



Planning Commission
January 9, 2018 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701

Greg Anderson
Conor Kenny
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 December 12, 2017.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2017-0016.02 - Flats on Shady; District 3](#)
Location: 1125 Shady Lane, Boggy Creek Watershed; Govalle/Johnston Terrace NP Area
Owner/Applicant: Otto Freidrich Jr. Estate
Agent: Drenner Group, PC (Dave Anderson)
Request: Single Family to Multifamily land use
Staff Rec.: **Postponement request by Staff to January 23, 2018.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Rezoning:** [C14-2017-0090 - Flats on Shady; District 3](#)
Location: 1125 Shady Lane, Boggy Creek Watershed; Govalle/Johnston Terrace NP Area
Owner/Applicant: Otto Freidrich Jr. Estate
Agent: Drenner Group, PC (Dave Anderson)
Request: SF-3-NP to MF-4-NP
Staff Rec.: **Postponement request by Staff to January 23, 2018.**
Staff: [Heather Chaffin](#), 512-974-2122
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.: **Postponement request by Staff to January 23, 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.: **Postponement request by Staff to January 23, 2018.**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

5. **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
6. **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
7. **Rezoning:** [C814-2017-0001 - 425 W. Riverside Drive PUD; District 9](#)
 Location: 425 W. Riverside Drive, Bouldin Creek NP Area, 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.: **Postponement request by Staff to February 6, 2018.**
 Staff: [Andrew Moore](#), 512-974-7604
 Planning and Zoning Department
8. **Rezoning:** [C14-2017-0132 - 4515 South Congress Rezoning; District 3](#)
 Location: 4515 South Congress Avenue; 134 Sheraton Avenue, Williamson Creek Watershed; South Congress Combined (East Congress) NP Area
 Owner/Applicant: Life Storage LP (Michael J. Rogers); LEMCO Holdings, LLC (David Cox)
 Agent: Graves, Dougherty, Hearon & Moody, P.C. (Michael J. Whellan)
 Request: CS-NP; CS-MU-CO-NP to CS-MU-V-NP
 Staff Rec.: **Postponement request by Staff to January 23, 2018.**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department

9. **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.: **Recommended, with conditions**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department
10. **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.: **Recommended**
 Staff: [Andrew Moore](#), 512-974-7604
 Planning and Zoning Department
11. **Rezoning:** [**C14-2016-0136 - Broadmoor; District 7**](#)
 Location: 11501 Burnet Road, Walnut Creek Watershed; North Burnet/Gateway NP Area
 Owner/Applicant: Brandywine Austin, LLC (Leon Shadowen)
 Agent: Drenner Group, PC (Dave Anderson)
 Request: NBG-CMU-NP to NBG-TOD-NP
 Staff Rec.: **Postponement request by Staff to January 23, 2018.**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department
12. **Rezoning:** [**C14-2017-0156 - 1105 Airport Boulevard; District 1**](#)
 Location: 1105 Airport Boulevard, Boggy Creek Watershed; North Burnet/Gateway NP Area
 Owner/Applicant: SL Shady Lane, LP (John Kiltz)
 Agent: McLean & Howard, LLP (Jeffrey S. Howard)
 Request: GR-MU-CO-NP to GR-MU-CO-NP, to change a condition of zoning
 Staff Rec.: **Recommendation of GR-MU-NP**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department

- 13. 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
- 14. Rezoning:** [C14-2017-0134 - Gardens 3.01; District 3](#)
 Location: 4310 James Casey Street, West Bouldin Creek Watershed; South Manchaca NP Area
 Owner/Applicant: 4310 Gardens Mob, LP
 Agent: Bennett Consulting (Rodney Bennett)
 Request: LO-V-NP to GO-V-NP
 Staff Rec.: **Recommended**
 Staff: [Scott Grantham](#), 512-974-3574
 Planning and Zoning Department
- 15. Rezoning:** [C14H-2017-0119 - Stolle-Westling-Lewis-Sweatt House; District 1](#)
 Location: 1209 E. 12th Street, Boggy Creek Watershed; Boggy Creek Watershed; Central East Austin NP Area
 Owner/Applicant: Dan Niendorff, owner
 Request: SF-3-NCCD-NP to SF-3-H-NCCD-NP
 Staff Rec.: **Recommended**
 Staff: [Steve Sadowsky](#), 512-974-6454
 Planning and Zoning Department
- 16. Final Plat:** [C8-2016-0234.0A - 911 Tillery; District 3](#)
 Location: 911 Tillery Street, Boggy Creek Watershed; Govalle NP Area
 Owner/Applicant: Kavod Capitol 911 Tillery, LLC
 Agent: Southwest Engineers, Inc. (Travis Flake)
 Request: Approval of the 911 Tillery final plat, comprised of 5 lots on 1.67 acres.
 Staff Rec.: **Recommended**
 Staff: [Steve Hopkins](#), 512-974-3175,
 Development Services Department

- 17. Site Plan - Extension:** [SP-2012-0036C\(XT2\) - Sixth and Lamar; District 9](#)
 Location: 835 West 6th Street, Shoal Creek Watershed; Downtown Master Plan
 Owner/Applicant: Endeavour Real Estate Group (Will Marsh)
 Agent: Longaro & Clarke, LP (Joe Longaro)
 Request: Request approval of a five-year extension request to complete work on an office building, parking garage, and retail building.
 Staff Rec.: **Recommended**
 Staff: [Christine Barton-Holmes](#), 512-974-2788
 Development Services Department
- 18. 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
- 19. Final Plat - Resubdivision:** [C8-2017-0092.0A - Bouldin Court; District 9](#)
 Location: 900 South 2nd Street, East Bouldin Creek Watershed; Bouldin Creek NP Area
 Owner/Applicant: PSW Homes, LLC
 Agent: Jarred Corbell, P.E.
 Request: Approval of Bouldin Court subdivision composed of 2 lots on 3.63 acres, a resubdivision of Lot 1A Abe Williams Subdivision and Lots 9 and 10 Oak Cliff Addition
 Staff Rec.: **Recommended**
 Staff: [Jeremy Siltala](#), 512-974-2945
 Development Services Department
- 20. Final Plat - Resubdivision:** [C8-2016-0208.0A - Resubdivision of Lots 1 and 2, Block 8, Green Valley #2; District 3](#)
 Location: 5207 Chico Street, Tannehill Branch Watershed; MLK-183 NP Area
 Owner/Applicant: MX3 Homes
 Agent: Southwest Engineers, Inc. (Travis Flake)
 Request: Approval of the Resubdivision of Lots 1 and 2, Block 8, Green Valley No. 2 Resubdivision from 2 lots to 3 lots for residential use.
 Staff Rec.: **Recommended**
 Staff: [Don Perryman](#), 512-974-2786
 Development Services Department

21. **Final Plat - Resubdivision:** [C8-2017-0306.0A - Airport Commerce, Section Two a Resubdivision of Lot 1A, Block A, of the Resubdivision of Lot 1, Block A, of the Resubdivision of Lot 1, Block A; District 3](#)
- Location: 1501 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area
- Owner/Applicant: W2 Hill ACP II LP; c/o Simmons Vedder Partner
- Agent: Thrower Design (Ron Thrower)
- Request: Approval of Airport Commerce, Section Two, a Resubdivision of Lot 1A, Block A, of the Resubdivision of Lot 1, Block A, of the Resubdivision of Lot 1, Block A, composed of 2 lots on 13.42 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department
22. **Final Plat - Amended Plat:** [C8-2017-0309.0A - KFL Addition Lots 3 & 4 Amended Plat; District 4](#)
- Location: 10200 North Lamar Blvd., Little Walnut Creek Watershed; North Austin Civic Association NP Area
- Owner/Applicant: Calibre International Company
- Agent: KBGE Engineering (Lauren Beavers)
- Request: Approval of KFL Addition Lots 3 & 4 Amended Plat composed of 2 lots on 2.99 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department
23. **Final Plat - Amended Plat:** [C8-2017-0304.0A - Lots 1 and 2, Block 73 Resubdivision of the Original City of Austin Block 73, Amended Plat; District 9](#)
- Location: 600 Guadalupe Street, Shoal Creek Watershed; Downtown Master Plan
- Owner/Applicant: ESA P Portfolio LLC as successor by merger to ESA P Portfolio TXNC Properties LP F/K/A BRP/FSA P Portfolio TXNC Properties LP
- Agent: LO/LDP Guadalupe, LLC
- Request: Approval of the Lots 1 and 2, Block 73 Resubdivision of the Original City of Austin Block 73, Amended Plat, composed of 1 lot on 1.63 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

D. NEW BUSINESS

1. Discussion and possible nomination of a member of the Planning Commission to be considered by the Austin City Council for the purpose of serving on the [Comprehensive Plan Joint Committee](#).

E. FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

F. 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.

2018 PLANNING COMMISSION MEETING SCHEDULE

January 9, 2018	July 10, 2018
January 23, 2018	July 24, 2018
February 13, 2018	August 14, 2018
February 27, 2018	August 28, 2018
March 13, 2018	September 11, 2018
March 27, 2018	September 25, 2018
April 10, 2018	October 9, 2018
April 24, 2018	October 23, 2018
May 8, 2018	November 13, 2018
May 22, 2018	November 27, 2018
June 12, 2018	December 11, 2018
June 26, 2018	