



**Planning Commission**

**June 26, 2018 at 6:00 P.M.**

**City Hall – Chambers**

**301 W. 2<sup>nd</sup> Street**

**Austin, TX 78701**

Greg Anderson

Conor Kenny

Fayez Kazi – Vice-Chair

Karen McGraw

Tom Nuckols

Angela De Hoyos Hart

James Schissler – Parliamentarian

Patricia Seeger

James Shieh – Chair

Jeffrey Thompson

Trinity White

Todd Shaw

William Burkhardt – Ex-Officio

Richard Mendoza – Ex-Officio

Ann Teich – Ex-Officio

Vacancy

**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. DISCUSSION AND APPROVAL OF MINUTES**

1. Approval of minutes from May 8, 2018; Item D-01 (CodeNEXT)
2. Approval of minutes from May 14, 2018; Item 1 (CodeNEXT)
3. Approval of minutes from May 16, 2018; Item 1 (CodeNEXT)
4. Approval of minutes from May 22, 2018, including Item B-01 (CodeNEXT)
5. Approval of minutes from May 24, 2018, Item A-01 (CodeNEXT)
6. Approval of minutes from May 25, 2018; Item B-01 (CodeNEXT)
7. Approval of minutes from June 12, 2018

## B. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to Citizen Communication being called will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

## 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 to Mixed Use land use  
Staff Rec.: **Pending. Postponement request by Staff to July 24, 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. Postponement request by Staff to July 24, 2018.**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
- 3. 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 the Staff to August 14, 2018**  
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. **Plan Amendment:** [NPA-2018-0026.01 - Austin Suites; District 4](#)  
Location: 8300 North Interstate Highway-35 Southbound Service Road, Little Walnut Creek Watershed; North Lamar Combined NP Area  
Owner/Applicant: Collin Brothers, Artesia Real Estate  
Agent: Stantec Consulting Services (Stephen Rye)  
Request: Commercial to Mixed Use land use  
Staff Rec.: **Recommended**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
7. **Rezoning:** [C14-2018-0022 - Austin Suites; District 4](#)  
Location: 8300 North Interstate Highway-35 Southbound Service Road, Little Walnut Creek Watershed; North Lamar Combined NP Area  
Owner/Applicant: Collin Brothers, Artesia Real Estate  
Agent: Stantec Consulting Services (Stephen Rye)  
Request: CS-CO-NP to CS-MU-CO-NP  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

- 8. Plan Amendment:** [NPA-2018-0026.02 - Powell Lane Apartments; District 4](#)  
Location: 411 & 601 East Powell Lane and 410, 500, 504, 508 and 606 East Wonsley Drive, Little Walnut Creek Watershed; North Lamar Combined NP / Georgian Acres Planning Area  
Owner/Applicant: HDF Investments, Ltd. (Helen Doris Clark Foster) and Behzad Bahrami, JCI Residential, LLC ( Sam Kumar)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: Neighborhood Mixed Use and Mixed Use/Office to Multifamily land use  
Staff Rec.: **Recommended**  
Staff: [Maureen Meredith](#), 512-974-2605  
Planning and Zoning Department
- 9. Rezoning:** [C14-2018-0024 - Powell Lane Apartments; District 4](#)  
Location: 411 & 601 East Powell Lane and 410, 500, 504, 508 and 606 East Wonsley Drive, Little Walnut Creek Watershed; North Lamar Combined NP / Georgian Acres Planning Area  
Owner/Applicant: HDF Investments, Ltd. (Helen Doris Clark Foster) and Behzad Bahrami, JCI Residential, LLC ( Sam Kumar)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: LO-MU-NP, LR-MU-NP to MF-4-NP  
Staff Rec.: **Recommended, with conditions**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
- 10. Rezoning:** [C14-2018-0001 - Metric and 183; District 7](#)  
Location: 8965 Research Boulevard Northbound, 9000 Metric Boulevard, 9100 Metric Boulevard, Little Walnut Creek Watershed; North Burnet/Gateway NP Area  
Owner/Applicant: Goodwill Industries of Central Texas (Mark Hiemstra)  
Agent: Drenner Group, PC (Amanda Swor)  
Request: NBG-CI-NP to NBG-CMU-NP  
Staff Rec.: **Recommendation Pending; Indefinite Postponement request by the Staff**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

- 11. Final Plat - Resubdivision:** [C8-2017-0237.0A - Resubdivision of Lots 7 and 8 and Portions of Lots 9 and 10, Block 16 F.B. Foster Subdivision of Outlot 58 Division B; District 1](#)
- Location: 1905 East 12th Street, Boggy Creek Watershed; Rosewood NP Area  
 Owner/Applicant: 2016 Thurgood LP  
 Agent: Binkley and Barfield (Nicholas Sandlin)  
 Request: Approval of the Resubdivision of Lots 7 and 8 and Portions of Lots 9 and 10, Block 16 F.B. Foster Subdivision of Outlot 58 Division B comprised of 2 lots on 0.63 acres
- Staff Rec.: **Recommended**  
 Staff: [Jeremy Siltala](#), 512-974-2945  
 Development Services Department
- 12. Preliminary Plan - Resubdivision:** [C8J-2017-0203 - Village at Northtown Section 3 Lot 5 Block C Preliminary Plan](#)
- Location: John Henry Faulk Rd (currently under construction) closest to 15000 Harris Ridge Blvd., Harris Branch Watershed; Northtown Municipal Utility District
- Owner/Applicant: Village at Northtown, Ltd. (Clifton Lind)  
 Agent: LJA Engineering, Inc. (Walter Hoysa)  
 Request: Approval of the Village at Northtown Section 3 Lot 5 Block C Preliminary Plan consisting of 152 lots on 36.69 acres.
- Staff Rec.: **Recommended**  
 Staff: [Sarah Sumner](#), 512-854-7687  
 Single Office
- 13. Site Plan - Conditional Use Permi:** [SPC-2017-0266A - Flatiron; District 7](#)
- Location: 10727 Domain Drive, Shoal Creek Watershed; North Burnet NP Area  
 Owner/Applicant: Austin Flatiron, LP (John A. Kiltz)  
 Agent: Land Use Solutions, LLC (Michele Haussmann)  
 Request: Approval of a conditional use permit for a (private) cocktail lounge use in a multi-family building.
- Staff Rec.: **Recommended**  
 Staff: [Rosemary Avila](#), 512-974-2784  
 Development Services Department

- 14. Subdivision - Plat Vacation:** [C8-88-0018.0A\(VAC\) - S-R Highland Subdivision, Lots 4 & 5 Amended; District 4](#)  
 Location: 6600 Middle Fiskville Road, Tannehill Branch Watershed; Highland NP Area  
 Owner/Applicant: S-R Highland, Ltd. and Chase Equities, Inc. / 422 Bastrop Hwy Ltd.  
 Agent: Austin Civil Eng. (Rachel Orta)  
 Request: Approve the total plat vacation of 2 lots. The land will revert to previous recorded plat, S-R Highland Subdivision.  
 Staff Rec.: **Recommended**  
 Staff: [Sylvia Limon](#), 512-974-2767  
 Development Services Department
- 15. Final Plat - Resubdivision:** [C8-2018-0088.0A - Saint George; District 1](#)  
 Location: 1409 EM Franklin Avenue, Tannehill Branch Watershed; MLK NP Area  
 Owner/Applicant: Miltos G Developments of Austin LLC (George Miltos)  
 Agent: I.T. Gonzalez Engineers (Bill Graham)  
 Request: Approval of Saint George composed of 2 lots on 0.45 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 16. Final Plat - With Replat:** [C8-2018-0089.0A - Banister Heights, Replat of Lots 25, 26 & 27; District 5](#)  
 Location: 4013 Clawson Road, West Bouldin Creek Watershed; South Lamar NP Area  
 Owner/Applicant: Chris Palladino  
 Agent: Optimized Engineering (Travis Robinson)  
 Request: Approval of the Banister Heights, Replat of Lots 25, 26 and 27 composed of 2 lots on 0.45 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Zoning Department
- 17. Final Plat - Previously Unplatted:** [C8-2018-0092.0A - Riverside and Grove Subdivision; District 3](#)  
 Location: 5810 E. Riverside Drive, Country Club East Watershed; Pleasant Valley NP Area  
 Owner/Applicant: Larry & Robin Yount  
 Agent: Walker Partners Engineers (David Smith)  
 Request: Approval of the Riverside and Grove Subdivision composed of 2 lots on 3.29 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Zoning Department

## D. PRESENTATIONS

1. **Long-Range Capital Improvement Program Strategic Plan**  
Discussion and possible action related to proposed updates to 2017 Long Range CIP Strategic Plan recommendation letter from Planning Commission to City Manager  
[Stevie Greathouse](#), 512-974-7226  
Planning and Zoning Department

## E. ITEMS FROM COMMISSION

1. **Memorandum – Clarification of Intent**  
Discussion and possible action regarding a memorandum to be forwarded to staff to clarify intent of CodeNEXT amendments. (Sponsor: Chair Shieh; Co-Sponsor: Vice-Chair Kazi)
2. **CodeNEXT**  
Discussion and possible action regarding matters related to CodeNEXT. (Sponsor: Chair Shieh; Co-Sponsor: Vice-Chair Kazi)
3. **Compatibility Working Group**  
Discussion and possible action establishing a Working Group tasked with reviewing and studying matters related to compatibility and provide the commission periodic updates of their findings. (Sponsor: Commissioner Kenny; Co-Sponsor: Chair Shieh)

## F. NEW BUSINESS

1. **Comprehensive Plan Joint Committee**  
Discussion and nomination of a member of the Planning Commission to be recommended to Council for the purpose of serving on the Comprehensive Plan Joint Committee
2. **Special Election of Secretary**  
Discussion and election of Secretary.

## **G. FUTURE AGENDA ITEMS**

## **H. COMMITTEES & WORKING GROUPS UPDATES**

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

Planning Commission Operating Model Working Group

## **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**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Applicant / Agent</b>	1	5 min (Additional 3 minute rebuttal)
<b>Speakers For</b>	Up to 3	3 min.
<b>Speakers For</b>	Up to 16	1 min.
<b>Primary Speaker</b>	1	5 min.
<b>Speakers Against</b>	Up to 3	3 min.
<b>Speakers Against</b>	Up to 16	1 min.

**Speakers are limited to 10 minutes maximum.**

**POSTPONEMENT**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Primary Speaker Favoring Postponement</b>	1	3 min.
<b>Secondary Speaker Favoring Postponement</b>	1	2 min.
<b>Primary Speaker Opposing Postponement</b>	1	3 min.
<b>Secondary Speaker Opposing Postponement</b>	1	2 min.

**2018 PLANNING COMMISSION MEETING SCHEDULE**

January 9, 2018	July 10, 2018
January 23, 2018	July 24, 2018
<b>*February 13, 2018</b>	August 14, 2018
February 27, 2018	August 28, 2018
March 13, 2018	September 11, 2018
<b>*March 27, 2018</b>	September 25, 2018
April 10, 2018	October 9, 2018
April 24, 2018	October 23, 2018
<b>*May 8, 2018</b>	November 13, 2018
<b>*May 22, 2018</b>	November 27, 2018
June 12, 2018	December 11, 2018
June 26, 2018	

**\*Consent Agenda Only Meetings**