



Planning Commission

August 14, 2018 at 6:00 P.M.

City Hall – Chambers

301 W. 2<sup>nd</sup> Street

Austin, TX 78701

Greg Anderson

Yvette Flores

Angela De Hoyos Hart

Fayez Kazi – Vice-Chair

Conor Kenny

Karen McGraw

James Schissler – Parliamentarian

Patricia Seeger – Secretary

Todd Shaw

James Shieh – Chair

Jeffrey Thompson

Tracy Witte

William Burkhardt – Ex-Officio

Richard Mendoza – Ex-Officio

Ann Teich – Ex-Officio

1 Vacancy

**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.**

Facilitator: Nikki Hoelter, 512-974-2863

Attorney: Brent Lloyd, 512-974-2974

## B. APPROVAL OF MINUTES

1. Approval of minutes from July 24, 2018.

## 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)  
Request: Withdrawn by Applicant  
Staff Rec.: NA  
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)  
Request: Withdrawn by Applicant  
Staff Rec.: NA  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2018-0001.01 - Alpine Road; District 3](#)  
Location: 410 West Alpine Road, East Bouldin Creek Watershed; Dawson NP Area  
Owner/Applicant: West Alpine Partners LLC (new owner) Claude H. Nolan (previous owner)  
Agent: Thrower Design (A. Ron Thrower)  
Request: Single Family to Multifamily land use  
Staff Rec.: **Recommended**  
Staff: [Maureen Meredith](#), 512-074-2695  
Planning and Zoning Department
- 4. Rezoning:** [C14-2018-0039 - Alpine Road Rezoning; District 3](#)  
Location: 410 West Alpine Road, East Bouldin Creek Watershed; Dawson NP Area  
Owner/Applicant: West Alpine Partners LLC  
Agent: Thrower Design (A. Ron Thrower)  
Request: SF-3-NP to MF-2-NP  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Facilitator: [Nikki Hoelter](#), 512-974-2863

Attorney: [Brent Lloyd](#), 512-974-2974

5. **Plan Amendment:** [NPA-2018-0026.02 - Powell Lane Apartments; District 4](#)  
 Location: 502 East Wonsley Drive, Little Walnut Creek Watershed; North Lamar Combined NP / Georgian Acres Planning Area  
 Owner/Applicant: HDF Investments, Ltd. (Helen Doris Clark Foster) and Behzad Bahrami, JCI Residential, LLC (Sam Kumar)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: Neighborhood Mixed Use to Multifamily land use  
 Staff Rec.: **Recommended**  
 Staff: [Maureen Meredith](#), 512-974-2605  
 Planning and Zoning Department
6. **Rezoning:** [C14-2018-0024 - Powell Lane Apartments; District 4](#)  
 Location: 502 East Wonsley Drive, Little Walnut Creek Watershed; North Lamar Combined NP / Georgian Acres Planning Area  
 Owner/Applicant: HDF Investments, Ltd. (Helen Doris Clark Foster) and Behzad Bahrami, JCI Residential, LLC (Sam Kumar)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: LR-MU-NP to MF-4-NP  
 Staff Rec.: **Recommended, with conditions**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department
7. **Rezoning:** [C14-2015-0062.01 - Met Campus PDA Amendment; District 2](#)  
 Location: 2900-3024 U.S. Highway 183 South, Carson Creek/Onion Creek Watersheds; Southeast Combined (Southeast) NP Area  
 Owner/Applicant: Met Center NYCTEX, Phase II, Ltd. (Howard Yancy)  
 Agent: Thrower Design (Ron Thrower)  
 Request: LI-PDA-NP to LI-PDA-NP, to change a condition of zoning  
 Staff Rec.: **Pending**  
 Staff: [Wendy Rhoades](#), 512-974-7719  
 Planning and Zoning Department
8. **Restrictive Covenant Termination:** [C10-V-82-033\(RCT\) - Caruth Administration Center \(AISD Site\); District 9](#)  
 Location: 1111 W. 6th Street, Lady Bird Lake Watershed; Old West Austin NP Area  
 Owner/Applicant: Austin Independent School District (AISD)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: Termination of the Restrictive Covenant  
 Staff Rec.: **Recommended**  
 Staff: [Scott Grantham](#), 512-974-3574  
 Planning and Zoning Department

Facilitator: [Nikki Hoelter](#), 512-974-2863

Attorney: [Brent Lloyd](#), 512-974-2974

9. **Rezoning:** [C14-2018-0063 - Phoenix & Dragon, District 1](#)  
Location: 1800 East Martin Luther King Jr Boulevard, Boggy Creek Watershed;  
Upper Boggy Creek NP Area  
Owner/Applicant: Frank Cheff and Sharon Shuppert  
Agent: ATX Permit and Consulting, LLC (Lila Nelson)  
Request: MF-3-NP to LO-MU-V-NP  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
10. **Code Amendment:** [C20-2018-002 - Code Amendment: Administrative Services Use](#)  
Request: Consider an amendment to the Austin City Code Section 25-2-491 Permitted, Conditional, and Prohibited Uses to add Administrative Services as a permitted use in the Downtown Mixed Use (DMU) and the Central Business District (CBD) zoning districts and amend Austin City Code Section 25-2-6 (B) (1) to add “federal, state, county, and city courthouses” as uses expressly enumerated as being Administrative Services  
Staff Rec.: **Recommended**  
Staff: [Joi Harden](#), 512-974-1617  
Planning and Zoning Department
11. **Resubdivision:** [C8-2017-0085.0A - Resubdivision of Lot 1 Bertha Ferguson Subdivision; District 1](#)  
Location: 1191 Greenwood Avenue, Tannehill Branch Watershed; East MLK Combined NP Area (MLK)  
Owner/Applicant: Scott Way  
Agent: Southwest Engineers, Inc. (Travis Flake)  
Request: Approve a variance from LDC 25-4-175 to allow a flag lot and the resubdivision of one lot into 2 lots.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department
12. **Resubdivision:** [C8-2017-0086.0A - Resubdivision of Lot 4 Bertha Ferguson Subdivision; District 1](#)  
Location: 1197 Greenwood Avenue, Tannehill Branch Watershed; East MLK Combined NP Area (MLK)  
Owner/Applicant: Scott Way  
Agent: Southwest Engineers, Inc. (Travis Flake)  
Request: Approve a variance from LDC 25-4-175 to allow a flag lot and the resubdivision of one lot into 2 lots.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Facilitator: [Nikki Hoelter](#), 512-974-2863

Attorney: [Brent Lloyd](#), 512-974-2974

13. **Resubdivision:** [C8-2017-0221.0A - Resubdivision of South 74 Feet of Lot 18, Block 1, Crest Haven Addition; District 1](#)  
Location: 2106 E M Franklin Avenue, Tannehill Branch Watershed; East MLK Combined NP Area (MLK)  
Owner/Applicant: Joaquin Avila Graces  
Agent: Nobel Surveying & Engineering, LLC (Gabriel Morales)  
Request: Approve a variance from LDC 25-4-175 to allow a flag lot and the resubdivision of one lot into 2 lots.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department
14. **Resubdivision:** [C8-2017-0143.0A - Penn Heights Two; District 1](#)  
Location: 3409 Pennsylvania Avenue, Tannehill Branch Watershed; East MLK Combined NP Area (MLK)  
Owner/Applicant: Scott Way  
Agent: Southwest Engineers, Inc. (Travis Flake)  
Request: Approve a variance from LDC 25-4-175 to allow a flag lot and the resubdivision of one lot into 2 lots.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department
15. **Site Plan - Conditional Use Permit:** [SPC-2017-0186C - Shipe Neighborhood Pool Facility Improvements; District 9](#)  
Location: 4400 Avenue G, Waller Creek Watershed; Hyde Park NCCD  
Owner/Applicant: City of Austin – Public Works Department (Sergio Altamirano)  
Agent: Jose I. Guerra Inc. (Glenn Frey, P.E.)  
Request: Request approval of a conditional use permit because the site is zoned P, Public and is greater than 1 acre in size. [LDC Sec.25-2-625].  
Staff Rec.: **Recommended**  
Staff: [Nikki Hoelter](#), 512-974-2863  
Development Services Department

- 16. Site Plan - Conditional Use Permit:** [SPC-2017-0165C - Govalle Neighborhood Park Renovations; District 3](#)
- Location: 5200 Bolm Road, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area
- Owner/Applicant: City of Austin – Public Works Department (Sergio Altamirano)
- Agent: Jose I. Guerra Inc. (Glenn Frey, P.E.)
- Request: Request approval of a conditional use permit because the site is zoned P, Public and is greater than 1 acre in size. [LDC Sec.25-2-625].
- Staff Rec.: **Recommended**
- Staff: [Nikki Hoelter](#), 512-974-2863  
Development Services Department
- 17. Site Plan - Conditional Use Permit Revision:** [SPC-2015-0111A\(R1\) - Austin Classical School; District 7](#)
- Location: 6301 Woodrow Avenue, Shoal Creek Watershed; Brentwood/Highland Combined NP Area
- Owner/Applicant: Northwest Baptist Church (Harry Scott)
- Agent: Austin Classical School
- Request: Request approval of the revision of a previously approved Conditional Use site plan, with no construction
- Staff Rec.: **Recommended**
- Staff: [Christine Barton-Holmes](#), 512-974-2788  
Development Services Department
- 18. Final Plat - With Preliminary:** [C8-2014-0238.01.1A - Ballantyne Section 2; District 7](#)
- Location: 800-1/2 West Wells Branch Parkway, Harris Branch Watershed
- Owner/Applicant: The Crossing at Wells Branch, LLC
- Agent: Jamison Civil Engineering (Stephen Jamison)
- Request: Approval of the Ballantyne Section 2 plat, composed of 78 lots on 10.69 acres.
- Staff Rec.: **Disapproval**
- Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department
- 19. Final Plat - Amended Plat:** [C8-2018-0114.0A - The East; District 9](#)
- Location: 42 East Avenue, Lady Bird Lake Watershed; Downtown Master Plan
- Owner/Applicant: LROC Properties Southwest; 42 East Property Investments
- Agent: Big Red Dog Engineering (Alexa Turney)
- Request: Approval of The East composed of 1 lot on 0.67 acres
- Staff Rec.: **Disapproval**
- Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Facilitator: [Nikki Hoelter](#), 512-974-2863

Attorney: [Brent Lloyd](#), 512-974-2974

20. **Final Plat - Resubdivision:** [C8-2018-0116.0A - Fredricksburg Road Acres, Resubdivision of Part of Lot 16 Block 2; District 5](#)  
 Location: 2300 Thornton Road, West Bouldin Creek Watershed; South Lamar Combined NP Area  
 Owner/Applicant: Happy East Homes (Mark Hutchinson)  
 Agent: Servant Engineering & consulting PLLC (Mauricio Quintero-Rangel)  
 Request: Approval of Fredricksburg Road Acres, Resubdivision of Part of Lot 16 Block 2 composed of 2 lots on 0.48 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
21. **Final Plat - Resubdivision:** [C8-2018-0117.0A - Lary Addition, Re-Subdivision of Lot 2; District 3](#)  
 Location: 3507 Oak Springs Drive, Boggy Creek Watershed; East MLK Combined NP Area  
 Owner/Applicant: James Caswell  
 Agent: Southwest Engineers, Inc. (Matt Dringenberg)  
 Request: Approval of Lary Addition, Re-Subdivision of Lot 2 composed of 2 lots on 0.37 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
22. **Final Plat - Resubdivision:** [C8-2018-0119.0A - 4201 Clawson Road; District 5](#)  
 Location: 4201 Clawson Road, West Bouldin Creek Watershed; South Lamar Combined NP Area  
 Owner/Applicant: A New Hope Investments LLC  
 Agent: Hector Avila  
 Request: Approval of 4201 Clawson Road composed of 1 lot on 0.099 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

## D. NEW BUSINESS

## E. BRIEFINGS

### 1. [Water Forward Briefing](#)

Informative presentation regarding Water Forward, Austin's Integrated Water Resource Plan.  
 Staff: [Marisa Flores-Gonzalez](#), 512-972-0194; [Teresa Lutes](#), 972-0179, Austin Water

## **F. ITEMS FROM COMMISSION**

### **1. CodeNEXT**

Discussion and possible action regarding matters related to CodeNEXT. (Sponsor: Chair Shieh;  
Co-Sponsor: Vice-Chair Kazi)

## **G. FUTURE AGENDA ITEMS**

## **H. JOINT COMMITTEE NOMINATIONS**

### **1. [Comprehensive Plan Joint Committee Nominee](#)**

Discussion and nomination of a member of the Planning Commission to be recommended to Council for the purpose of serving on the Comprehensive Plan Joint Committee Joint Committee

## **I. COMMITTEES & WORKING GROUPS UPDATES**

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

Planning Commission Operating Model Working Group

## **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: [Nikki Hoelter](#), 512-974-2863

Attorney: [Brent Lloyd](#), 512-974-2974