



Planning Commission

Tuesday, May 22, 2018 at 12:00 PM

City Hall – Chambers
301 W. 2nd Street
Austin, TX 78701

A G E N D A

Planning Commission

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. CODE-NEXT PUBLIC HEARING

Testimony shall be heard on the following item until the earlier of: 10:00 pm or whenever all those who sign-up to speak before 1:00 pm have testified. Those wishing to speak must be signed in by 1:00 pm.

1. [CodeNEXT](#)

Conduct a public hearing regarding adoption of a comprehensive revision to the Land Development Code, commonly referred to as “CodeNEXT,” relating to the regulation of land use and development in the City of Austin and its extraterritorial jurisdiction, together with related actions and City Code amendments.

B. DISCUSSION AND ACTION ON CODE-NEXT

1. [CodeNEXT](#)

Discussion and possible action regarding adoption of a comprehensive revision to the Land Development Code, commonly referred to as “CodeNEXT,” relating to the regulation of land use and development in the City of Austin and its extraterritorial jurisdiction, together with related actions and City Code amendments.

Staff: [Greg Guernsey](#), Director, 512-974-2387; [Jerry Rusthoven](#), Assistant Director, 512-974-3207; [Jorge Rousselin](#), Division Manager, 512-974-2975
Planning and Zoning Department

6:00 PM TIME CERTAIN ITEMS

C. 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.**

D. APPROVAL OF MINUTES

1. Approval of minutes from May 8, 2018 (*Postpone approval of minutes of Item D-01 to May 25, 2018*).

E. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2015-0062.01 - Met Campus PDA Amendment; District 2](#)
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 Staff to June 26, 2018**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. 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
- 3. 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
- 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. **Rezoning:** [C14-2017-0148 - Eightfold; District 1](#)
Location: 3443 Ed Bluestein Boulevard NB, Walnut Creek and Boggy Creek Watersheds; East MLK Combined NP Area
Owner/Applicant: Sprouse Shrader Smith (Terrence L. Irion)
Agent: 3443 Zen Garden LLP (Adam Zarafshari)
Request: LI-NP to LI-PDA-NP
Staff Rec.: **Pending; Applicant requests an indefinite postponement**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
7. **Rezoning:** [C14-2018-0047.SH - Pathways at Goodrich Place; District 5](#)
Location: 2126 Goodrich Avenue, West Bouldin Creek Watershed; Zilker NP Area
Owner/Applicant: Housing Authority of Austin (Ron Kowal)
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: MF-3 to MF-4
Staff Rec.: **Recommendation of MF-4-CO**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
8. **Rezoning:** [C14-2018-0041 - 502 W. 12th Rezoning; District 9](#)
Location: 502 W. 12th Street, Shoal Creek Watershed; Downtown Master Plan West Bouldin Creek Watershed; Zilker NP Area
Owner/Applicant: Robert Wright
Agent: James Wright
Request: GO to DMU
Staff Rec.: **Recommendation of DMU-CO with -CO for 60 ft height limit**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
9. **Rezoning:** [C14-2018-0040 - 3400 Comsouth; District 2](#)
Location: 3400 Comsouth Drive, Carson Creek Watershed; Southeast Combined (McKinney) NP Area
Owner/Applicant: CV 3400 Comsouth LLC
Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: CS-NP; LI-NP to LI-CO-NP
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

10. **Resubdivision:** [C8-2017-0182.0A - Resubdivision of Block F of Met Center, Section 5; District 2](#)
Location: 3306-1/2 McCall Lane, Onion Creek Watershed; Southeast Combined (Southeast) NP Area
Owner/Applicant: Met Center NYCTEX, Phase II, Ltd. (Howard Yancy)
Agent: Thrower Design (Ron Thrower)
Request: Resubdivision of Block F of Met Center, Section 5.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
11. **Resubdivision:** [C8-2017-0225.0A - Resubdivision of Lot 6, Block 1, Crest Haven Addition; District 1](#)
Location: 2107 Greenwood Ave., Tannehill Branch Watershed; East MLK Combined NP Area
Owner/Applicant: Ross Cole, Urban Ventures LLC
Agent: Russell Kotara, Southwest Engineers
Request: The applicant request to resubdivide an existing lot into four lots for residential use. The applicant also requests a variance from Section 25-4-175(A)(2) in order to resubdivide lots with a flag lot configuration.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
12. **Final Plat - Resubdivision:** [C8-2017-0075.0A - Resubdivision of Lots 1 and 2, Block 2, Marlo Heights Section 2; District 1](#)
Location: 4520 Rimrock Trail, Tannehill Branch Watershed; East MLK Combined NP Area
Owner/Applicant: Pendleton Plus LLC
Agent: Servant Engineering (Mauricio Rangel)
Request: Applicant requests to resubdivide two existing lots into four for residential use.
Staff Rec.: **Recommended**
Staff: [Jeremy Siltala](#), 512-974-2945
Development Services Department
13. **Final Plat - Resubdivision:** [C8-2018-0075.0A - Domain South End District, A Resubdivision of the Resubdivision of Lots 1 and 2; District 7](#)
Location: 3214-1/2 West Braker Lane, Walnut Creek Watershed; North Burnet TOD
Owner/Applicant: SL Domain LP (John Klitz)
Agent: Pape-Dawson Engineers (Terry Reynolds)
Request: Approval of Domain South End District, A Resubdivision of the Resubdivision of Lots 1 and 2 composed of 6 lots on 27.17 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

14. **Final Plat - Resubdivision:** [C8-2018-0074.0A - Jackie Robinson Subdivision; District 1](#)
Location: 5523 Jackie Robinson Street, Fort Branch Watershed; MLK-183 NP Area
Owner/Applicant: William Moseley
Agent: Austin Civil Engineering (Hunter Shadburne)
Request: Approval of Jackie Robinson Subdivision composed of 1 lot on 6.13 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat - Resubdivision:** [C8-2018-0073.0A - Post Road Addition, Resubdivision of Lot 14, block 2; District 3](#)
Location: 219 Lessin Lane, East Bouldin Creek Watershed; Dawson NP Area
Owner/Applicant: Michael Dennis
Agent: Michael Dennis
Request: Approval of the Post Road Addition, Resubdivision of Lot 14, Block 2 Final Plat composed of 2 lots on 1.45 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat - Resubdivision:** [C8-2018-0077.0A - Factory 512; District 2](#)
Location: 3624 Silver Dollar Circle, Carson Creek Watershed; Southeast Combined NP Area
Owner/Applicant: Factory 512 LLC (Beth Puorro)
Agent: Urban Design Group PC (Vanessa Mendez)
Request: Approval of the Factory 512 Final Plat composed of 1 lot on 3.29 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Final Plat - Previously Unplatted:** [C8-2018-0079.0A - ATX Eastside Prock Subdivision; District 3](#)
Location: 4803 Prock Lane, Tannehill Branch Watershed; MLK-183, East MLK Combined NP Area
Owner/Applicant: ATX Eastside Properties LLC (Peter Gray)
Agent: Southwest Engineers (Matt Dringenberg)
Request: Approval of the ATX Eastside Prock Subdivision Final Plat composed of 2 lots on 0.46 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 18. Streets & Alley Vacation:** [F#9877-1709 Streets & Alley Vacation of E. 44th St. and Avenue G \(Shipe Neighborhood Park Renovation\)](#)
- Location: Entire alley of Avenue F (Block 3) and portions of E. 44th Street and Avenue G, located in the Shipe Neighborhood Park.
- Applicants: Sergio Altamirano, AIA, LEED AP, Project Manager
City of Austin, Public Works Department
- Owner: Reynaldo Hernandez Jr., PLA, Project Management Supervisor/Park Development, City of Austin, Parks & Recreation Department
City of Austin
- Request: To grant streets and alley vacation request for portions of E. 44th St. and Avenue G, and the entire alley traversing Block 3; all being situated out of the Hyde Park Addition Subdivision, recorded in Volume 1, Page 67, of the Plat Records of Travis County, Texas. The proposed vacation areas will be used for the parkland and pool renovation at the Shipe Neighborhood Park.
- Staff Rec.: **Recommended**
- Staff: [Kim Vasquez](#), Property Agent Senior, Office of Real Estate Services, 512-974-9241

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 before the meeting date. Please call Andrew Rivera at the Planning and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.