



Planning Commission

September 12, 2017 @ 6:00 P.M.

City Hall – Council Chambers

301 W. 2nd 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 August 22, 2017.

Facilitator: Cesar Zavala, 512-974-3404

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
- 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
- 3. Plan Amendment:** [**NPA-2016-0005.04 - 500 Montopolis Drive; District 3**](#)
Location: 500 Montopolis Drive, Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: KEEP Investment Group LLC (Austin Stowell)
Agent: Drenner Group (Amanda Swor)
Request: Single Family land use to Mixed Use land use
Staff Rec.: **Neighborhood Mixed Use instead of the applicant's request for Mixed Use**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 4. Rezoning:** [**C14H-2017-0055 - 500 Montopolis; District 3**](#)
Location: 500 Montopolis Drive, Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: KEEP Investment Group, LLC (Austin Stowell)
Agent: City of Austin, Planning and Zoning Department (Jerry Rusthoven)
Request: SF-3-NP to GR-MU-H-NP and GR-MU-NP
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

5. **Plan Amendment:** [**NPA-2017-0026.01 - Georgian Acres Neighborhood Park; District 4**](#)
Location: 500 East Powell Lane, Little Walnut Creek Watershed; North Lamar / Georgian Acres Combined NP Area
Owner/Applicant: City of Austin, Parks and Recreation Department (Greg Montes)
Agent: City of Austin, Parks and Recreation Department (Greg Montes)
Request: Commercial land use to Recreation and Open Space land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
6. **Rezoning:** [**C14-2017-0089 - Georgian Acres Neighborhood Park; District 4**](#)
Location: 500 East Powell Lane, Little Walnut Creek Watershed; North Lamar / Georgian Acres Combined NP Area
Owner/Applicant: City of Austin, Parks and Recreation Department (Greg Montes)
Agent: City of Austin, Parks and Recreation Department (Greg Montes)
Request: CS-CO-NP to P-NP
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
7. **Plan Amendment:** [**NPA-2016-0005.02 - Montopolis - Ben White FLUM Amendment; District 3**](#)
Location: 6700 and 6800 E. Ben White Blvd. and 2601 Montopolis Dr., Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: Ocampo Partners, Ltd.
Agent: Coats Rose, PC (John M. Joseph)
Request: Industry land use to Mixed Use land use (Tracts 1 & 2) and Commercial (Tract 3) land use
Staff Rec.: **Not recommended; Applicant postponement request to October 24, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
8. **Rezoning:** [**C14-2016-0085 - Montopolis - Ben White Zoning Amendment; District 3**](#)
Location: 6700 and 6800 E. Ben White Blvd. and 2601 Montopolis Dr., Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: Ocampo Partners, Ltd. (Chris Mallett)
Agent: Coats Rose, PC (John M. Joseph)
Request: LI-NP to CS-MU-CO-NP for Tracts 1 & 2, LI-NP to CS-CO-NP for Tract 3
Staff Rec.: **Not recommended; Applicant postponement request to October 24, 2017**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

9. **Restrictive Covenant Termination:**
Location: 6700 and 6800 E. Ben White Blvd. and 2601 Montopolis Dr., Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: Ocampo Partners, Ltd. (Chris Mallett)
Agent: Coats Rose, PC (John M. Joseph)
Request: To terminate the provision restricting this property to only commercial uses and the requirement for a Planned Development Area Agreement.
Staff Rec.: **Recommended; Applicant postponement request to October 24, 2017**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
10. **Rezoning:**
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; Staff postponement request to October 10, 2017**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
11. **Rezoning:**
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; Staff postponement request to October 10, 2017**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
12. **Rezoning:**
Location: 1425 E 12th St., 1501 E 12th St., 1511 E 12th St., 1517 E 12th St., 1521 E 12th St., 1601 E 12th St., 1603 E 12th St., 1611 E 12th St., 1615 E 12th St., 1701 E 12th St., 1709 E 12th St., 1717 E 12th St., 1721 E 12th St., 1713 E 12th St., 1803 E 12th St., Boggy Creek Watershed; Central East Austin NP Area
Owner/Applicant: City of Austin, Planning and Zoning Department (Jerry Rusthoven)
Request: To change conditions of zoning to reduce developable area on subject lots
Staff Rec.: **Not recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

- 13. Urban Renewal Plan Amendment:** [Proposed Modification to the East 11th and 12th Streets Urban Renewal Plan \(URP\); District 1](#)
Location: 1425 E 12th St., 1501 E 12th St., 1511 E 12th St., 1517 E 12th St., 1521 E 12th St., 1601 E 12th St., 1603 E 12th St., 1611 E 12th St., 1615 E 12th St., 1701 E 12th St., 1709 E 12th St., 1717 E 12th St., 1721 E 12th St., 1713 E 12th St., 1803 E 12th St., Boggy Creek Watershed; Central East Austin NP Area
Owner/Applicant: City of Austin
Request: To modify the URP to reduce developable area on subject lots
Staff Rec.: **Not recommended**
Staff: [Sandra Harkins](#), 512-974-3128
Neighborhood Housing and Community Development Department
- 14. Rezoning:** [C14-2017-0104 - 3812 South First; District 3](#)
Location: 3812 South First Street, West and East Bouldin Creek Watersheds; Galindo/South Lamar Combined NP Area
Owner/Applicant: Rahul and Shalini Singh
Agent: Rahul Singh
Request: SF-3 to LR-MU
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 15. 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; Staff postponement request to October 10, 2017**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
- 16. Rezoning:** [C14-2017-0076 - ACC Rio Grande Campus - Block 153 Zoning; District 9](#)
Location: 1212 Rio Grande Street, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)
Owner/Applicant: Austin Community College District (Paul R Mason)
Agent: Urban Design Group (Vanessa Mendez)
Request: UNZ and UNZ-H to DMU-CO and DMU-CO-H
Staff Rec.: **Recommended with conditions**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

- 17. Rezoning:** [**C14-2017-0077 - Austin Community College District; District 9**](#)
Location: 1218 West Avenue, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)
Owner/Applicant: Austin Community College District (Paul R Mason)
Agent: Urban Design Group (Vanessa Mendez)
Request: SF-3 to DMU
Staff Rec.: **Recommended with conditions**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
- 18. Rezoning:** [**C14H-2017-0082 - McDonald-Doughtie House; District 10**](#)
Location: 1616 Northwood Road, Johnson Creek Watershed; Windsor Road NP Area
Owner/Applicant: Craig Duewall
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 512-974-6454
Planning and Zoning Department
- 19. Rezoning:** [**C14H-2017-0107 - Tucker-Winfield Apartment House; District 9**](#)
Location: 1105 Nueces Street, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)
Owner/Applicant: Elayne Lansford
Agent: Preservation Central (Teresa Myers)
Request: GO to GO-H
Staff Rec.: **Recommended**
Staff: [Cara Bertron](#), 512-974-1446
Planning and Zoning Department
- 20. Site Plan - Conditional Use Permit:** [**SPC-2016-0260C - 4th & Colorado Office**](#)
Location: 405 Colorado Street, Lady Bird Lake Watershed; Downtown
Owner/Applicant: Land Use Solutions, LLC (Michele Haussmann)
Agent: Stantec (Nick Brown)
Request: Request approval of a Conditional Use Permit for Commercial Offstreet Parking in the CBD
Staff Rec.: **Recommended**
Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department

- 21. Final Out of Preliminary Plan:** [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 (Ryan Mattox)
Agent: Lakeside Engineers (Chris Ruiz)
Request: Approve 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
- 22. Final Plat - Resubdivision:** [C8-2016-0144.0A - Fiskville School Addition; District 4](#)
Location: 211 Beaver Street, Little Walnut Creek Watershed; Georgian Acres NP Area
Owner/Applicant: Josue Flores
Agent: Miguel Gonzales, Jr. TBPE Firm No. 15437 (Miguel Gonzales)
Request: Approval of Fiskville School Addition, composed of 3 lots on 0.5 acres. The Applicant also requests a variance from Section 25-4-175(A)(2) in order to resubdivide a lot with a flag lot configurations.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 23. Final Plat - Resubdivision:** [C8-2016-0218.0A - Resubdivision of Lot 17 Block 2, Manchaca Estates; District 5](#)
Location: 1928 Miles Ave., Williamson Creek Watershed; Garrison Park NP Area
Owner/Applicant: Zachary Redler & Mariana Miranda
Agent: 360 Professional Services, Inc. (Scott J. Foster)
Request: Approval of the resubdivision of one lot into a two lot subdivision on 1.0346 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 24. Final Plat - Resubdivision:** [C8-2016-0249.0A - Resubdivision of Lot A of Lot A and B, Antoine Subdivision; District 1](#)
Location: 901 E. 13th Street, Waller Creek Watershed; Central East Austin NP Area
Owner/Applicant: Austin Newcastle Homes (Alex Zwarun)
Agent: Texas Design Interests, LLC (Jeff Shindler)
Request: Approval of the resubdivision of one lot into a two lot subdivision on 0.2246 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

25. **Site Plan - Extension:** [SPC-97-0320C\(XT4\) - St. Andrews Episcopal High School](#)
Location: 5901 Southwest Parkway, Barton Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area
Owner/Applicant: John Murphy
Agent: Stantec (Chris Randazzo)
Request: Request approval of a 15 year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Nikki Hoelter](#), 512-974-2863
Development Services Department
26. **Site Plan - Conditional Use Permit:** [SPC-2017-0044A - The Draught House CUP Expansion; District 10](#)
Location: 4112 Medical Parkway, Shoal Creek Watershed; Rosedale (Future) NP Area
Owner/Applicant: Draught House Pub & Brewery (Glenda Smith)
Agent: Jackson Walker LLP (Katherine Loayza)
Request: Request approval of a Conditional Use Permit for a cocktail lounge expansion within an existing building
Staff Rec.: **Recommended**
Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department
27. **Aerial Encroachment:** [F# 9745-1608 - Proposed Aerial Encroachments at W 4th St & Colorado St.](#)
Location: W 4th St & Colorado St.
Owner/Applicant: Ann Chiles Graham and Susan Chiles
Agent: Michele Haussmann
Request: Aerial Encroachment of a portion of West 4th Street, Colorado Street and the Colorado Street Alley between West 4th Street and West 5th Street by proposed canopy and building structure near the intersection of West 4th Street and Colorado Street.
Staff Rec.: **Recommended**
Staff: [Andy Halm](#), 512-974-7185
Office of Real Estate Services
28. **Final Plat - Resubdivision:** [C8-2017-0198.0A - 1109 W. 31st St.; District 10](#)
Location: 1109 West 31st Street, Shoal Creek Watershed; Windsor Road NP Area
Owner/Applicant: St. Andrews Episcopal School (Brandon Ambrewster)
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approval of the Resubdivision of 1109 W. 31st St., composed of 2 lots on 0.48 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 29. Final Plat:** [C8-2017-0194.0A - Austex Subdivision; District 1](#)
Location: 6414 Hudson Street, Gilleland Creek Watershed; MLK-183 NP Area
Owner/Applicant: Austex Auto Sales and Care, Inc. (Gabriela Camacho)
Agent: ATX Construction Group (Ramon Duran)
Request: Approval of Austex Subdivision composed of 1 lot on 0.47 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 30. Final Plat - Resubdivision:** [C8-2017-0192.0A - Harold Addition; District 1](#)
Location: 5816 Harold Court, Boggy Creek Watershed; MLK-183 NP Area
Owner/Applicant: VDIS Properties LLC (Lisa Gray)
Agent: Lisa Gray
Request: Approval of the Resubdivision of Harold Addition, composed of 1 lot on 0.67 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 31. Final Plat - Amended Plat:** [C8-2017-0195.0A - Lot 1, Block A, Flournoy's I East & Lot 1, Flournoy's East Section II, Amended Plat; District 3](#)
Location: 5607 South Congress Avenue, Williamson Creek Watershed; Sweetbriar NP Area
Owner/Applicant: Flournoy Properties II Ltd.
Agent: AJ Ghaddar, P.E. & Associates (AJ Ghaddar)
Request: Approval of Lot 1, Block A, Flournoy's I East & Lot 1, Flournoy's East Section II, Amended Plat composed of 2 lots on 2.88 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 32. Final Plat - Previously Unplatted:** [C8-2017-0201.0A - Vigli-Akers; District 8](#)
Location: 7613 Thomas Springs Road, Williamson Creek Watershed-Barton Springs Zone; West Oak Hill NP Area
Owner/Applicant: Petroleum Strategies Inc. (Peter Perone)
Agent: Southwest Engineers, Inc. (Travis Flake)
Request: Approval of the Vigli-Akers Final Plat composed of 2 lots on 3.34 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. Discussion and possible action to initiate amendments to Title 25 of the City Code to waive fees for neighborhood plan amendment applications and notification, under certain conditions.
Staff: [Mark Walters](#) 512-974-769, Planning and Zoning Department
2. Discussion and possible action regarding Annual Internal Review and Report of the Planning Commission.

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)

F. 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.

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	