



Planning Commission
November 14, 2017 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701

Executive Session will be held in Room 1027 (Closed Session)

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 October 24, 2017.

Facilitator: Anaiah Johnson, 512-974-2932

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2017-0018.01 - Burnet Lane; District 7](#)
Location: 2106 and 2108 Payne Avenue & 6431 Burnet Lane, Shoal Creek Watershed;
Brentwood/Highland Combined NP Area
Owner/Applicant: ARCH Properties Inc., Trustee
Agent: Drenner Group (Amanda Swor)
Request: Single Family and Mixed Use/Office land use to Mixed Use land use
Staff Rec.: **Pending; Request for Postponement by staff to January 23, 2018**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Plan Amendment:** [NPA-2016-0016.02 - Red Bluff Mixed Use Development; District 3](#)
Location: 20 Strandman Cove and 5221 East Cesar Chavez Street, Colorado River
Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: 20 Strandtman Cv (AUS Holdings, Inc., Brian Bilderback, Managing
Member) and 5221 E. Cesar Chavez St. (Hustle and Flow, LLC, Elizabeth
Lambert, Manager)
Agent: Coats Rose, PC (John M. Joseph) & Graves, Dougherty, Hearon, Moody
(Michael Whellan)
Request: Industry to Mixed Use land use
Staff Rec.: **Not recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2017-0005.03 - Affordable Dream Homes; District 3](#)
Location: 2404 Thrasher Lane, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: Vahonia Realty (Octavian F. Heresan)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Commercial to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 4. Rezoning:** [C14-2017-0098 - Affordable Dream Homes; District 3](#)
Location: 2404 Thrasher Lane, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: Vahonia Realty (Octavian F. Heresan)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: CS-NP to SF-5-CO-NP
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

5. **Plan Amendment:** [**NPA-2017-0015.03 - Jackie Robinson Residential; District 1**](#)
Location: 1321 Delano Street, Fort Branch Watershed; MLK - 183 NP Area
Owner/Applicant: Evangelo Sgarbi
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Single Family & Mixed Residential land uses to High Density Single Family land use
Staff Rec.: **Recommended**
Staff: [Deborah Gonzalez](#), 512-974-7973
Planning and Zoning Department
6. **Rezoning:** [**C14-2017-0097 - Jackie Robinson Residential; District 1**](#)
Location: 1321 Delano Street, Fort Branch Watershed; MLK - 183 NP Area
Owner/Applicant: Evangelo Sgarbi
Agent: Land Answers, Inc. (Jim Wittliff)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
7. **Plan Amendment:** [**NPA-2017-0002.01 - 4 East; District 3**](#)
Location: 1600, 1602, 1604, 1606, 1608, and 1610 E. 4th Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area
Owner/Applicant: Tocayo Investments GP, LLC & CC Third and Comal, LP (Robert Gandy IV)
Agent: Graves, Dougherty, Hearon & Moody (Michael Whellan)
Request: Specific Regulating District to Specific Regulating District
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
8. **Rezoning:** [**C14-2017-0105 - 4 East; District 3**](#)
Location: 1600, 1602, 1604, 1606, 1608, and 1610 E. 4th Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area
Owner/Applicant: Tocayo Investments GP, LLC & CC Third and Comal, LP (Robert Gandy IV)
Agent: Graves, Dougherty, Hearon & Moody (Michael Whellan)
Request: TOD-NP to TOD-CURE-NP
Staff Rec.: **Recommended, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

9. **Plan Amendment:** [NPA-2016-0014.01 - 4500 Nuckols Crossing Road; District 2](#)
Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Angelou Angelos and John Sasaridis
Agent: Thrower Design (Ron Thrower)
Request: Single Family to Multifamily land use
Staff Rec.: **Pending; Request for Postponement by the Staff to December 12, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
10. **Rezoning:** [C14-2017-0010 - 4500 Nuckols Crossing Road Rezoning; District 2](#)
Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Angelou Angelos and John Sasaridis
Agent: Thrower Design (Ron Thrower)
Request: SF-2-NP to MF-3-NP
Staff Rec.: **Pending; Request for Postponement by the Staff to December 12, 2017**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
11. **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; Withdrawn by the Applicant**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
12. **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; Withdrawn by the Applicant**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

- 13. 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**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 14. Rezoning:**
Location: 2110 Thrasher Lane, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: TLH Riverside 6507 MF-1, LP (David Cox)
Agent: Graves, Dougherty, Hearon & Moody (Michael Whellan)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 15. Rezoning:**
Location: 6507 E. Riverside Drive, Carson Creek Watershed; East Riverside Corridor
Owner/Applicant: TLH Riverside 6507 MF-1, LP (David Cox)
Agent: Graves, Dougherty, Hearon & Moody (Michael Whellan)
Request: ERC-NR to ERC-CMU
Staff Rec.: **Recommended, with conditions**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 16. Rezoning:**
Location: 1200 West 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

- 17. Rezoning:** [C14-2017-0074 - 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: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
- 18. Rezoning:** [C14-2017-0116 - Texas Health & Science University Library; District 5](#)
Location: 4004 Valley View Road, West Bouldin Creek Watershed; South Lamar Combined NP Area
Owner/Applicant: Lisa and Paul Lin
Agent: Land Answers, Inc. (Jim Wittliff)
Request: SF-3 to LO-MU
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 19. Rezoning:** [C14-2017-0118 - Texas Health & Science University Clinic; District 5](#)
Location: 1707 & 1709 Fort View Road, West Bouldin Creek Watershed; South Lamar Combined NP Area
Owner/Applicant: T & L LP (Paul C.K. Lin)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: GR & LO to GR-MU
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 20. 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
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

- 21. Resubdivision:** [**C8-2017-0055.0A - Lenox Oaks, Phase I; District 3**](#)
Location: 500 Bastrop Highway Southbound, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: Cactus Rose OH Delta (Steve Oden, Jr.)
Agent: Jones & Carter (Ross Corder, P.E.)
Request: Approval of the resubdivision of four lots and unplatted land into a one lot subdivision on 19.783 acres.
Staff Rec.: **Recommended**
Staff: [Cesar. Zavala](#), 512-974-3404
Development Services Department
- 22. Site Plan - Conditional Use Permit:** [**SPC-2016-0368A - Didactica Preschool**](#)
Location: 1507 Hether Street, West Bouldin Creek Watershed; Zilker NP Area
Owner/Applicant: Barton Hills Properties LLC (Atticus Macias)
Agent: Logan Wagner
Request: Request approval of a conditional use permit to change the use from a single family home to a day care (commercial) land use.
Staff Rec.: **Recommended**
Staff: [Nikki Hoelter](#), 512-974-2863
Development Services Department
- 23. 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 and new deck
Staff Rec.: **Recommended**
Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department
- 24. Resubdivision:** [**C8-2016-0202.0A - Resubdivision of a Part of Lots 1 and 2 Block 2, Cherico Subdivision No. 2; District 3**](#)
Location: 2910 Govalle Avenue, Boggy Creek Watershed; Govalle NP Area
Owner/Applicant: 2910 Govalle LLC (Mitch Ely)
Agent: Rivera Engineering (Michael Rivera, P.E.)
Request: Approval of the resubdivision of portions of two lots into a two lot subdivision on 0.266 acres
Staff Rec.: **Recommended**
Staff: [Cesar. Zavala](#), 512-974-3404
Development Services Department

25. **Final Plat - Amended Plat:** [C8-2017-0255.0A - Hardage Subdivision Amended Plat of Lot 1, Block A; District 7](#)
Location: 2618 Kramer Lane, Walnut Creek Watershed; North Burnet / Gateway TOD
Owner/Applicant: 2701 Research Forest Drive, LLC / Black Forest Ventures (Katie Laukien)
Agent: Big Red Dog Engineering/Consulting (Kate Kniejski)
Request: Approval of the Hardage Subdivision Amended Plat of Lot 1, Block A Final Plat composed of 1 lot on 4.15 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
26. **Final Plat - Amended Plat:** [C8-2017-0256.0A - The Center at Parmer; District 6](#)
Location: 13828-½ North FM 620 Road Southbound, Lake Creek Watershed
Owner/Applicant: Liberty Bankers Life Insurance Company (Bradford Phillips)
Agent: LJA Engineering (Charles Hager)
Request: Approval of The Center at Parmer Final Plat composed of 1 lot on 4.2 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
27. **Final Plat - Previously Unplatted:** [C8J-2017-0261.0A - Gelfer Subdivision](#)
Location: 11402 Rim Rock Trail, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: The Cobal Enterprises (Zachary Gelfer)
Agent: Brown and Gay Engineering (Mike Russell)
Request: Approval of the Gelfer Subdivision composed of 4 lots on 10.87 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
28. **Final Plat - Resubdivision:** [C8-2017-0254.0A - 1709 E M Franklin Subdivision; District 1](#)
Location: 1709 E M Franklin Avenue, Tannehill Branch Watershed; MLK NP Area
Owner/Applicant: E M Franklin Investments, LLC (Scott Solomon)
Agent: Southwest Engineers (Matt Dringenberg)
Request: Approval of 1709 E M Franklin Subdivision, composed of 3 lots on 0.48 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

29. **Final Plat - Resubdivision:** [C8-2017-0257.0A - Lot 7 and Lot 8 Block 15 J.H. Patterson Subdivision, Resubdivision; District 1](#)
Location: 1603 East 12th Street, Boggy Creek Watershed; Central East Austin NP Area
Owner/Applicant: 1603: 2013 Austin East 12th Street LP
Agent: B-Squared Engineering (Brian Baird, P.E.)
Request: Approval of Lot 7 and Lot 8 Block 15 J.H. Patterson Subdivision, Resubdivision composed of 1 lot on 0.405 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
30. **Final Plat - Resubdivision:** [C8-2017-0258.0A - Lot 5, Lot 4 and a portion of Lot 3 Block 16 J.H. Patterson Subdivision; District 1](#)
Location: 1517 East 12th Street, Boggy Creek Watershed; Central East Austin NP Area
Owner/Applicant: 1517 East 12th Street LP
Agent: B-Squared Engineering (Brian Baird, P.E.)
Request: Approval of Lot 5, Lot 4 and a portion of Lot 3 Block 16 J.H. Patterson Subdivision composed of 1 lot on 0.418 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
31. **Final Plat - Resubdivision:** [C8-2017-0260.0A - Cogbill Subdivision, Resubdivision of Lots 7 & 8; District 5](#)
Location: 1001 Cogbill Street, South Boggy Creek Watershed
Owner/Applicant: 2nd Street and 5th Street, LLC (Kirk Smith)
Agent: Stansberry Engineering Co., Inc. (Blayne Stansberry)
Request: Approval of Cogbill Subdivision, Resubdivision of Lots 7 & 8 composed of 4 lots on 0.83 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
32. **Final Plat - Resubdivision:** [C8-2017-0263.0A - Northacres Section 3 Resubdivision; District 1](#)
Location: 1108 Floradale Drive, Walnut Creek Watershed; Windsor Hills NP Area
Owner/Applicant: Sean Kubicek
Agent: Prossner and Associates, Inc. (Kurt Prossmer)
Request: Approval of Northacres Section 3 Resubdivision composed of 2 lots on 0.48 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 33. Final Plat - Resubdivision:** [C8-2017-0266.0A - Marlton Terrace](#)
Location: 2402 Marlton Drive, Johnson Creek Watershed; West Austin Neighborhood Group NP Area
Owner/Applicant: Cater Joseph
Agent: Hector Avila
Request: Approval of the Marlton Terrace composed of 2 lots on 0.44 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 34. Final Plat - With Preliminary:** [C8-2017-0241.1A - Gene Taylor Tract Final Plat; District 6](#)
Location: South O'Connor Drive, Lake Creek Watershed
Owner/Applicant: Robinson Land LTD Partners, Et al (Blake Contine)
Agent: Lewis Woods, LLC (Barrett Wood)
Request: Approval of the Gene Taylor Tract Final Plat composed of 1 lot on 42.3 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 35. Final Plat - With Replat:** [C8-2017-0259.0A - Harrisglenn Corner; District 7](#)
Location: 13400-1/2 Harrisglenn Drive, Harris Branch Watershed
Owner/Applicant: Robert Investors Limited by JOQ GP, LLC, its General Partner (Robert C. Wilson III, President)
Agent: Ashraf T. Ahsanullah
Request: Approval of Harrisglenn Corner, composed of 1 lot on 1.5 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 36. Preliminary Plan:** [C8-2017-0253 - Chapman Estates Preliminary Plan; District 9](#)
Location: 4900-5100 Old Manor Road, Walnut Creek Watershed; RMMA
Owner/Applicant: KDKB LLC (Kanton Labaj)
Agent: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)
Request: Approval of Chapman Estates Preliminary Plan, composed of 92 lots on 37.73 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

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

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. EXECUTIVE SESSION

1. Discuss legal issues related to City Charter Article X Section 2 related to the composition of the Planning Commission membership. (Private consultation with legal counsel-section 551.071 of the Government Code)

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.

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	