



**PLANNING COMMISSION  
MINUTES**

**November 28, 2017**

**The Planning Commission convened in a regular meeting on November 28, 2017 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701.**

**Chair Oliver called the Commission Meeting to order at 6:02 p.m.**

**Commission Members in Attendance:**

**Greg Anderson  
Angela De Hoyos Hart  
Fayez Kazi – Vice-Chair  
Tom Nuckols  
Stephen Oliver – Chair  
James Schissler  
Patricia Seeger  
James Shieh  
Jeffrey Thompson  
Trinity White  
Nuria Zaragoza  
Ann Teich – Ex-Officio**

**Absent:**

**Karen McGraw  
Jose Vela  
William Burkhardt – Ex-Officio  
Robert Hinojosa – 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

Motion to approve the minutes from Special Called November 1, 2017 and November 14, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Zaragoza on a vote of 11-0. Commissioners McGraw and Vela absent.

## 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 Planning 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

Motion to grant Staff's request for postponement of this item to December 12, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Zaragoza on a vote of 11-0. Commissioners McGraw and Vela absent.

- 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 Planning 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

Motion to grant Staff's request for postponement of this item to December 12, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Zaragoza on a vote of 11-0. Commissioners McGraw and Vela absent.

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

Motion to grant Staff's request for postponement of this item to January 9, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Zaragoza on a vote of 11-0. Commissioners McGraw and Vela absent.

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

Motion to grant Staff's request for postponement of this item to January 9, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Zaragoza on a vote of 11-0. Commissioners McGraw and Vela absent.

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

Motion to grant Staff's request for postponement of this item to January 9, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Zaragoza on a vote of 11-0. Commissioners McGraw and Vela absent.

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

Motion to grant Applicant's request for postponement of this item to December 12, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Zaragoza on a vote of 11-0. Commissioners McGraw and Vela absent.

**7. Compatibility** [\*\*SP-2017-0339C - W. 49th Street Office; District 7\*\*](#)

**Waiver:**

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

Motion to postpone this item to December 12, 2017 by the Planning Commission was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Zaragoza on a vote of 9-0. Vice-Chair Kazi recused on this item due to conflict of interest (rendered professional services); Commissioner Schissler recused on this item due to conflict of interest (rendered professional services). Commissioners McGraw and Vela absent.

**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.

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2015-0255.4A - Easton Park Section 2B, Phase 3 located at 7901 Colton Bluff Springs Road was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Zaragoza on a vote of 11-0. Commissioners McGraw and Vela absent.

**9. Final Plat -** [\*\*C8-2017-0267.0A - Replat of Pioneer Crossing East Section 16 Lots 1-13; District 1\*\*](#)

**Previously Unplatted:**

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 - [C8-2017-0274.0A - Flores-Gonzalez Subdivision; District 4](#)**  
**Previously Unplatted:**  
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 - [C8-2017-0269.0A - Oak Ranch Section 2](#)**  
**Resubdivision:**  
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 - [C8-2017-0270.0A - Shoalmont Addition, Resubdivision of Lot 1, Block 3; District 7](#)**  
**Resubdivision:**  
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 - [C8-2017-0268.0A - Pioneer Crossing, Replat of lot 101 ; District 1](#)**  
**Previously Unplatted:**  
Location: 10800-1/2 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 - [C8-2017-0276.0A - Saint Elmo Public Market ; District 3](#)**  
**Resubdivision:**

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

**Public Hearings closed.**

Motion to disapprove items C-09 – C-14 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Zaragoza on a vote of 11-0. Commissioners McGraw and Vela absent.

**D. NEW BUSINESS**

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

Motion to postpone this item to December 12, 2017 by the Planning Commission was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Zaragoza on a vote of 11-0. Commissioners McGraw and Vela absent.

**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)

Discussion occurred; no action taken.

**G. COMMITTEE REPORTS**

[Codes and Ordinances Joint Committee](#) – No report provided

[Comprehensive Plan Joint Committee](#) – No report provided

[Small Area Planning Joint Committee](#) – No report provided

**Chair Oliver adjourned the meeting without objection on Tuesday, November 28, 2017 at 6:30 p.m.**

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 4 days before the meeting date. Please call Jerry Rusthoven at Planning & Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.