



Planning Commission

November 28, 2017 @ 6:00 P.M.

**City Hall – Board and
Commission Room
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 Special Called November 1, 2017 and November 14, 2017.

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)
Agent: Rize Plannning Development & Construction (Ross Frie)
Request: Single Family to Multifamily land use
Staff Rec.: **Pending; Postponement request by Staff to December 12, 2017**
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)
Agent: Rize Plannning Development & Construction (Ross Frie)
Request: SF-3-NP to MF-2-NP
Staff Rec.: **Pending; Postponement request by Staff to December 12, 2017**
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 December 12, 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.: **Pending; Postponement request by Staff to January 9, 2017**
Staff: [Andrew Moore](#), 512-974-7604, Planning and Zoning Department

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
6. **Site Plan - Conditional Use Permit:** [SPC-2016-0368A - Didactica Preschool; District 5](#)
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
7. **Compatibility Waiver:** [SP-2017-0339C - W. 49th Street Office; District 7](#)
Location: 1210 West 49th Street, Waller Creek Watershed; Brentwood NP Area
Owner/Applicant: Michael Polombo
Agent: Eyad Kasemi
Request: Compatibility Waiver to encroach 2 ft. into the compatibility setback.
Staff Rec.: **Recommended**
Staff: [Clarissa Davis](#), 512-974-1423, Development Services Department
8. **Final Plat with Preliminary:** [C8J-2015-0255.4A - Easton Park Section 2B, Phase 3; District 2](#)
Location: 7901 Colton Bluff Springs Road, Cottonmouth Creek Watershed; Pilot Knob MUD
Owner/Applicant: Carma Easton LLC (Luke Gosda)
Agent: Peloton Land Solutions Inc. (Paulo Misi)
Request: Approval of the Easton Park Section 2B, Phase 3 Final Plat composed of 142 lots on 35.64 acres
Staff Rec.: **Recommended**
Staff: [Sue Welch](#) - Single Office, 512-854-7637, Travis County, Transportation and Natural Resources Dept.

9. **Final Plat - Previously Unplatted:** [C8-2017-0267.0A - Replat of Pioneer Crossing East Section 16 Lots 1-13; District 1](#)
Location: Sprinkle Cutoff Road, Walnut Creek Watershed;
Owner/Applicant: Continental Homes of Texas, L.P. - DR Horton
Agent: LJA Engineering (Walter Hoysa, P.E.)
Request: Approval of the Replat of Pioneer Crossing East Section 16 Lots 1-13, composed of 10 lots on 3.16 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat - Previously Unplatted:** [C8-2017-0274.0A - Flores-Gonzalez Subdivision; District 4](#)
Location: 10311 Ray Avenue, Little Walnut Creek Watershed
Owner/Applicant: Carlos Flores
Agent: Genesis 1 Engineering (George Gonzalez)
Request: Approval of Flores-Gonzalez Subdivision plat, composed of 2 lots on 0.38 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
11. **Final Plat - Resubdivision:** [C8-2017-0269.0A - Oak Ranch Section 2](#)
Location: 5412-5615 Ross Road, Onion Creek Watershed
Owner/Applicant: Deerwood MHC LLC (Scott Roberts)
Agent: Big Red Dog Engineering and Consulting (Jerrett Daw)
Request: Approval of Oak Ranch Section 2 composed of 1 lot on 150.98 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat - Resubdivision:** [C8-2017-0270.0A - Shoalmont Addition, Resubdivision of Lot 1, Block 3; District 7](#)
Location: 5400 Montview Street, Shoal Creek Watershed
Owner/Applicant: Gary S. and Deborah J. Payne (Gary Payne)
Agent: Southwest Engineers, Inc. (Travis Flake)
Request: Approval of Shoalmont Addition, Resubdivision of Lot 1, Block 3 composed of 2 lots on 0.31 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

13. **Final Plat - Previously Unplatted:** [C8-2017-0268.0A - Pioneer Crossing, Replat of lot 101 ; District 1](#)
Location: 10800-½ Sprinkle Cutoff Road, Walnut Creek
Owner/Applicant: Continental Homes of Texas, L.P. - DR Horton
Agent: LJA Engineering, Inc. (Walter Hoysa, P.E.)
Request: Approval of the Pioneer Crossing, Replat of lot 101 Final Plat composed of 5 lots on 1.17 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Final Plat - Resubdivision:** [C8-2017-0276.0A - Saint Elmo Public Market ; District 3](#)
Location: 4323 South Congress Avenue, Williamson Creek; East Congress / South Congress Combined NPA
Owner/Applicant: SE Austin Global Development, LLC (Justin Bailey)
Agent: KBGE (Chad Kimbell)
Request: Approval of the Saint Elmo Public Market Final Plat composed of 1 lot on 3.43 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)

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	