



**PLANNING COMMISSION
MINUTES**

January 23, 2018

The Planning Commission convened in a regular meeting on January 23, 2018, 2017@ 301 W. 2nd Street, Austin, TX 78701.

Chair Oliver called the Commission Meeting to order at 6:01 p.m.

Commission Members in Attendance:

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

Ann Teich – Ex-Officio

Absent:

Karen McGraw

**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.

Mr. Patrick Goetz: Mr. Goetz discussed matters related to CodeNEXT.

Mr. Pinaki Ghosh: Ms. Gosh discussed matters related to transportation in the East Martin Luther King area.

B. APPROVAL OF MINUTES

1. Approval of minutes from January 9, 2018.
2. Approval of minutes from Special Called January 18, 2018.

Motion to approve the minutes of January 9, 2018 and minutes of the Special Called January 18, 2018 meeting was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 10-0. Commissioner McGraw absent and Commissioners De Hoyos Hart and Schissler off the dais.

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

Motion to grant Staff's request for postponement of this item to February 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 10-0. Commissioner McGraw absent and Commissioners De Hoyos Hart and Schissler off the dais.

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

Motion to grant Staff's request for postponement of this item to February 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 10-0. Commissioner McGraw absent and Commissioners De Hoyos Hart and Schissler off the dais.

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

Motion to grant Staff's request for postponement of this item to February 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 10-0. Commissioner McGraw absent and Commissioners De Hoyos Hart and Schissler off the dais.

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

Motion to grant Staff's request for postponement of this item to February 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 10-0. Commissioner McGraw absent and Commissioners De Hoyos Hart and Schissler off the dais.

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

Motion to grant Staff's request for postponement of this item to February 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 10-0. Commissioner McGraw absent and Commissioners De Hoyos Hart and Schissler off the dais.

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

Public Hearing closed.

Motion by Commissioner White, seconded by Commissioner Shieh to grant High Density Single Family land use for NPA-2017-0015.03 - Jackie Robinson Residential located at 1321 Delano Street & 5600 Jackie Robinson Street was approved on a vote of 7-5. Those voting aye were Chair Oliver and Commissioners Thompson, Nuckols, Shieh, Seeger, White and Zaragoza. Those voting nay were Vice-Chair Kazi and Commissioners Anderson, De Hoyos Hart, Schissler and Kenny. Commissioner McGraw was absent.

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

Public Hearing closed.

Motion by Commissioner White, seconded by Commissioner Shieh to grant SF-6-CO-NP combining district zoning for C14-2017-0097 - Jackie Robinson Residential located at 1321 Delano Street & 5600 Jackie Robinson Street was approved on a vote of 7-5. Those voting aye were Chair Oliver and Commissioners Thompson, Nuckols, Shieh, Seeger, White and Zaragoza. Those voting nay were Vice-Chair Kazi and Commissioners Anderson, De Hoyos Hart, Schissler and Kenny. Commissioner McGraw was absent.

Conditional Overlay:

Development of the Property is limited to 62 residential units.

Recommendations in the Neighborhood Traffic Analysis to be memorialized by way of Public Restrictive Covenant (*see*, [Staff Report: Neighborhood Traffic Analysis, pages 14 - 17](#))

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

Motion to grant Applicant's request for postponement of this item to February 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 10-0. Commissioner McGraw absent and Commissioners De Hoyos Hart and Schissler off the dais.

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

Motion to grant Applicant's request for postponement of this item to February 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 10-0. Commissioner McGraw absent and Commissioners De Hoyos Hart and Schissler off the dais.

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

Motion to grant Applicant's request for postponement of this item to February 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 10-0. Commissioner McGraw absent and Commissioners De Hoyos Hart and Schissler off the dais.

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

Motion to grant Applicant's request for postponement of this item to February 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 11-0. Commissioner McGraw absent and Commissioner Schissler off the dais.

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

Motion to grant Staff's request for postponement of this item to February 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 10-0. Commissioner McGraw absent and Commissioners De Hoyos Hart and Schissler off the dais.

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

Motion to grant Applicant's request for postponement of this item to February 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 10-0. Commissioner McGraw absent and Commissioners De Hoyos Hart and Schissler off the dais.

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

Motion to grant Staff's request for postponement of this item to February 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 10-0. Commissioner McGraw absent and Commissioners De Hoyos Hart and Schissler off the dais.

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

Motion to grant Applicant's request for postponement of this item to February 13, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 10-0. Commissioner McGraw absent and Commissioners De Hoyos Hart and Schissler off the dais.

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

Motion to grant Applicant's request for postponement of this item to February 13, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 10-0. Commissioner McGraw absent and Commissioners De Hoyos Hart and Schissler off the dais.

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

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 Anderson on a vote of 10-0. Commissioner McGraw absent and Commissioners De Hoyos Hart and Schissler off the dais.

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0041 - Penn Place Cottages located at 3412 Pennsylvania Avenue was approved on the consent agenda by Commissioner Seeger, seconded by

Commissioner Anderson on a vote of 10-0. Commissioner McGraw absent and Commissioners De Hoyos Hart and Schissler off the dais.

- 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

Public Hearings closed.

Motion to disapprove Items C-19 – C-21 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 10-0. Commissioner McGraw absent and Commissioners De Hoyos Hart and Schissler off the dais.

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)

- a) Presentation conducted by Todd Hemingson, Vice-President of Strategic Planning and Development, Capital Metro

Presentation: [Project Connect](#)

F. COMMITTEE REPORTS

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

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

[Small Area Planning Joint Committee – Commissioner Shieh stated the committee reviewed the 425 W. Riverside PUD.](#)

ADJOURNMENT

Chair Oliver adjourned the meeting without objection on Tuesday, January 23, 2018 at 9:14 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.