkinson Place No. 1; District 9](#)
 Location: 1503 Betty Jo Dr.; South River City NP Area, Harper's Branch Watershed
 Owner/Applicant: LZA Real Properties (Lynn Zeman Antoniono)
 Agent: ADD Design (Marc Dickey)
 Request: Approval of the resubdivision of one lot into a two lot subdivision on 0.377 acres.
 Staff Rec.: **Recommended**
 Staff: [Cesar Zavala](#), 512-974-3404
 Development Services Department
- 14. Final Plat - with Preliminary:** [C8-2017-0253.1A - Chapman Final Plat; District 1](#)
 Location: 4900-5010 Old Manor Road; University Hills / Windsor Park Combined NP Area, Walnut Creek Watershed
 Owner/Applicant: KB Home Lone Star, Inc. (John Zinsmeyer)
 Agent: Carlson, Brigance, and Doering, Inc. (Bill E. Couch)
 Request: Approval of the Chapman Final Plat composed of 93 lots on 37.83 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat - Amended Plat:** [C8-2018-0016.0A - Travis Heights; Amended Plat of Lots 9 & 10, Block 43; District 9](#)
 Location: 1119 Mission Ridge; South River City NP Area, Lady Bird Lake Watershed
 Owner/Applicant: Frankie C. and Gary Furman
 Agent: Permit Partners (Claudia Sanchez)
 Request: Approval of the Travis Heights, Amended Plat of Lots 9 & 10, Block 43 Final Plat composed of 1 lot on 0.1544 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 16. Final Plat - Resubdivision:** [C8-2018-0018.0A - Ford Place No. 2 Resubdivision of Lot 12 Block E; District 5](#)
 Location: 4424 Diane Drive; South Manchaca NP Area, Williamson Creek Watershed
 Owner/Applicant: Waters Edge, LLC
 Agent: Hector Avila
 Request: Approval of Ford Place No. 2 Resubdivision of Lot 12 Block E composed of 2 lots on 0.27 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

17. Final Plat - [C8-2018-0015.0A - 699 Harthan; District 9](#)

Amended Plat:

Location: 600 Harthan Street; Old West Austin NP Area, Lady Bird Lake Watershed
Owner/Applicant: 600 Harthan, LLC (Clark Lyda)
Agent: Big Red Dog Engineering Consulting (Bailey Harrington)
Request: Approval of the 600 Harthan plat composed of 1 lot on 0.28 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. Discussion and possible nomination of a member of the Planning Commission to be considered by the Austin City Council for the purpose of serving on the [Codes and Ordinances Joint Committee](#).

E. FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

F. 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.

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.

2018 PLANNING COMMISSION MEETING SCHEDULE

January 9, 2018	July 10, 2018
January 23, 2018	July 24, 2018
*February 13, 2018	August 14, 2018
February 27, 2018	August 28, 2018
March 13, 2018	September 11, 2018
*March 27, 2018	September 25, 2018
April 10, 2018	October 9, 2018
* April 24, 2018	October 23, 2018
May 8, 2018	November 13, 2018
*May 22, 2018	November 27, 2018
June 12, 2018	December 11, 2018
June 26, 2018	

*Consent Agenda Only Meetings