



Planning Commission

April 10, 2018 at 6:00 P.M.

City Hall – 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 March 27, 2018.

C. PUBLIC HEARINGS

- 1. Neighborhood Plan:** [NP-2016-0031 - North Shoal Creek Neighborhood Plan; District 7](#)
Location: Research Boulevard on the north, Burnet Road on the east, Anderson Lane on the south, and Mopac Expressway on the west, Shoal Creek Watershed
Request: Adopt the North Shoal Creek Neighborhood Plan as an Amendment to Imagine Austin Comprehensive Plan
Staff Rec.: **Recommended**
Staff: [Jeff Engstrom](#), 512-974-1621
Planning and Zoning Department
- 2. 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
- 3. 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
- 4. 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

5. **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
6. **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
7. **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-CO-NP
 Staff Rec.: **Not Recommended**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department
8. **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

- 9. 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
- 10. Rezoning:** [C14H-2018-0010 - Robert Mueller Airport Control Tower; District 9](#)
 Location: 3952 Berkman Drive, Tannehil Branch Watershed; RMMA
 Owner/Applicant: City of Austin
 Request: PUD to PUD-H for the limited tract.
 Staff Rec.: **Recommended**
 Staff: [Steve Sadowsky](#), 512-974-6454
 Planning and Zoning Department
- 11. Site Plan - Conditional Use Permit:** [SPC-2016-0582C - Montopolis Recreation Center; District 3](#)
 Location: 1200 Montopolis Drive, Country Club East Watershed; Montopolis NP Area
 Owner/Applicant: COA - Public Works Department (David Smythe-Macauley)
 Agent: Urban Design Group (J Segura P.E.)
 Request: Request approval of a conditional use permit because the site is zoned P, public and over 1 acre in size. [Section 25-2-625]
 Staff Rec.: **Recommended**
 Staff: [Nikki Hoelter](#), 512-974-2863
 Development Services Department
- 12. Site Plan - Variance Only:** [SP-2017-0311C - Block 71; District 9](#)
 Location: 200 W. 6th Street, Shoal Creek Watershed; Downtown Master Plan
 Owner/Applicant: Stantec (Jonah Mankovsky)
 Agent: Board of Regents University of Texas System
 Request: The applicant is requesting a waiver to allow vehicular maneuvering in the right-of-way. [LDC 25-6-592(D)(2)]
 Staff Rec.: **Recommended**
 Staff: [Nikki Hoelter](#), 512-974-2863; [Katie Wettick](#), 512-974-3529
 Development Services Department

- 13. Final Plat with Preliminary:** [C8-2017-0041.1A - Penn Place Cottages Section A; District 1](#)
Location: 3412 Pennsylvania Ave., Tannehill Branch Watershed; East MLK Combined NP Area
Owner/Applicant: Scott Way
Agent: Big Red Dog Engineering (Ricky DeCamps)
Request: The applicant is requesting approval of a final plat for 15 residential lots and associated right-of-way on 1.97 acres.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 14. Resubdivision:** [C8-2016-0016.4A - Penn Place Cottages Section B; District 1](#)
Location: 3412 Pennsylvania Ave., Tannehill Branch Watershed; East Cesar Chavez NP Area
Owner/Applicant: Scott Way
Agent: Big Red Dog Engineering (Ricky DeCamps)
Request: The applicant is requesting approval of a final plat for 15 residential lots on 1.35 acres.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 15. Site Plan - Conditional Use Permit:** [SPC-2017-0224C - Ava Development; District 3](#)
Location: 1408 E Cesar Chavez Street, Lady Bird Lake Watershed; East MLK Combined NP Area
Owner/Applicant: Nicolas Ava, 900 Rio Holdings LLC
Agent: Servant Engineering and Consulting (Mauricio Quintero-Rangel)
Request: Approval of a Conditional Use Permit for a Restaurant (General) in CS-MU-CO-NP zoning.
Staff Rec.: **Recommended**
Staff: [Anaiah Johnson](#), 512-974-2932
Development Services Department
- 16. 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 lots along with unplatted land into 8 lots on 1.8803 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

- 17. Resubdivision:** [C8-2017-0064.0A - Resubdivision of Lot 9, Block 1, Marlo Heights, Section 2; District 1](#)
 Location: 4627 Marlo Dr., Fort Branch / Tannehill Branch Watersheds; M.L.K. NP Area
 Owner/Applicant: Thomas Philpott
 Agent: Cude Engineers (Anthony Goode. P.E.)
 Request: Approve the resubdivision of one lot into a two lot subdivision on 0.421 acres
 Staff Rec.: **Recommended**
 Staff: [Cesar Zavala](#), 512-974-3404
 Development Services Department
- 18. Final Plat - Resubdivision:** [C8-2017-0236.0A - Resubdivision of Lot 12-A, Block K of North Acres Section 3; District 1](#)
 Location: 1108 Floradale Drive, Walnut Creek Watershed; Windsor Road NP Area
 Owner/Applicant: Sean Kubicek
 Agent: Prossner and Associates, Inc. (Kurt Prossner)
 Request: Approval of the Resubdivision of Lot 12-A, Block K of North Acres Section 3, comprised of 2 lots on 0.48 acre.
 Staff Rec.: **Recommended**
 Staff: [Steve Hopkins](#), 512-974-3175
 Development Services Department
- 19. Resubdivision:** [C8-2017-0174.0A - Resubdivision of Lot 2, Woodwillow Addition; District 3](#)
 Location: 3409 Willow Springs Road, Blunn Creek Watershed; St Edward's, Greater South River City Combined 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
- 20. Final Plat - Resubdivision:** [C8-2018-0044.0A - Broadacres Subdivision Re-Sub of Lot 14, Block 4; District 7](#)
 Location: 5509 Clay Avenue, Shoal Creek Watershed; Brentwood NP Area
 Owner/Applicant: Starling Holdings (AKA: Magpie Group LLC, Lynn Currie)
 Agent: Prossner and Associates, Inc. (Kurt Prossner)
 Request: Approval of Broadacres Subdivision Re-Sub of Lot 14, Block 4, composed of 2 lots on 0.34 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 21. Final Plat with Preliminary:** [C8-2016-0146 - Park 183 - Phase 2, A Resubdivision of a portion of Lot 1, Sundberg Estates; District 2](#)
 Location: 8219 Burleson Road, Onion Creek Watershed
 Owner/Applicant: Park 183 Land, LLC (Adam Nims)
 Agent: Stantec Consulting Services, Inc. (Jonah Mankovsky)
 Request: Approval of Park 183 - Phase 2, A Resubdivision of a portion of lot 1, Sundberg Estates composed of 9 lots on 87.99 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 22. Final Plat with Preliminary:** [C8-2015-0012 - Equinox East \(Withdraw / Resubmittal of C8-2017-0012.2A\); District 1](#)
 Location: 8515-1/2 East Parmer Lane, Gilleland Creek Watershed
 Owner/Applicant: Austin HB Residential Properties, LTD (John McCullough)
 Agent: CSF Civil Group, LLC (Christine Potts)
 Request: Approval of Equinox East (Withdraw / Resubmittal of C8-2017-0012.2A) composed of 6 lots on 41.89 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 23. Preliminary Plan:** [C8-2018-0041 - Twilight Gardens Preliminary Plan \(Withdraw / Resubmittal of C8-2016-0239\); District 8](#)
 Location: Twilight Terrace Drive, Williamson Creek Watershed-Barton Springs Zone; West Oak Hill NP Area
 Owner/Applicant: Andrey Dervianko
 Agent: Perales Engineering (Jerome Perales)
 Request: Approval of the Twilight Gardens Preliminary Plan (Withdraw / Resubmittal of C8-2016-0239) composed of 32 lots on 18 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. NEW BUSINESS

- 1. Nomination and election of Planning Commission Officers**

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**