



**PLANNING COMMISSION  
MINUTES**

**January 9, 2018**

**The Planning Commission convened in a regular meeting on January 9, 2018 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701.**

**Chair Oliver called the Commission Meeting to order at 6:03 p.m.**

**Commission Members in Attendance:**

**Greg Anderson  
Angela De Hoyos Hart  
Fayez Kazi – Vice-Chair (*Arrived late*)  
Karen McGraw  
Stephen Oliver – Chair  
James Schissler  
Patricia Seeger  
James Shieh  
Jeffrey Thompson  
Jose Vela  
Trinity White  
Nuria Zaragoza**

**William Burkhardt – Ex-Officio  
Ann Teich**

**Absent:**

**Tom Nuckols**

**Robert Mendoza – 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.

Mr. Josiah Stevenson – Mr. Stevenson conveyed his concerns regarding current McMansion regulations.

Mr. Kaz Wojtewics – Mr. Wojtewics discussed matters regarding density and transit.

## B. APPROVAL OF MINUTES

1. Approval of minutes from December 12, 2017.

Motion to approve the minutes of December 12, 2017 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

## 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

Motion to grant Staff's request for postponement of this item to January 23, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

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

Motion to grant Staff's request for postponement of this item to January 23, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

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

Motion to grant Staff's request for postponement of this item to January 23, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

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

Motion to grant Staff's request for postponement of this item to January 23, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

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

Motion to grant Applicant's request for postponement of this item to January 23, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

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

Motion to grant Applicant's request for postponement of this item to January 23, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

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

Motion to grant Staff's request for postponement of this item to February 13, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

- 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

Motion to grant Staff's request for postponement of this item to January 23, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

- 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

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Seeger to grant Staff's recommendation of CS-MU-V-NP combining district zoning for C14-2017-0133 - 4401 South Congress Rezoning located at 4401 South Congress Avenue was approved on a 12-0 vote. Commissioner Nuckols absent.

- 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

Public Hearing closed.

Motion to grant Staff recommendation of CS-CO-NP combining district zoning, to change a condition of zoning, for C14-2017-0050 - 1501 Airport Commerce Drive Rezoning located at 1501 Airport Commerce Drive was approved on the consent agenda by Commissioner Seeger, seconded

by Commission De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

- 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

Motion to grant Staff's request for postponement of this item to January 23, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-NP combining district zoning for C14-2017-0156 - 1105 Airport Boulevard located at 1105 Airport Boulevard was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

- 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

Motion to grant Applicant's request for postponement of this item to January 23, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

- 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

Public Hearing closed.

Motion to grant Staff’s recommendation of GO-V-NP combining district zoning for C14-2017-0134 - Gardens 3.01 located at 4310 James Casey Street was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

- 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

Public Hearing closed.

Motion to grant Staff’s recommendation of SF-3-H-NCCD-NP combining district zoning for C14H-2017-0119 - Stolle-Westling-Lewis-Sweatt House located at 1209 E. 12th Street was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

- 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

Public Hearing closed.

Motion to grant Staff’s recommendation for C8-2016-0234.0A - 911 Tillery located at 911 Tillery Street was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

**17. Site Plan - [SP-2012-0036C\(XT2\) - Sixth and Lamar; District 9](#)**

**Extension:**

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

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2012-0036C(XT2) - Sixth and Lamar located at 835 West 6th Street was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 10-0. Commissioner Schissler recused himself from this item due to conflict of interest (rendered professional services). Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

**18. Site Plan - [SPC-2016-0368A - Didactica Preschool; District 5](#)**

**Conditional Use**

**Permit:**

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

Public Hearing closed.

Motion by Commissioner De Hoyos Hart, seconded by Commissioner Anderson to grant Staff's recommendation for SPC-2016-0368A - Didactica Preschool located at 1507 Hether Street was approved on a vote of 9-2. Commissioners McGraw and Zaragoza voted nay. Commissioner Nuckols absent.



**19. Final Plat - [C8-2017-0092.0A - Bouldin Court; District 9](#)**  
**Resubdivision:**  
 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

Case to be renotified due to error; no action required

**20. Final Plat - [C8-2016-0208.0A - Resubdivision of Lots 1 and 2, Block 8, Green Valley #2; District 3](#)**  
**Resubdivision:**  
 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

Public Hearing closed.

Motion to grant Staff’s recommendation for C8-2016-0208.0A - Resubdivision of Lots 1 and 2, Block 8, Green Valley #2 located at 5207 Chico Street was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

**21. Final Plat - [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](#)**  
**Resubdivision:**  
 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 BRF/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

Public Hearings closed.

Motion to disapprove Items C-21 – C-23 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner De Hoyos Hart on a vote of 11-0. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

#### **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](#).

Motion by Commissioner Anderson, seconded by Commissioner McGraw to nominate Commissioner Kenny to be considered by the Austin City Council for the purpose of serving on the Comprehensive Plan Joint Committee was approved on unanimous consent. Vice-Chair Kazi off the dais. Commissioner Nuckols absent.

#### **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)

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.

## **ADJOURNMENT**

**Chair Oliver adjourned the meeting without objection on Tuesday, January 9, 2018 at 8:44 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.