



**Planning Commission**  
**January 23, 2018 @ 6:00 P.M.**  
**City Hall – Council Chambers**  
**301 W. 2<sup>nd</sup> 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 January 9, 2018.
2. Minutes Special Called January 18, 2018

## C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2017-0016.04 - Govalle/Johnston Terrace FLUM Amendment; District 3](#)  
Location: 4813 Gonzales Street and 4820 E. 7th Street, Boggy Creek Watershed; Govalle-Johnston Terrace NP Area  
Owner/Applicant: Laura Hensley  
Agent: McLean & Howard, LLP (Jeff Howard)  
Request: Commercial to Mixed Use land use  
Staff Rec.: **Pending. Staff requests postponement to February 27, 2018.**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
- 2. 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. Staff requests postponement to February 27, 2018.**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2017-0021.01 - East Riverside/Oltorf FLUM Amendment; District 3](#)  
Location: 4530 E. Ben White Blvd., Country Club Creek Watershed; East Riverside/Oltorf Combined NP Area  
Owner/Applicant: Belco Equities, Inc.  
Agent: Coats Rose (John M. Joseph)  
Request: Commercial to Mixed Use land use  
Staff Rec.: **Pending. Staff requests postponement to February 27, 2018.**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
- 4. 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 the Staff to February 27, 2018**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

5. **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 the Staff to February 27, 2018**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
6. **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
7. **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
8. **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.: **Recommended**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

- 9. Rezoning:** [C14-2017-0094 - 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.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 10. 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
- 11. 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.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 12. Plan Amendment:** [NPA-2017-0016.03 - 3232 & 3306 E. Cesar Chavez Street; District 3](#)  
Location: 3232 & 3306 E. Cesar Chavez Street, Colorado River Watershed; Govalle-Johnston Terrace NP Area  
Owner/Applicant: The Betty Sue Kurtz Trust and The Thelma Ann Zirkelbach Trust  
Agent: Husch Blackwell, LLP (Stacey L. Milazzo)  
Request: Commercial to Mixed Use land use  
Staff Rec.: **Pending. Staff requests postponement to February 27, 2018.**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

- 13. 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: Armbrust & Brown, PLLC (Michael J. Whellan)  
 Request: CS-NP; CS-MU-CO-NP to CS-MU-V-NP  
 Staff Rec.: **Recommendation of CS-MU-V-CO-NP, with conditions**  
 Staff: [Wendy Rhoades](#), 512-974-7719  
 Planning and Zoning Department
- 14. 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 February 13, 2018**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department
- 15. 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
- 16. Final Plat:** [C8-2016-0243.0A - Windsor Park Place; District 1](#)  
 Location: 6710 Mira Loma Lane, Little Walnut Creek Watershed; Windsor Park NP Area  
 Owner/Applicant: Paul and Kelly Westerman  
 Agent: SW Engineers (Matthew Dringenberg)  
 Request: Approve Windsor Park Place, a final plat comprised of 5 lots on 0.982 acre.  
 Staff Rec.: **Recommended**  
 Staff: [Steve Hopkins](#), 512-974-3175  
 Development Services Department

- 17. Conditional Use - Site Plan:** [SPC-2017-0251C - Oltorf Commons; District 9](#)  
 Location: 1616 East Oltorf Street, Harper's Branch Watershed; East Riverside/Oltorf Combined NP Area  
 Owner/Applicant: 1616 Oltorf Investors, LTD  
 Agent: Big Red Dog Engineering (Cliff Kendall)  
 Request: CS-MU-CO  
 Staff Rec.: **Recommended**  
 Staff: [Clarissa Davis](#), 512-374-1423  
 Development Services Department
- 18. Preliminary Plan:** [C8-2017-0041 - Penn Place Cottages, District 1](#)  
 Location: 3412 Pennsylvania Avenue, Tannehill Branch Watershed; East MLK Combined NP Area  
 Owner/Applicant: Scott Way  
 Agent: Big Red Dog Engineering (Kate Kniejski)  
 Request: The Applicant requests approval of a preliminary plan for 15 lots and associated right-of-way on 1.97 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Don Perryman](#), 512-974-2786  
 Development Services Department
- 19. Final Plat-Amended Plat:** [C8-2018-0001.0A - S-R Highland Subdivision; District 4](#)  
 Location: 6700 Middle Fiskville Road, Tannehill Branch Watershed; Highland NP Area  
 Owner/Applicant: S R Highland Ltd.  
 Agent: Austin Civil Engineering (Rachel Orta)  
 Request: Approval of S-R Highland Subdivision composed of 1 lot on 16.302 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 20. Preliminary Plan - Preliminary:** [C8-2018-0005 - Charles Schwab Austin Campus Preliminary Plan; District 7](#)  
 Location: 2309 Gracy Farms Lane, Walnut Creek Watershed; North Burnet NP Area  
 Owner/Applicant: C S Kinross Lake Parkway, LLC (Brian Colonna)  
 Agent: Garza EMC (John Pelham)  
 Request: Approval of the Charles Schwab Austin Campus Preliminary Plan, composed of 2 lots on 50.48 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

- 21. Final Plat - With Preliminary:** [C8-2018-0005.1A - Charles Schwab Austin Campus Final Plat; District 7](#)  
Location: 2309 Gracy Farms Lane, Walnut Creek Watershed; North Burnet NP Area  
Owner/Applicant: C S Kinross Lake Parkway, LLC (Brian Colonna)  
Agent: Garza EMC (John Pelham)  
Request: Approval of the Charles Schwab Austin Campus Final Plat, composed of 2 lots on 50.48 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

#### **D. 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.*

#### **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. 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**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Applicant / Agent</b>	1	5 min (Additional 3 minute rebuttal)
<b>Speakers For</b>	Up to 3	3 min.
<b>Speakers For</b>	Up to 16	1 min.
<b>Primary Speaker</b>	1	5 min.
<b>Speakers Against</b>	Up to 3	3 min.
<b>Speakers Against</b>	Up to 16	1 min.

**Speakers are limited to 10 minutes maximum.**

**POSTPONEMENT**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Primary Speaker Favoring Postponement</b>	1	3 min.
<b>Secondary Speaker Favoring Postponement</b>	1	2 min.
<b>Primary Speaker Opposing Postponement</b>	1	3 min.
<b>Secondary Speaker Opposing Postponement</b>	1	2 min.

**2018 PLANNING COMMISSION MEETING SCHEDULE**

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

\*Consent Agenda Only Meetings