



Planning Commission
October 10, 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 September 26, 2017.

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. 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
- 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

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
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
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
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: Coleto 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

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
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
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- 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
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- 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
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- 16. Final Plat - Resubdivision:** [C8-2017-0218.0A - Marlton Terrace; District 10](#)
- 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 - Resubdivision:** [C8-2017-0221.0A - Resubdivision of the south 74 feet of Lot 18, Block 1, Crest Haven Addition; District 1](#)
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 - Resubdivision:** [C8-2017-0222.0A - 4414 Merle Subdivision; District 5](#)
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 - Resubdivision:** [C8-2017-0227.0A - Resubdivision of Lot 3, Block 1, Marlo Heights, Section 1; District 1](#)
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

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)

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

2. CodeNEXT Working Group

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

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.