



Planning Commission

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

City Hall – Council Chambers

301 W. 2nd Street

Austin, TX 78701

Greg Anderson

Kenny Conor

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

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 November 28, 2017.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [**NPA-2016-0016.02 - Red Bluff Mixed Use Development; District 3**](#)
Location: 5221 East Cesar Chavez Street (as amended on December 5, 2017), Colorado River Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Hustle and Flow, LLC (Elizabeth Lambert, Manager)
Agent: Elizabeth Lambert
Request: Industry to Mixed Use land use
Staff Rec.: **Case withdrawn; no action required**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Rezoning:** [**C14-2017-0133 - 4401 South Congress Rezoning; District 3**](#)
Location: 4401 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (East Congress) NP Area
Owner/Applicant: Sabot Development, Ltd. (James W. Young)
Agent: Graves, Dougherty, Hearon & Moody, P.C. (Michael J. Whellan)
Request: CS-MU-NP to CS-MU-V-NP
Staff Rec.: **Pending; Postponement request by the Staff to January 9, 2018**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. 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: Angelos Angelou and John Sasaridis
Agent: Thrower Design (Ron Thrower)
Request: Single Family to Multifamily land use
Staff Rec.: **Pending; Postponement request by the Staff to January 9, 2018**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 4. 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: Angelos Angelou and John Sasaridis
Agent: Thrower Design (Ron Thrower)
Request: SF-2-NP to MF-3-NP
Staff Rec.: **Pending; Postponement request by the Staff to January 9, 2018**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

5. **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
6. **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
7. **Plan Amendment:** [NPA-2017-0015.03 - Jackie Robinson Residential; District 1](#)
Location: 1321 Delano Street & 5600 Jackie Robinson 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: [Jesse Gutierrez](#), 512-974-1606
Planning and Zoning Department
8. **Rezoning:** [C14-2017-0097 - Jackie Robinson Residential; District 1](#)
Location: 1321 Delano Street & 5600 Jackie Robinson 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

- 9. 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 Planning Development & Construction (Ross Frie)
Request: Single Family to Multifamily land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 10. 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 Planning Development & Construction (Ross Frie)
Request: SF-3-NP to MF-2-NP
Staff Rec.: **Recommendation of MF-2-CO-NP**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 11. Plan Amendment:** [**NPA-2017-0016.01 - Springdale Arts; District 3**](#)
Location: 3524, 3528, and 3532 Gonzales Street, Boggy Creek Watershed; Govalle-Johnston Terrace NP Area
Owner/Applicant: Anmol Mehra
Agent: South Llano Strategies (Glen Coleman)
Request: Single Family to Mixed Use land use
Staff Rec.: **Recommendation of Higher Density Single Family land use**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 12. Rezoning:** [**C14-2017-0090.SH - Springdale Arts; District 3**](#)
Location: 3524, 3528, and 3523 Gonzales Street, Boggy Creek Watershed; Govalle-Johnston Terrace NP Area
Owner/Applicant: Anmol Mehra
Agent: South Llano Strategies (Glen Coleman)
Request: SF-3-NP to GR-MU-NP
Staff Rec.: **Recommendation of SF-6-CO-NP, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

- 13. Plan Amendment:** [NPA-2017-0029.01 - Austin Humane Society Plan Amendment; District 4](#)
Location: 7600, 7602, 7604, 7608, 7610, 7614, and 7616 Bennett Avenue, Buttermilk Branch Watershed; St. John NP Area
Owner/Applicant: Humane Society of Austin & Travis County (Frances Jonon)
Agent: Garrett-Ihnen Civil Engineers (Mike Wilson)
Request: Single Family to Mixed Use land use
Staff Rec.: **Recommendation of Neighborhood Mixed Use land use**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 14. Rezoning:** [C14-2017-0086 - Austin Humane Society Rezoning; District 4](#)
Location: 7600, 7602, 7604, 7608, 7610, 7614, and 7616 Bennett Avenue, Buttermilk Branch Watershed; St. John NP Area
Owner/Applicant: Humane Society of Austin & Travis County (Frances Jonon)
Agent: Garrett-Ihnen Civil Engineers (Mike Wilson)
Request: SF-3-NP to CS-MU-NP
Staff Rec.: **Recommendation of LR-MU-NP**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 15. Plan Amendment:** [NPA-2017-0005.04 - 2514 Thrasher Lane; District 3](#)
Location: 2514 Thrasher Lane, Country Club and Carson Creek Watersheds
Owner/Applicant: Larry and Elizabeth Petree
Agent: Drenner Group (Leah Bojo)
Request: Commercial to Mixed Use land use
Staff Rec.: **Not Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 16. Rezoning:** [C14-2017-0125 - 2514 Thrasher Lane; District 3](#)
Location: 2514 Thrasher Lane, Country Club and Carson Creek Watersheds; Montopolis NP Area
Owner/Applicant: Larry and Elizabeth Petree
Agent: Drenner Group (Leah Bojo)
Request: CS-CO-NP to CS-CO-NP
Staff Rec.: **Not Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

- 17. Rezoning:** [**C14-2017-0126 - 2110 Thrasher Lane; District 3**](#)
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
- 18. Rezoning:** [**C14-2017-0084 - 6507 Riverside; District 3**](#)
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
- 19. Rezoning:** [**C14-2017-0137 - 2610 S. 1st Street; District 3**](#)
Location: 2610 S. 1st Street, East Bouldin Creek Watershed; South Lamar Combined NP Area (Suspended)
Owner/Applicant: Maria Meneses
Agent: BML Consulting Engineer (Benigno Meneses)
Request: SF-3 to GR-V
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department
- 20. Rezoning:** [**C14H-2017-0112 - Driskill Hotel; District 9**](#)
Location: 604 Brazos Street, Waller Creek Watershed; Downtown Master Plan
Owner/Applicant: HE Driskill, LLC, applicant; Highland Resources, Inc.
Request: CBD to CBD-H
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 512-974-6454
Planning and Zoning Department

- 21. Site Plan - Conditional Use Permit & Environmental Variance:** [SPC-2016-0567C - Upper Boggy Creek Trail Phase 1; District 1](#)
- Location: 1316 ½ Alexander Ave, Boggy Creek Watershed; Rosewood NP Area
Owner/Applicant: COA – Public Works Dept. (William Power)
Agent: Doucet+Chan (Tom Curran)
Request: Approval of a site plan for a proposed multi-use trail on a site that is zoned P-Public and over 1 acre. [LDC Section 25-2-625] Also the approval of an Environmental Variance from LDC Section 25-8-261(B)(3)(c) to allow construction of a multi-purpose trail in the Critical Water Quality Zone.
- Staff Rec.: **Recommended**
Staff: [Rosemary Avila](#), 512-974-2784
Development Services Departments
- 22. Site Plan - 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 20 ft. into the compatibility setback per Section 25-2-1067(H) of the Land Development Code
- Staff Rec.: **Recommended**
Staff: [Clarissa Davis](#), 512-974-1423
Development Services Department
- 23. Final Plat - Resubdivision:** [C8-2017-0122.0A - Resubdivision of Lot 2 T.W. & Ophelia Kincheon; District 1](#)
- Location: 1311 Hackberry Street, Lady Bird Lake Watershed; Central East Austin NP Area
Owner/Applicant: MX3 Homes, LLC
Agent: Gabe Hovdey (Southwest Engineers)
Request: Approval of the Resubdivision of Lot 2 T.W. & Ophelia Kincheon Subdivision composed of 2 lots on 0.25 acres.
- Staff Rec.: **Recommended**
Staff: [Jeremy Siltala](#), 512-974-2945
Development Services Departments

24. **Final Plat - Amended Plat:** [C8-2017-0285.0A - Woodland Park Subdivision; District 3](#)
Location: 2209 Woodland Avenue, Lady Bird Lake Watershed; East Riverside / Oltorf (Riverside) Combined NP Area
Owner/Applicant: WW Corner, LLC. (Scott Bell)
Agent: Thrower Design (Ron Thrower)
Request: Approval of the Woodland Park Subdivision Final Plat composed of 1 lot on 1.61 acres
Staff Rec.: **Disapproval**
Staff: Development Services Departments
25. **Final Plat - Resubdivision:** [C8-2017-0283.0A - Hayah Subdivision; District 7](#)
Location: 11603 Tedford Street, Walnut Creek Watershed
Owner/Applicant: Civiltude Engineers & Planning (Fayez Kazi)
Agent: Civiltude (Christina Wait)
Request: Approval of Hayah Subdivision, composed of 2 lots on 0.54 acres
Staff Rec.: **Disapproval**
Staff: Development Services Departments
26. **Final Plat - Resubdivision:** [C8-2017-0287.0A - Grizka Subdivision; District 1](#)
Location: 1404 E M Franklin Avenue, Tannehill Branch Watershed; MLK NP Area
Owner/Applicant: Boris & Anelica Gritzka
Agent: AJ Ghaddar, P.E. & Associates (Marco Cataneda)
Request: Approval of Grizka Subdivision composed of 2 lots on 0.43 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
27. **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

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	