



**Planning Commission**  
**March 27, 2018 at 6:00 P.M.**  
**City Hall – Boards and**  
**Commissions Room**  
**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  
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 March 13, 2018.

## C. PUBLIC HEARINGS

- 1. 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 postponement request to May 8, 2018.**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
- 2. 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 postponement request to May 8, 2018.**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
- 3. 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 postponement request to April 24, 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.: **Not Recommended**  
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.: **Not Recommended**  
 Staff: [Wendy Rhoades](#), 512-974-7719  
 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**  
 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.: **Recommendation of MF-2-CO-NP**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
8. **Rezoning:** [C14-2015-0062.01 - Met Campus PDA Amendment](#)  
 Location: 2900-3024 U.S. Highway 183 South, Carson Creek/Onion Creek Watersheds, Southeast Combined (Southeast) NP Area  
 Owner/Applicant: Met Center NYCTEX, Phase II, Ltd. (Howard Yancy)  
 Agent: Thrower Design (Ron Thrower)  
 Request: LI-PDA-NP to LI-PDA-NP, to change a condition of zoning  
 Staff Rec.: **Pending; Postponement request by the Staff to May 22, 2018**  
 Staff: [Wendy Rhoades](#), 512-974-7719  
 Planning and Zoning Department

9. **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.: **Recommended**  
 Staff: [Sherry Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department
10. **Rezoning:** [C14-2018-0018 - 4101 Manchaca Condos; District 5](#)  
 Location: 4101 Manchaca Road, West Bouldin Creek Watershed, South Lamar NP Area  
 Owner/Applicant: Two Pura Vida Designs, LLC - Charlotte Aceituno  
 Request: SF-3 to MF-2  
 Staff Rec.: **Recommend GO-MU**  
 Staff: [Andrew Moore](#), 512-974-7604  
 Planning and Zoning Department
11. **Rezoning:** [C14-2018-0017 - 501 Cater Drive Single Family Zoning; District 5](#)  
 Location: 501 Cater Drive, Lady Bird Lake Watershed, Zilker NP Area  
 Owner/Applicant: Paul Long  
 Agent: Land Answers, Inc. (Jim Wittliff)  
 Request: CS to SF-3  
 Staff Rec.: **Recommended**  
 Staff: [Andrew Moore](#), 512-974-7604  
 Planning and Zoning Department
12. **Rezoning:** [C14H-2018-0014 - West Sixth Street Bridge over Shoal Creek; District 9](#)  
 Location: 800 Block of W. 6th Street, Shoal Creek Watershed, Downtown Master Plan  
 Owner/Applicant: Historic Landmark Commission, applicant; City of Austin, owner  
 Request: P to P-H  
 Staff Rec.: **Recommended**  
 Staff: [Steve Sadowsky](#), 512-974-6454  
 Planning and Zoning Department
13. **Rezoning:** [C14H-2018-0015 - Mary Street Historic District; District 9](#)  
 Location: Multiple properties on both sides of the 500 Block of E. Mary Street., Blunn Creek Watershed, South River City NP Area  
 Owner/Applicant: James Bilodeau  
 Request: Apply HD (Historic Area Combining District) overlay to properties within the district. No changes to base zoning are proposed.  
 Staff Rec.: **Recommended**  
 Staff: [Cara Bertron](#), (512) 974-1446  
 Planning and Zoning Department

- 14. Rezoning:** [C14H-2018-0013 - Smoot/Terrace Park Historic District; District 9](#)  
 Location: Multiple properties. Roughly bounded by Pressler Street on the east, including the parcels on both sides of the street; W. 9th Street on the north, including the parcels on both sides of the street; W. 6th Street on the south, including only the parcels on the north side of the street; and Highland Avenue on the west, including the parcels on both sides of the street, Lady Bird Lake Watershed, Old West Austin NP Area  
 Owner/Applicant: Denise Younger  
 Request: Apply HD (Historic Area Combining District) overlay to properties within the district. No changes to base zoning are proposed.  
 Staff Rec.: **Recommended**  
 Staff: [Cara Bertron](#), (512) 974-1446  
 Planning and Zoning Department
- 15. 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, [anne.milne@austintexas.gov](mailto:anne.milne@austintexas.gov)  
 Planning and Zoning Department
- 16. Right-of-Way Encroachment:** [F# 9828-1705 Right-of-Way Surface Encroachment at Waller Street at East Cesar Chavez Street](#)  
 Location: Portion of Waller Street between East Cesar Chavez and Willow Street  
 Request: Grant Surface Encroachment of a portion of Waller Street between East Cesar Chavez and Willow Street by existing West wall façade of the building at intersection of East Cesar Chavez Street and Waller Street.  
 Applicant: DeLea Becker  
 Property Owner: Hartford Properties, LLC  
 Staff Rec.: **Recommended**  
 Staff: [Andy Halm](#), 974-7185  
 Office of Real Estate Services
- 17. 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

- 18. Resubdivision:** [C8-2016-0215.0A - Villas At Vinson Oak Resubdivision, District 3](#)  
 Location: 4511 Vinson Drive, Williamson Creek Watershed; South Manchaca NP Area  
 Owner/Applicant: Notigus, LLC (Antonio Gustino)  
 Agent: Perales Engineering, LLC (Jerry Perales)  
 Request: Approve a variance from LDC 25-4-175 to allow a flag lot and the resubdivision of portions of 2 lot along with unplatted land into 8 lots on 1.8803 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Sylvia Limon](#), 512-974-2767  
 Development Services Department
- 19. Resubdivision:** [C8-2017-0030.0A - Resubdivision Plat of Lot 23, Northgate Addition; District 7](#)  
 Location: 911 Stobaugh Street, Waller Creek Watershed, Crestview NP Area  
 Owner/Applicant: The Cobalt Companies, LLC (Matt McCormack)  
 Agent: Cedillos & Company (Rey Cedillos)  
 Request: Approve a variance from LDC 25-4-175 to allow a flag lot and the resubdivision of one lot into two lots on 0.4998 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Sylvia Limon](#), 512-974-2767  
 Development Services Department
- 20. Resubdivision:** [C8-2017-0214.0A - Resubdivision of Lot 1, 13-15 Wilder Addition, District 7](#)  
 Location: 1303 W. Koenig Lane, Shoal Creek Watershed, Brentwood/Highland Combined NP Area  
 Owner/Applicant: Koenig Land Development Partners - Pat Patterson  
 Agent: 360 Professional Services - Scott Foster  
 Request: The request is for approval of a resubdivision of 4 lots into 2 lots.  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
 Development Services Department
- 21. Final Plat - Amended Plat:** [C8-2018-0037.0A - Shadowridge Crossing Section 9-B; District 8](#)  
 Location: 6520 Rotan Drive, Williamson Creek Watershed-Barton Spring Zone, West Oak Hill NP Area  
 Owner/Applicant: Tory Ransom House  
 Agent: Kitchen Table Civil (Jonathan Fleming, P.E.)  
 Request: Approval of the Shadowridge Crossing Section 9-B plat, composed of 2 lots on 5.67 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

22. **Final Plat - Resubdivision:** [C8-2018-0038.0A - Mount Moriah Subdivision; District 1](#)  
 Location: 4907 Springdale Road, Fort Branch Watershed, East MLK Combined (Pecan Springs-Springdale) NP Area  
 Owner/Applicant: Greater Mount Moriah Primitive Church (Loyd Mays)  
 Agent: LJA Engineering, Inc. (Danny Miller P.E.)  
 Request: Approval of the Mount Moriah Subdivision Final Plat composed of 2 lots on 6.38 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
23. **Final Plat - Resubdivision:** [C8-2018-0039.0A - Stobaugh Resubdivision; District 7](#)  
 Location: 1200 Stobaugh Street, Waller Creek Watershed, Crestview NP Area  
 Owner/Applicant: Joseph Mueller  
 Agent: Civiltude LLC (Eyad Kasemi)  
 Request: Approval of Stobaugh Resubdivision composed of 3 lots on 0.66 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
24. **Resubdivision:** [C8-2018-0034.0A - East Braker Corner Market; District 1](#)  
 Location: 861 East Braker Lane, Walnut Creek Watershed, Windsor Hills NP Area  
 Owner/Applicant: March Braker, LLC DBA Quik Trip Corporation (David Meyer)  
 Agent: Jones & Carter (Joeseph York)  
 Request: Approval of the East Braker Corner Market composed of 2 lots on 2.25 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. Affordable Bonus Working Group

Discussion and possible creation of a working group tasked to review and recommend to the Planning Commission changes to the affordable bonuses in Draft 3 of CodeNEXT. (Sponsor: Commissioner Kenny; Co-Sponsor: Commissioner Anderson)

##### 2. 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.