



Planning Commission
February 27, 2018 at 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
Todd Shaw
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 February 13, 2018.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2017-0016.04 - 4813 Gonzales; 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.: **Postponement request by Staff to March 13, 2018.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Rezoning:** [C14-2017-0140 - 4813 Gonzales Rezoning; 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: CS-CO-NP to CS-MU-V-CO-NP
Staff Rec.: **Postponement request by Staff to March 13, 2018.**
Staff: [Heather Chaffin](#), 512-974-2122
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; Postponement request by Staff to March 27, 2018**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 4. 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 March 27, 2018.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

5. **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 March 27, 2018.**
 Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department
6. **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. Applicant requests postponement to March 27, 2018.**
 Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department
7. **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. Applicant requests postponement to March 27, 2018.**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
8. **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; Staff requests postponement to March 13, 2018.**
 Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department

9. **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; Staff requests postponement to March 13, 2018.**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department
10. **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
11. **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
12. **Plan Amendment:** [NPA-2017-0016.06 - Leija Villas, District 3](#)
 Location: 3305 and 3309 Hidalgo Street, Boggy Creek Watershed; Govalle/Johnston Terrace NP Area
 Owner/Applicant: Dr. Graciela Leija, M.D.
 Agent: Michael Moran
 Request: Single Family to Mixed Use/Office land use
 Staff Rec.: **Recommended**
 Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department

- 13. Rezoning:** [C14-2017-0150 - Leija Villas; District 3](#)
 Location: 3305 and 3309 Hidalgo Street, Boggy Creek Watershed; Govalle/Johnston Terrace NP Area
 Owner/Applicant: Dr. Graciela Leija, M.D.
 Agent: Michael Moran
 Request: SF-3-NP and SF-3-CO-NP to LO-MU-NP
 Staff Rec.: **Recommended**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
- 14. 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.: **Recommended, with conditions**
 Staff: [Andrew Moore](#), 512-974-7604
 Planning and Zoning Department
- 15. 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**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department
- 16. Rezoning:** [C14-01.0046.02- The Baker School; District 9](#)
 Location: 3908 Avenue B, Waller Creek Watershed; Hyde Park NCCD
 Owner/Applicant: Austin Independent School District
 Agent: Weiss Architecture (Richard Weiss)
 Request: Unzoned to CS-HD-NCCD-NP
 Staff Rec.: GR-HD-NCCD-NP
 Staff: [Scott Grantham](#), 512-974-3574
 Planning and Zoning Department

- 17. Rezoning:** [C14-2017-0149 - 5521 Springdale Road Rezoning; District 1](#)
 Location: 5521 Springdale Road, Little Walnut Creek Watershed; East MLK Combined NP Area
 Owner/Applicant: Kingdom of God Christian Center, Inc. (Fredrick D. Moore)
 Agent: Armbrust & Brown, PLLC (Amanda Morrow)
 Request: GR-NP to GR-MU-NP
 Staff Rec.: **Recommended**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
- 18. 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.: **Pending; Staff requests postponement to March 13, 2018.**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department
- 19. Resubdivision:** [C8-2016-0129.0A - Resubdivision of Lot 2, Ebony Acres; District 1](#)
 Location: 3515 E. 12th Street, Tannehill Branch Watershed; East MLK Combined NP Area
 Owner/Applicant: Scott Way
 Agent: Southwest Engineers, (Travis Flake)
 Request: Approve the resubdivision of 1 lot into 2 lots on 0.22 acres
 Staff Rec.: **Recommended**
 Staff: [Don Perryman](#), 512-974-2786
 Development Services Department
- 20. 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 (PSW)
 Request: Approval of the Bouldin Court Subdivision composed of 2 lots on 3.64 acres. Additionally, the applicant requests a variance to 25-4-151 which requires extension of existing streets from adjacent properties.
 Staff Rec.: **Recommended**
 Staff: [Jeremy Siltala](#), 512-974-2945
 Development Services Department

21. **Preliminary Plan - VARIANCE ONLY:** [C8-2017-0124 - Lightfield Preliminary Plan; District 1](#)
 Location: 4902 Lott Avenue, Fort Branch Watershed; East MLK Combined NP Area
 Owner/Applicant: MX3 Homes (Sal Martinez)
 Agent: Southwest Engineers (Gabriel Hovdey)
 Request: The applicant requests a variance to LDC Section 25-4-151 which requires extension of existing streets from adjacent properties. The applicant proposes to not extend Lott Ave.
 Staff Rec.: **Recommended**
 Staff: [Don Perryman](#), 512-974-2786
 Development Services Department
22. **Final Plat - Previously Unplatted:** [C8-2018-0021.0A - Southwest Key Subdivision; District 1](#)
 Location: 5501-1/2 East Martin Luther King Junior Boulevard, Fort Branch Watershed; MLK NP Area
 Owner/Applicant: Southwest Key Programs, Inc. (Dr. Juan J. Sanchez)
 Agent: Texas Design Interests, LLC (Carey Bresler)
 Request: Approval of the Southwest Key Subdivision plat, composed of 1 lot on 9.18 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
23. **Final Plat - Previously Unplatted:** [C8-2018-0023.0A - Wells Fargo; District 3](#)
 Location: 912 Bastrop Highway Southbound, Carson Creek Watershed; Montopolis NP Area
 Owner/Applicant: Pure Partners (8200 N. I-35, LLC)
 Agent: Kimley-Horn (Harrison M. Hudson, P.E.)
 Request: Approval of the Wells Fargo Final Plat composed of 1 lot on 1.15 acres
 Staff Rec.: **Disapproval**
 Staff:
24. **Code Amendment:** [C20-2017-005 - Plaza Saltillo TOD](#)
 Request: Consider an ordinance amending Title 25 of the City Code to add a new TOD-Urban Mixed Use Subdistrict and additional Density Bonus to the Plaza Saltillo regulating plan.
 Staff Rec.: **Recommended**
 Staff: [Anne Milne](#), 512-974-2868
 Planning and Zoning Department

- 25. Code Amendment:** [C20-2017-008 - Central Urban Redevelopment \(CURE\) Combining District](#)
- Request: Consider an ordinance amending Title 25 of the City Code to change the applicability of the Central Urban Redevelopment combining district (CURE) so that it does not apply east of IH-35.
- Staff Rec.: **Recommended**
- Staff: [Greg Dutton](#), 512-974-3509
Planning and Zoning Department

D. NEW BUSINESS

1. Discussion and possible nomination of members of the Planning Commission to be considered by the Austin City Council for the purpose of serving on the following joint committees:

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

2. Discussion and possible appoint of members of the Planning Commission to serve on the Mapping Working Group.

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	

*Consent Agenda Only Meetings