



Planning Commission
March 13, 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 27, 2018.

C. PUBLIC HEARINGS

- 1. 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 March 27, 2018**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. 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 March 27, 2018**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2017-0016.04 - 4813 Gonzales 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.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 4. 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.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

5. **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 GR-HD-NCCD-NP, as amended
 Staff Rec.: **Recommended**
 Staff: [Scott Grantham](#), 512-974-3574
 Planning and Zoning Department
6. **Rezoning:** [C14H-2015-0008 - Rosewood Courts; District 1](#)
 Location: 2001 Rosewood Avenue, Boggy Creek Watershed; Central East Austin NP Area
 Owner/Applicant: Housing Authority of the City of Austin
 Request: MF-4-NP to MF-4-H-NP for a portion of the tract
 Staff Rec.: **Recommended**
 Staff: [Steve Sadowsky](#), 512-974-6454
 Planning and Zoning Department
7. **Code Amendment:** [C20-2017-006 - North Burnet/Gateway Regulating Plan](#)
 Request: Consider an ordinance amending Title 25 of the City Code to add a new Commercial Mixed Use - Gateway Zone subdistrict.
 Staff Rec.: **Recommended**
 Staff: [Anne Milne](#), 512-974-2868
 Planning and Zoning Department
8. **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
9. **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

- 10. Resubdivision:** [C8-2017-0018.0A - Resubdivision of Lot 25, Block C, Northgate Addition; District 7](#)
Location: 904 Taulbee Lane, Waller Creek Watershed; Crestview NP Area
Owner/Applicant: Brady & Sarah Patterson
Agent: Mike McHone Real Estate (Mike McHone)
Request: Approve a variance from LDC 25-4-175 to allow a flag lot and the resubdivision of one lot into two lots on 0.5 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
- 11. Resubdivision:** [C8-2017-0061.0A - Resubdivision of Lot 1, Bailey Subdivision; District 5](#)
Location: 714 Ethel St., Lady Bird Lake Watershed; Zilker NP Area
Owner/Applicant: Evan Minard
Agent: Land Strategies (Erin Welch)
Request: Approval of the resubdivision of 1 lot into a two lot subdivision on 0.325 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 12. Resubdivision:** [C8-2017-0174.0A - Resubdivision of Lot 2, Woodwillow Addition; District 3](#)
Location: 3409 Willow Springs Road, Blunn Creek Watershed; Greater South River City Combined (St Edward's) NP Area
Owner/Applicant: Khabe Lehfed Properties, Inc. (Steve Portnoy)
Agent: SEC Solutions LLC (Marco Castaneda)
Request: Approve a variance from LDC 25-4-175 to allow a flag lot and the resubdivision of one lot into two lots on 0.375 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
- 13. Resubdivision:** [C8-2017-0217.0A - Resubdivision of Lot 3B, Block A, Amended Plat of West Park; District 8](#)
Location: 7560 W. Highway 290, Williamson Creek Watershed-Barton Springs Zone; West Oak Hill NP Area
Owner/Applicant: Buffalo Entities (Chris Mallett)
Agent: LJA Engineering (Joseph Longaro, P.E.)
Request: Approval of the resubdivision of 1 lot into a two lot subdivision on 7.812 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

14. **Final Plat - Amended Plat:** [C8-2018-0030.0A - Amended Plat of Resubdivision of Lot 3E Austin Mall; District 4](#)
 Location: 523 East Highland Mall Boulevard, Tannehill Branch Watershed; Brentwood/Highland Combined NP Area
 Owner/Applicant: Austin Community College
 Agent: Stantec Consulting Services, Inc. (Samson Neck)
 Request: Approval of the Amended Plat of Resubdivision of Lot 3E Austin Mall Final Plat composed of 2 lots on 24.31 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
15. **Final Plat - Amended Plat:** [C8-2018-0031.0A - 209-1/2 E Highland Mall Boulevard; District 4](#)
 Location: 209-1/2 East Highland Mall Boulevard, Tannehill Branch Watershed; Brentwood/Highland Combined NP Area
 Owner/Applicant: Austin Community College
 Agent: Stantec Consulting Services, Inc. (Jonathan McKee)
 Request: Approval of the 209-1/2 E Highland Mall Boulevard Final Plat composed of 2 lots on 12.33 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
16. **Final Plat - Resubdivision:** [C8-2018-0027.0A - 1801 Victoria Subdivision; District 1](#)
 Location: 1801 Victoria Drive, Tannehill Branch Watershed; MLK NP Area
 Owner/Applicant: BYB Inc. (Scott Kodak)
 Agent: LandDev Consulting, LLC (William Taylor)
 Request: Approval of 1801 Victoria Subdivision composed of 2 lots on 0.42 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
17. **Preliminary Plan:** [C8-2018-0025 - AISD - Loyola Preliminary Plan; District 1](#)
 Location: 5301 Loyola Lane, Little Walnut Creek Watershed; University Hills NP Area
 Owner/Applicant: Austin Independent School District (Paul Turner)
 Agent: LJA Engineering (Joseph T. Sandoval, P.E.)
 Request: Approval of AISD - Loyola Preliminary Plan composed of 93 lots on 30.46 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 18. Final Plat - Previously Unplatted:** [C9-2018-0029.0A - AISD 51st Street; District 1](#)
- Location: 4800 East 51st Street, Walnut Creek Watershed; Pecan Springs – Springdale NP Area
- Owner/Applicant: Austin Independent School District (Paul Turner)
- Agent: LJA Engineering, Inc. (Joseph Sandoval, PE, MBA)
- Request: Approval of the AISD 51st Street plat, composed of 1 lot on 11.961 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department
- 19. 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 27, 2018.**
- Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

D. NEW BUSINESS

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