



Planning Commission

April 24, 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 April 10, 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; North Shoal Creek NP Area
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-2017-0016.05 - 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
- 3. 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

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; Postponement request by Staff to May 8, 2018**
 Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department
5. **Rezoning:** [C14-2017-0138 - 3232 & 3306 E. Cesar Chavez Street; District 3](#)
 Location: 3233 & 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: GR-CO-NP and CS-CO-NP to MF-6-CO-NP and CS-MU-CO-NP
 Staff Rec.: **Pending; Postponement request by Staff to May 8, 2018**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
6. **Resubdivision:** [C8-2017-0210.0A - Bannister Acres, Resubdivision of Lot 7, Block 4; District 5](#)
 Location: 4425 Bannister Lane, Williamson Creek Watershed; South Manchaca NP Area
 Owner/Applicant: Josh and Paula Hobbs
 Agent: Hector Avila
 Request: Approval of a resubdivision of 1 lot into 2 lots on 0.50 acres
 Staff Rec.: **Recommended.**
 Staff: [Don Perryman](#), 512-974-2786
 Development Services Department
7. **Resubdivision:** [C8-2017-0022.0A - Woodland Hills Resubdivision of Lot 13; District 9](#)
 Location: 1712 Woodland Avenue, Lady Bird Lake Watershed; East Riverside NP Area
 Owner/Applicant: Susan Kim
 Agent: Prossner and Associates (Kurt Prossner)
 Request: Approval of a resubdivision of 1 lot into 2 lots on 0.308 acres
 Staff Rec.: **Recommended**
 Staff: [Don Perryman](#), 512-974-2786
 Development Services Department

- 8. Final Plat with variance:** [C8-2017-0028.0A - Airport Gateway Phase II; District 2](#)
 Location: 3335 Caseybridge Court, Carson Creek Watershed; Southeast NP Area
 Owner/Applicant: Airport Gateway, LP (Kenneth R. Satterlee)
 Agent: E3D, LLC (Jim Herbert)
 Request: Approval of a one lot subdivision with a variance request from L.D.C. 25-4-151 to not extend a street.
 Staff Rec.: **Recommended**
 Staff: [Cesar Zavala](#), 512-974-3404
 Development Services Department
- 9. 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
- 10. Final Plat:** [C8-2017-0066.0A - Wheless Subdivision; District 1](#)
 Location: 2501 Wheless Lane, Fort Branch Watershed; Windsor Park NP Area
 Owner/Applicant: We Rehab, LLC
 Agent: Austin Civil Engineering (Gracie Luna-Ward)
 Request: Approval of the Wheless Subdivision consisting of 3 lots on 0.482 acres
 Staff Rec.: **Recommended**
 Staff: [Jeremy Siltala](#), 512-974-2945
 Development Services Department
- 11. Resubdivision:** [C8-2017-0082.0A - Penn Heights Four, District 1](#)
 Location: 3502 Pennsylvania Ave, Tannehill Branch Watershed; MLK/East MLK Combined NP Area
 Owner/Applicant: Scott E. Way
 Agent: Southwest Engineers, Inc. (Travis Flake)
 Request: Approve a variance from LDC 25-4-175 to allow a flag lot and the resubdivision of part of a lot into 2 lots.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department

12. **Preliminary Plan:** [C8-2017-0303.SH - Persimmon Preliminary Plan; District 2](#)
Location: 7051 Meadow Lake Boulevard, Onion Creek Watershed; Sweetbriar NP Area
Owner/Applicant: Austin Habitat for Humanity Inc.
Agent: Urban Design Group PC (Vanessa Mendez)
Request: Approval of the Persimmon Preliminary Plan, composed of 2 lots on 14.67 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
13. **Final Plat - Previously Unplatted:** [C8-2018-0049.0A - Springdale Grove; District 1](#)
Location: 4120 East 12th Street, Tannehill Branch Watershed; MLK, East MLK Combined NP Area
Owner/Applicant: JJ & B Investment, LLC
Agent: Southwest Engineers, Inc. (Travis Flake)
Request: Approval of the Springdale Grove Final Plat composed of 8 lots on 3.44 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
14. **Final Plat - Amended Plat:** [C8-2018-0054.0A - 1901 Brackenridge Street; District 9](#)
Location: 1901 Brackenridge Street, Bull Creek Watershed; South River City NP Area
Owner/Applicant: Lauren Diane Degelia Vikers
Agent: Perales Engineering, L.L.C. (Jerry Perales)
Request: Approval of 1901 Brackenridge Street composed of 1 lot on 0.1 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat - Amended Plat:** [C8-2018-0055.0A - Amended Plat of Lots 14A, 15A, and 16A and Enfield "H" South Extension; District 9](#)
Location: 1818 Waterston Avenue, Johnson Creek Watershed; Old West Austin NP Area
Owner/Applicant: Zue Lue; Clarksville Holdings, LLC (Matt Key)
Agent: Land Strategies (Erin Welch)
Request: Approval of the Amended Plat of Lots 14A, 15A, and 16A and Enfield "H" South Extension, composed of 3 lots on 0.53 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 16. Final Plat:** [C8-2018-0057.0A - 10111 Dobbin Drive; District 5](#)
 Location: 10111 Dobbin Drive, Slaughter Creek Watershed-Barton Springs Zone
 Owner/Applicant: Derek Even
 Agent: Perales Engineering, LLC (Jerry Perales)
 Request: Approval of 10111 Dobbin Drive composed of 1 lot on 0.99 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 17. Final Plat:** [C8-2018-0058.0A - 7400 Riverside; District 3](#)
 Location: 1900-1/2 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area
 Owner/Applicant: Alliance Realty Partners, LLC (Kurt Robertson)
 Agent: Malone Wheeler, Inc. (Robert Czajka, E.I.T.)
 Request: Approval of 7400 Riverside composed of 1 lot on 7.16 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

D. NEW BUSINESS

- 1. [Emma S. Barrientos Mexican American Cultural Center Master Plan](#)**
 Discussion and possible action on a recommendation to the City Council on the Emma S. Barrientos Mexican American Cultural Center Master Plan.
- Staff: [Kim McKnight](#), Environmental Conservation Program Manager, Austin Parks and Recreation Department, 512-974-9478

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](#)

Facilitator: Katie Wettick, 512-974-3529

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**