



**PLANNING COMMISSION
MINUTES**

February 13, 2018

The Planning Commission convened in a regular meeting on February 13, 2018 @ 301 W. 2nd Street, Austin, TX 78701.

Chair Oliver called the Commission Meeting to order at 6:01 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**

Absent:

Todd Shaw

**William Burkhardt – Ex-Officio
Ann Teich – Ex-Officio
Robert Mendoza – 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.

Ms. Angela Benavidez Garza – Ms. Benavidez Garza discussed matters regarding CodeNEXT.

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.

Motion to approve the minutes of January 23, 2018 and February 7, 2018 was approved on the consent agenda by Commissioner De Hoyos Hart, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Shaw absent.

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

Motion to grant Applicant's request for postponement of this item to February 27, 2018 was approved on the consent agenda by Commissioner De Hoyos Hart, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Shaw absent.

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

Motion to grant Applicant's request for postponement of this item to February 27, 2018 was approved on the consent agenda by Commissioner De Hoyos Hart, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Shaw absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of MF-5-NP combining district zoning for C14-2017-0113.SH - Chalmers Court located at 1640 E. 2nd Street was approved on the consent agenda by Commissioner De Hoyos Hart, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Shaw absent.

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

Motion to postpone this item to February 27, 2018 by the Planning Commission was approved on the consent agenda by Commissioner De Hoyos Hart, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Shaw absent.

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

Public Hearing closed.

Motion to grant Staff recommendation of CS-V-CO combining district zoning for C14-2017-0122 - 1311 S. Lamar VMU located at 1311 S. Lamar Blvd, Unit 2 and 1401 S. Lamar Blvd was approved

on the consent agenda by Commissioner De Hoyos Hart, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Shaw absent.

Condition Overlay:

Remove Convenience Storage as a prohibited use.

Remove late hours permit as a prohibited use.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0175.0A - Resubdivision Of Lot 12 W.C. Belcher Subdivision Of Outlot 35 Division B located at 1710 Chestnut Ave. was approved on the consent agenda by Commissioner De Hoyos Hart, seconded by Commissioner Thompson on a vote of 11-0. Commissioner White recused herself from this item (*Conflict of interest, due to proximity of subject property to residency*). Commissioner Shaw absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0243.0A - Windsor Park Place located at 6710 Mira Loma Lane was approved on the consent agenda by Commissioner De Hoyos Hart, seconded by Commissioner Thompson on a vote of 11-1. Commissioner McGraw voted nay on this item. Commissioner Shaw absent.

**8. Conditional Use - [SPC-2017-0251C - Oltorf Commons; District 9](#)
Site Plan:**

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

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2017-0251C - Oltorf Commons located at 1616 E Oltorf Street was approved on the consent agenda by Commissioner De Hoyos Hart, seconded by Commissioner Thompson on a vote of 11-1. Commissioner Anderson voted nay on this item. Commissioner Shaw absent.

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

Public Hearing closed.

Motion to grant Staff recommendation for C8-2017-0027.0A - Resubdivision Lot 11, Walnut Hills Section 1 located at 3100 Northeast Drive was approved on the consent agenda by Commissioner De Hoyos Hart, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Shaw absent.

- 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 requestes a variance from LDC Section 25-4-175(A)(2) in order to utilize a flag lot deisgn.
 Staff Rec.: **Recommended**
 Staff: [Don Perryman](#), 512-974-2786
 Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for C8-2017-0111.0A - Gault Street Resubdivision located at 7709 Gault Street was approved on the consent agenda by Commissioner De Hoyos Hart, seconded by Commissioner Thompson on a vote of 9-1. Vice-Chair Kazi recused on this item (*Conflict of interest, due to rendering professional services*). Commissioner Schissler recused on this item (*Conflict of interest, due to rendering professional services*). Commissioner McGraw voted nay on this item. Commissioner Shaw absent.

- 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

Motion to postpone this item to February 27, 2018 by the Planning Commission was approved on the consent agenda by Commissioner De Hoyos Hart, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Shaw absent.

- 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

Motion to postpone this item to February 27, 2018 by the Planning Commission was approved on the consent agenda by Commissioner De Hoyos Hart, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Shaw absent.

- 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

Motion to grant Staff recommendation for C8-2017-0096.0A - Resubdivision of Lot 15, Parkinson Place No. 1 located at 1503 Betty Jo Dr. was approved on the consent agenda by Commissioner De Hoyos Hart, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Shaw absent.

- 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 Resubivision of Lot 12 Block E composed of 2 lots on 0.27 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 17. Final Plat - Amended Plat:** [C8-2018-0015.0A - 699 Harthan; District 9](#)
 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

Public Hearings closed.

Motion to disapprove items C-14 – C-17 was approved on the consent agenda by Commissioner De Hoyos Hart, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Shaw absent.

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](#).

Motion by Commissioner Schissler, by Commissioner Shieh to postpone this item to February 27, 2018 was approved by unanimous consent.

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)

Discussion occurred; no action taken.

G. COMMITTEE REPORTS

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

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

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

ADJOURNMENT

Chair Oliver adjourned the meeting without objection on Tuesday, February 13, 2018 at 6:55 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.